

LAND USE BOARD
APPLICATION FOR USE VARIANCE AND/OR BULK VARIANCE(S)

Information on Subject Property:

1. Property address: 204 Newark Avenue
Block(s) 10 Lot(s) 23 Zone: R-1
2. Does the Applicant own adjoining property? ☐ YES ☒ NO
If answer to foregoing is yes, describe location and size of adjoining property: N/A
3. An application is hereby made for a variance(s) from the terms of Article(s) and Section(s):
Article V - Section 450-26D(1)(b): Lot width of 45 feet existing, whereas a minimum of 50 feet is required.
4. Justification/Reasons why each variance should be granted [attach forms as necessary]
To be provided through testimony at hearing.
5. If conditional use is required/requested with this application, detail conformance/deviation from the requirements of the zoning ordinance [attach forms as necessary].
N/A

Contact Information:

6. Name of applicant: Gary and Mariann Maita
Mailing address: c/o Jennifer S. Krimko, Esq., 1500 Lawrence Avenue, Ocean, NJ 07712
Phone # (732) 643-5284 Fax # (732) 643-5294 Cell # _____
E-mail address: jkrimko@ansell.law

7. Interest of Applicant if other than owner (i.e. tenant, contract purchaser)(If applicant is not the owner, Owner(s)' Affidavit of Authorization and Consent must be completed & submitted with this application):

N/A

8. Name of present owner: Gary and Mariann Maita

Mailing address: c/o Jennifer S. Krimko, Esq., 1500 Lawrence Avenue, Ocean, NJ 07712

Phone # (732) 643-5284

Fax # (732) 643-5294

Cell # _____

E-mail address: jkrimko@ansell.law

9. Contact Person: Jennifer S. Krimko, Esq.

Mailing address: 1500 Lawrence Avenue, Ocean, NJ 07712

Phone # (732) 643-5284

Fax # (732) 643-5294

Cell # _____

E-mail address: jkrimko@ansell.law

Applicant's Professionals' Information:

10. Name of applicant's Attorney (if applicable)

(Companies/Corporations must be represented): Jennifer S. Krimko, Esq.

Mailing Address: 1500 Lawrence Avenue, Ocean, NJ 07712

Phone # (732) 643-5284

Fax # (732) 643-5294

Cell # _____

E-mail address: jkrimko@ansell.law

11. Name of applicant's Engineer (if applicable): N/A

Mailing Address: _____

Phone # _____

Fax # _____

Cell # _____

E-mail address: _____

12. Name of applicant's Planner (if applicable): N/A

Mailing Address: _____

Phone # _____

Fax # _____

Cell # _____

E-mail address: _____

13. Name of applicant's Surveyor: David J. Von Steenburg, PLS

Mailing Address: PO Box 5232

Phone # 732-270-9690

Fax # _____

Cell # _____

E-mail address: _____

14. Name of applicant's Architect (if applicable): Mary Hearn, AIA

Mailing Address: 1007B Main Street, Belmar, NJ 07719

Phone # (732) 556-9055 Fax # (732) 556-9012 Cell #

E-mail address: mhearn@mbhearn.com

15. Name of applicant's Other Professional (if applicable): N/A

Mailing Address:

Phone # Fax # Cell #

E-mail address:

Detail Property Information:

SEE ZONING CHART ON ARCHITECTURAL PLANS

(PLEASE INCLUDE INFORMATION FOR EACH ZONE/BLOCK/LOT INVOLVED BELOW – ATTACH ADDITIONAL SHEETS AS NECESSARY)

PRINCIPAL USE:	Required and/or Permitted	Existing	Proposed
Minimum lot area			
Minimum lot width			
Minimum lot depth			
Minimum lot frontage			
Minimum front yard setback			
Minimum rear yard setback			
Minimum side yard setback			
Maximum percent building coverage			
Maximum percent lot coverage			
Maximum number of stories			
Maximum building height (in feet)			
Square footage of principal structure			
Off-street parking spaces			
Prevailing Setback of adjacent buildings within the block/within 200 ft.			
ACCESSORY USE/STRUCTURE:	Required and/or Permitted	Existing	Proposed
Minimum front yard setback			
Minimum rear yard setback			
Minimum side yard setback			
Minimum combined side yard setback			
Maximum percent building coverage			
Maximum percent lot coverage			
Maximum number of stories			
Maximum building height (in feet)			
Square footage of accessory structure			
Distance between principal & accessory structure			
Existing use or uses on the lot:	Single family home		
Proposed use or uses on the lot:	Single family home with garage apartment.		
Is the property located in a special flood hazard area?	No		

NOTE: Any items that are not applicable to a particular application shall be marked with an "N/A".**Detail Proposed Information:**16. Existing and proposed number of units, if applicable: N/A

17. Are any extensions of municipal facilities or utilities involved with this application? Y ☐ N ☒

If answer is YES, describe: _____

18. Are drainage ditches, streams, or other water courses involved with this application? Y ☐ N ☒

If answer is YES, describe: _____

19. Has there been any previous applications before the Planning/Zoning Board/Land Use Board involving these premises? Yes ☐ No ☒ Unknown ☐

If so, when: _____

Result of decision: _____ (attach copy of prior Resolution)

20. Has a Zoning denial been received as part of this application? YES ☒ NO ☐ If yes, please attach.

21. Tax and Assessment payment report indication of all taxes and/or assessment required to be paid attached to this application: ☐ YES ☐ NO Tax Payment Verification Request to be submitted simultaneously herewith

22. Are any easements or special covenants by deed involved with this application?
☐ YES (If yes, attach copy) ☒ NO

AFFIDAVIT OF APPLICATION

State of New Jersey :
County of Monmouth : ss

Gary Maita and Mariann Maita _____ being of full age, being duly sworn according to Law, on oath depose and says that all the above statements are true.

Gary Maita / Mariann Maita
(Original Signature of Applicant to be Notarized)

Gary Maita Mariann Maita

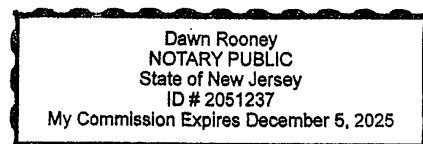
(Print Name of Applicant)

Sworn and subscribed before me this

17 day of August, 2023

Dawn Rooney
Signature of Notary Public

[NOTARY SEAL]

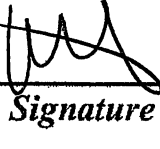


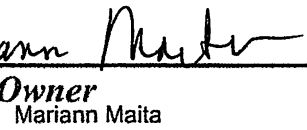
SITE VISIT AUTHORIZATION OF PROPERTY OWNER

I hereby authorize any member of the Borough of Bradley Beach Land Use Board, any of said of Board's professionals or reviewing agencies of the Board to enter upon the property which is the subject matter of this application, during daylight hours, for limited purpose of viewing same to report and comment to the Board as to the pending application.

Date: 8/17/2023


Gary Maiba


Signature of Property Owner


Mariann Maiba

Escrow Agreement

I/we fully understand an "Escrow Account" will be established to cover the costs of the professional services which will include engineering, legal, planning, architectural, and any other expenses incurred in connection with the review of this application before the Board.

The amount of the Escrow Deposit will be determined by the Borough of Bradley Beach Ordinance Chapter 60. Land Use Procedures Section 60-29. Application fees and escrow requirements. Please see attached for details.

Any request for replenishment of escrow funds shall be due within fifteen [15] days of receipt of the request. If payment is not received within that time, applicant will be considered to be in default, and such default may jeopardize appearance before the Board and/or hold up of any and all pending approvals and building permits. Continued refusal will result in legal action against the property.

Also in accordance with N.J.S.A. 40:55D-53,1, all unused portion of the escrow account will be refunded upon written request from the applicant, and verification of completion by the board's professionals who reviewed the application.

By signature below, I/we acknowledge receipt of the Borough of Bradley Beach's Chapter 60. Land Use Procedures Section 60-29. Application fees and escrow requirements and agree to all conditions listed.

Name of Applicant: Gary Maiba and Mariann Maiba

[please print]

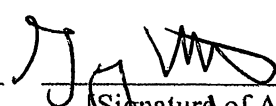
Property Address: 204 Newark Avenue

Block 10

Lot 23

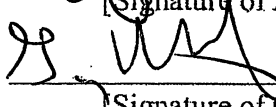
Applicant's Name: Gary Maiba and Mariann Maiba

[Print Name]


[Signature of Applicant]

Owner's Name: Gary Maiba and Mariann Maiba

[Print Name]


[Signature of Owner]

Date: 8/17/23