

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

Information on Subject Property:

1. Property address: 302 Park Place Avenue

Block(s) 16 Lot(s) 8.01 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: _____

3. An application is hereby made for a variance(s) from the terms of Article(s) and Section(s):

- 1. Side Yard Setback for Addition-3.12 existing for existing dwelling and 3.12 proposed for addition
- 2. Side Yard Setback to proposed Driveway Ribbon Strips - Existing Driveway at 0.15' and ribbon strips proposed to be 1.82'
- 3. Any and all other variances or waivers as may be required in connection with the Application and the Borough of Bradley Beach Zoning Ordinance.

4. Justification/Reasons why each variance should be granted [attach forms as necessary]

1. The proposed Addition is generally within the same area as an attached storage area that is currently attached to or adjacent to the existing single family dwelling, so the side yard lot line is proposed to continue as proposed in the plan as a result of the existing dwelling location.

2. The driveway is existing but is proposed to be modified toward the rear of the dwelling to be two (2) concrete ribbon strips extending to a new proposed accessory garage, whereby the existing 0.15' setback will be increased to a 1.82' setback, while the existing dwelling location limits any opportunity to fully conform to the ordinance requirement.

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: Donald J. Greenberg and Mary Ann Greenberg

Mailing address: 7 Lytle Street, Princeton, NJ 08542

Phone # [REDACTED] Fax # _____ Cell # _____

E-mail address: [REDACTED]

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: Donald J. Greenberg and Mary Ann Greenberg

Mailing address: 7 Lytle Street, Princeton, NJ 08542

Phone # [REDACTED] Fax # [REDACTED] Cell # [REDACTED]

E-mail address: [REDACTED]

9. Contact Person: Jeffrey P. Beekman, Esq.

Mailing address: 47 Main Avenue, Ocean Grove, NJ 07756

Phone # 732-774-8262 x107 Fax # 732-774-6989 Cell # [REDACTED]

E-mail address: Jeffrey.Beekman@Beekmanlaw.com

Applicant's Professionals' Information:

10. Name of applicant's Attorney (if applicable)
(Companies/Corporations must be represented): Jeffrey P. Beekman, Esq., The Beekman Law Firm, LLC

Mailing Address: 47 Main Avenue, Ocean Grove, NJ 07756

Phone # 732-774-8262 x107 Fax # 732-774-6989 Cell # [REDACTED]

E-mail address: Jeffrey.Beekman@Beekmanlaw.com

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

Mailing Address: [REDACTED]

Phone # [REDACTED] Fax # [REDACTED] Cell # [REDACTED]

E-mail address: [REDACTED]

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

Mailing Address: [REDACTED]

Phone # [REDACTED] Fax # [REDACTED] Cell # [REDACTED]

E-mail address: [REDACTED]

13. Name of applicant's Surveyor: Michael J. Williams, PLS

Mailing Address: 56 Main Avenue, Ocean Grove, NJ 07756

Phone # 732-988-6440 Fax # 732-502-0669 Cell # [REDACTED]

E-mail address: williams2066@aol.com

14. Name of applicant's Architect (if applicable): David E. Cohen, AIA

Mailing Address: P.O. Box 86, Princeton, NJ 08542

Phone # 609-252-9477 Fax # 609-252-9477 Cell # 

E-mail address: david@decarchitect.com

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

Mailing Address: _____

Phone # _____ Fax # _____ Cell # _____

E-mail address: _____

Detail Property Information:

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

PRINCIPAL USE: Single Family Dwelling	Required and/or Permitted	Existing	Proposed
Minimum lot area	5,000	5,000	5,000
Minimum lot width	50'	50'	50'
Minimum lot depth	100'	100'	100'
Minimum lot frontage	50'	50'	50'
Minimum front yard setback	17.23' (Average)	19.95'	19.95'
Minimum rear yard setback	25'	30.98'	30.98'
Minimum side yard setback	5'/10'	3.12'/>10'	3.12'/>10'
Maximum percent building coverage	35%	26%	29.1%
Maximum percent lot coverage	60%	64.4%	59%
Maximum number of stories	2 1/2	2	2
Maximum building height (in feet)	35'	19'6"	28'9"
Square footage of principal structure			
Off-street parking spaces	2	2	2
Prevailing Setback of adjacent buildings within the block/within 200 ft.		17.23' Average	
ACCESSORY USE/STRUCTURE:	Required and/or Permitted	Existing	Proposed
Minimum front yard setback	N/A - Not allowed in front yard		
Minimum rear yard setback	5'		5'
Minimum side yard setback	5'		5'
Minimum combined side yard setback			
Maximum percent building coverage			
Maximum percent lot coverage			
Maximum number of stories			
Maximum building height (in feet)	15'		15'
Square footage of accessory structure	800 sq.'		204 sq.'
Distance between principal & accessory structure	20'		20.17'
Existing use or uses on the lot: Single Family Dwelling with accessory Shed (to be removed)			
Proposed use or uses on the lot: Single Family Dwelling with Accessory Garage			
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: 1 and 1

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.

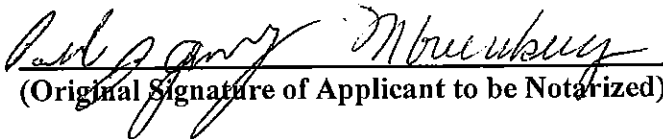
21. Tax and Assessment payment report indication of all taxes and/or assessment required to be paid attached to this application: ☒ YES ☐ NO

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

Donald J. Greenberg and Mary Ann Greenberg being of full age, being duly sworn according to Law, on oath depose and says that all the above statements are true.


(Original Signature of Applicant to be Notarized)

Donald J. Greenberg and Mary Ann Greenberg
(Print Name of Applicant)

Sworn and subscribed before me this

19th day of October, 2023

[NOTARY SEAL]


Signature of Notary Public
Jeffrey P. Beekman, Esq.
An Attorney at Law
State of NJ

OWNER(S)' AFFIDAVIT OF AUTHORIZATION AND CONSENT
STATEMENT OF LANDOWNER WHERE APPLICANT IS NOT LANDOWNER
[Original signatures only – copies will not be accepted]

IN THE MATTER BEFORE THE LAND USE BOARD

IN THE BOROUGH OF BRADLEY BEACH, STATE OF NEW JERSEY, COUNTY OF MONMOUTH.

I/WE, Donald J. Greenberg and Mary Ann Greenberg, WITH MAILING ADDRESS OF
(Insert Property Owner's Name)

7 Lytle Street, Princeton, NJ 08542 OF FULL AGE BEING DULY
(Insert Property Owner's Mailing Address)

SWORN ACCORDING TO LAW AND OATH DEPOSES AND SAYS:

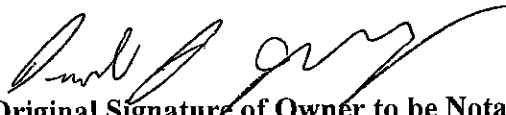
"I/WE ARE THE OWNER(S) OF THE SUBJECT PROPERTY IN CONNECTION WITH

THIS APPLICATION DESIGNATED AS BLOCK(S) 16 LOT(S) 8.01

ALSO KNOWN AS 302 Park Place Avenue, Bradley Beach, NJ 07720
(Insert physical address of the subject property)

I/WE AUTHORIZE Donald J. Greenberg or Mary Ann Greenberg and their professionals
(Insert name of Owner(s)' representative appearing before the Board)

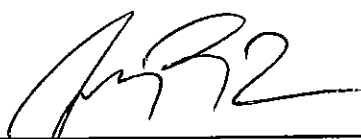
TO APPEAL TO THE LAND USE BOARD OF THE BOROUGH OF BRADLEY BEACH FOR SUCH RELIEF AS MAY BE REQUIRED RELATING TO THE PROPERTY LISTED ABOVE, CONSENT TO SUCH APPEAL AND APPLICATION, AND AGREE THAT ANY DECISION OF THE LAND USE BOARD ON SUCH APPEAL SHALL BE BINDING UPON ME/US AS IF SAID APPLICATION/APPEAL HAS BEEN BROUGHT AND PROSECUTED DIRECTLY BY ME/US AS THE OWNER(S).


(Original Signature of Owner to be Notarized)
Donald J. Greenberg


(Original Signature of Owner to be Notarized)
Mary Ann Greenberg

Sworn and subscribed before me this
19th day of October, 2023

[NOTARY SEAL]


Signature of Notary Public
Jeffrey P. Beekman, Esq.
An Attorney at Law
State of NJ

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: 10/19/2023


Signature of Property Owner

Donald J. Greenberg and Mary Ann Greenberg

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: Donald J. Greenberg and Mary Ann Greenberg

[please print]

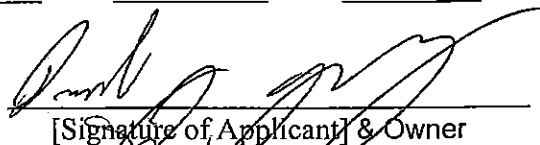
Property Address: 302 Park Place Avenue, Bradley Beach
NJ 07720

Block 16

Lot 8.01

Applicant's Name: Donald J. Greenberg

[Print Name]


[Signature of Applicant] & Owner

Owner's Name: Mary Ann Greenberg

[Print Name]


[Signature of Owner] & Applicant

Date: 10/19, 2023

LAND DEVELOPMENT

270 Attachment 1

APPENDIX A Borough of Bradley Beach

Application Checklist and Documents Required To Be Submitted [Amended 7-23-2019 by Ord. No. 2019-18]

No.	Description	Variance Applic.	Minor Application		Major Application			Submitted	
			Sketch Plan	Subdivision	Site Plan	Prelim.	Final	Site Plan Prelim.	Final
A.	Application Form (5 copies of completeness) (20 copies for review)	X	X	X	X	X	X	X	X
B.	Project Plat Information (5 copies of completeness) (20 copies for review)								
	1. Name, telephone # and address of owner and applicant.	X	X	X	X	X	X	X	X
	2. Notarized signature/affidavit of ownership If applicant is not the owner, state applicant's interest in the plan.	X	X	X	X	X	X	X	X
	3. Name, signature, license number, seal, address, telephone #, and fax # of the professional engineer, land surveyor, architect, planner, and/or certified landscape architect, as applicable, involved in preparation of the plan.	X	X	X	X	X	X	X	X

BRADLEY BEACH CODE

No.	Description	Variance Applic.	Minor Application		Major Application				Submitted	
			Sketch Plan	Subdivision	Site Plan	Subdivision		Site Plan		N/A
						Prelim	Final	Prelim	Final	
4.	Title block denoting type of application, tax map sheet, county, name of the municipality, block and lot, and street location.	X	X	X	X	X	X	X	X	✓
5.	Key map at specified scale showing location of surrounding properties, streets, easements, municipal boundaries, etc. within 500 feet of the property.	X	X	X	X	X	X	X	X	Waiver requested for Completeness
6.	North arrow and scale for key map and plat. Scale to include bar graph depicting both feet and meters.	X	X	X	X	X	X	X	X	✓
7.	Schedule of required zoning district Requirements, including, lot area, density, FAR, lot width, depth, yard, setbacks, building and impervious coverage, parking.	X	X	X	X	X	X	X	X	✓
8.	Signature and date blocks for Board Chairman, Secretary and Engineer.			X	X	X	X	X	X	✓
9.	Proof that tax payments are current.	X	X	X	X	X	X	X	X	✓
10.	Certification blocks required by the Map Filing Law.			X				X		
11.	Monumentation as specified by the Map Filing Law and required by the Borough Engineer.			X				X		

LAND DEVELOPMENT

No.	Description	Variance Applic.	Sketch Plan	Minor Application		Major Application				Submitted	
				Subdivision	Site Plan	Subdivision Prelim	Final	Prelim	Final	☒	N/A
	12. Date of current property survey, name of reference plat and name and license number of New Jersey professional land surveyor.	X		X	X	X	X	X	X	✓	
	13. Plans to a scale of not less than 1"=30' and not larger than 1"= 10' on one of the following standard sheet sizes: 8 1/2 " x 14", 11" x 17", 24" x 36", or 30" x 42".	X	X	X	X	X	X	X	X	✓	
	14. Metes and bounds description showing dimensions, bearing of original and proposed lots.			X	X	X	X	X	X		
	15. Metes and bounds description showing dimensions, bearings, curve data, length of tangents, radii, arcs, chords and central angles for all center lines and right-of-way lines on streets.			X	X	X	X	X	X		
	16. Acreage of tract to the nearest tenth of a square foot and thousandth of an acre.	X	X	X	X	X	X	X	X	Waiver requested Property is 50X100'	
	17. Date and number of original plan preparation and of each subsequent revision. Include a brief narrative of each revision.	X		X	X	X	X	X	X	✓	

BRADLEY BEACH CODE

No.	Description	Variance Applic.	Minor Application		Major Application				Submitted	
			Sketch Plan	Subdivision	Site Plan	Subdivision		Site Plan	☒	N/A
						Prelim.	Final	Prelim.		
18.	Size and location of all existing and proposed structures with all setbacks and length measurement of perimeter building walls dimensioned.	X	X	X	X	X	X	X	✓	
19.	Size and location of all existing structures within 200 feet of the site boundaries. (General use for sketch plan)		X	X	X		X	X		
20.	Tax lot and block numbers of existing lots. The final plat shall show block and lot numbers, street names and addresses (numbers) as approved by the Borough Assessor and Engineer.			X	X	X	X	X		
21.	Proposed lot lines and area of proposed lots in square feet.		X	X	X	X	X	X		
22.	Any existing or proposed easement or land reserved or dedicated for public use.	X	X	X	X	X	X	X		✓
23.	Property owners within 200 feet of the property. (From the most recent Borough tax records).	X	X	X	X	X	X	X	Property owner list ordered	
24.	Location of slopes of 15% or greater, streams, floodplains, wetlands or other environmentally sensitive areas on or within 200 feet of the property. (Note: Variance applications need only show on-site)	X		X	X	X	X	X		✓

LAND DEVELOPMENT

No.	Description	Variance Applic.	Minor Application		Major Application			Submitted	
			Sketch Plan	Subdivision	Site Plan	Subdivision Prelim	Final	Site Plan Prelim.	Final
25.	List of required or requested variances.	X		X	X	X	X	X	X
26.	List of requested design exceptions.	X	X	X	X	X	X	X	X
27.	Phasing plan as applicable to include: a. Circulation plan, including signage separating construction traffic from that generated by the intended use of site. b. Timetable and phasing sequence.				X	X	X	X	X
28.	Preliminary architectural floor plans and building elevations.	X	X	X	X	X	X	X	X
29.	Site identification signs, traffic control signs, and identification signs.			X	X	X	X	X	X
30.	Sight triangles.			X	X	X	X	X	X
31.	Proposed street names if and where a new street is proposed.				X	X	X	X	X
32.	Parking plan showing spaces with size and type, aisle widths, curb cuts, drives, driveways, and all ingress and egress points, areas, dimensions and the number of spaces required by ordinance and the number of spaces provided.			X	X	X	X	X	X
33.	Number of employees, total and maximum per shift.			X	X	X	X	X	X

BRADLEY BEACH CODE

No.	Description	Variance Applic.	Minor Application		Major Application				Submitted	
			Subdivision	Site Plan	Subdivision		Site Plan		☒	N/A
					Prelim.	Final	Prelim.	Final		
34.	Solid waste management and recycling plan showing dumpster location and provisions for waste and recyclables.			X			X	X		
35.	Size and location of all existing and proposed streets (general location for sketch plan).	X	X	X	X	X	X	X		✓
36.	Existing and proposed grades and other topographic features of the property and for a minimum distance of 50 feet beyond the property lines. Contours shall be at one-foot intervals with spot elevations at critical points.		X	X						
37.	Topographical features of the property from county aerial map.									
38.	Boundary, limit, nature and extent of wooded areas, specimen trees and other significant physical features	X	X	X	X	X	X	X		✓
39.	Existing system of drainage of the property and any larger tract or basin of which it is a part.				X	X	X	X		
40.	Pre and post drainage area maps.				X	X	X	X		
41.	Pre and post drainage calculations.				X	X	X	X		

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No.	Description	Variance Applic.	Sketch Plan	Minor Application		Major Application				Submitted	
				Subdivision	Site Plan	Subdivision		Site Plan		☒	N/A
						Prelim.	Final	Prelim.	Final		
42.	Percolation tests and soil logs where retention basin, or groundwater recharge is proposed or required.			X	X	X	X	X	X		
43.	Existing rights-of-way and easements within 200 feet of the tract.		X	X	X	X	X	X	X		
44.	Number of lots following subdivision and acreage if over one acre, or square feet if less than one acre.	X	X	X	X	X	X	X	X		✓
47.	Indication of existing utilities.		X								
48.	Copy of plat and plans on a 3.5" diskette or CD in a .dxf file format if the plat or plans are drawn in AutoCAD format.					X	X		X		
49.	Two copies of the final map as filed with the Borough Tax Assessor and Engineer.					X	X		X		
C. Construction Plans											
1.	Site layout showing all roadways, circulation patterns, curbs, sidewalks buffers, structures, open space, recreation etc., as applicable.				X	X	X	X	X		
2.	Grading and utility plan to include as applicable:				X	X	X	X	X		

BRADLEY BEACH CODE

No.	Description	Variance Applic.	Minor Application		Major Application				Submitted	
			Sketch Plan	Subdivision	Site Plan	Subdivision		Site Plan		N/A
						Prelim.	Final	Prelim.	Final	
	a. Existing and proposed grades and other topographic features of the property and for a min. distance of 50 feet beyond the property lines. Contours shall be at 1-foot intervals with spot elevations at critical points. b. Elevations of existing and proposed structures. c. Location and invert elevation of existing and proposed drainage structures. d. Location of all streams, ponds, lakes and wetland areas. e. Locations of existing and proposed utilities, including depth of structures, manholes, valves, services, etc.									
3.	a. Typical cross sections and center line profiles of all proposed streets and driveways, including utilities and stormwater facilities. b. Final center line profiles for all new streets and driveways, showing existing grades, proposed grades, stationing and proposed elevations of all proposed vertical curves, stationing and proposed elevations at intersection of all utility and stormwater lines.					X		X		
									X	

LAND DEVELOPMENT

No.	Description	Variance Applic.	Minor Application		Major Application			Submitted	
			Sketch Plan	Subdivision	Site Plan	Subdivision		Site Plan	Final
						Prelim	Final		
4.	Landscaping plan to include: a. Location of existing vegetation including all shade trees six-inch caliper and greater measured at 5 feet above ground level and all ornamental trees four-inch caliper or greater measured at 1 foot above ground level and the limits of clearing. b. Proposed buffer areas and method of protection during construction. c. Proposed landscaped areas. d. Number, size, species and location of proposed plantings, including street trees. e. Details for method of planting, including optimum planting season.				X	X	X	X	N/A
5.	Soil erosion and sediment control plan prepared in accordance with the Standards for Soil Erosion and Sediment Control in New Jersey and the requirements of Chapter 188, Soil and Land Conservation.								
6.	Lighting plan to include: a. Location and height of proposed fixtures. b. Detail for construction of fixture.								

BRADLEY BEACH CODE

No.	Description	Variance Applic.	Sketch Plan	Minor Application		Major Application				Submitted	
				Subdivision	Site Plan	Subdivision		Site Plan		☒	N/A
						Prelim	Final	Prelim.	Final		
7.	All required standard Borough construction details for all improvements, including: a. Roadways b. Curb c. Sidewalk d. Driveway aprons e. Drainage inlets f. Pipe bedding g. Outfalls h. Manholes i. Gutters j. Plantings k. Soil erosion & sediment control struct. l. Parking lots m. Water services, fire hydrants, and valves.			X		X	X		X		
D.	Supplementary Documents										
	1. List all federal, state, county, regional and/or municipal approval or permits required.	X	X	X		X	X	X	X		✓
	2. Copies of any existing or proposed deed restrictions or covenants.	X	X	X		X	X	X	X		✓
	3. Copies of by laws for condominium applications.										
	4. Freshwater wetlands letter of interpretation for the project area.			X	X	X	X	X	X		

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No.	Description	Variance Applic.	Sketch Plan	Minor Application		Major Application				Submitted		
				Subdivision	Site Plan	Subdivision	Site Plan		☒	N/A		
							Prelim	Final			Prelim.	Final
5.	Performance guaranties.			X	X					X		
6.	Executed developers agreement.							X		X		
7.	Disclosure statement. (See N.J.S.A. 40:55D-48.1 et seq.)	X	X	X		X	X	X	X	X		✓
8.	Statement from utility companies as to serviceability of the site.			X	X	X	X	X	X	X		
9.	Stormwater management calculations.					X	X	X	X	X		
10.	Payment of all applicable fees and posting of required escrows.	X	X	X	X						✓	
11.	Statement of environmental impact and assessment (SEIA).					X			X			
12.	Number of witnesses if any and their area of expertise.	X	X	X	X			X	X	X	✓	
13.	A plan providing for alternate safe circulation for pedestrians and vehicles during construction	X	X	X	X			X	X	X		✓