

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

Information on Subject Property:

1. Property address: 214 Lareine Avenue Bradley Beach NJ

Block(s) 37 Lot(s) 41 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):

Article IV, Section 450-12 Nonconforming Uses, Structures and Lots

Note: this is an application for a variance involving use of the property only.

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

The two-family status of the house is an existing non-conforming use in Zone R-1.

The proposed swimming pool conforms to all requirements of the Zoning and Building Codes.

A previously existing above-ground pool at this location had proven difficult and

unsafe for use by aging family members and the new pool will facilitate safe usage and will permit

the installation of modern and safe equipment and means of access. House is used as a single family residence and is not rented out.

5. If conditional use is required/requested with this application, detail conformance/deviation from the requirements of the zoning ordinance [attach forms as necessary].

Contact Information:

6. Name of applicant: John P. and Patricia A. Flynn

Mailing address: 214 Lareine Avenue Bradley Beach NJ 07720

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

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):

8. Name of present owner: John P. and Patricia A. Flynn

Mailing address: 214 Lareine Avenue Bradley Beach NJ

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

E-mail address: [REDACTED]

9. Contact Person: John Flynn

Mailing address: 214 Lareine Avenue Bradley Beach NJ

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

E-mail address: [REDACTED]

Applicant's Professionals' Information:

10. Name of applicant's Attorney (if applicable)
(Companies/Corporations must be represented): N/A

Mailing Address: _____

Phone # _____ Fax # _____ Cell # _____

E-mail address: _____

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: Seneca Survey Co., Inc.

Mailing Address: 1470 Route 88 West Brick, NJ 08724

Phone # 732-840-8040 Fax # 732-840-8044 Cell # _____

E-mail address: Type text here

14. Name of applicant's Architect (if applicable): _____

Mailing Address: _____

Phone # _____ Fax # _____ Cell # _____

E-mail address: _____

15. Name of applicant's Other Professional (if applicable): Swim Mor Pool Company

Mailing Address: 920 Lake Drive Mt. Ephraim NJ 08059

Phone # 856-456-3332 Fax # 856-456-3332 Cell # _____

E-mail address: chrisbonetti@swimmor.com

Detail Property Information:

(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	N/A		
Minimum lot width	N/A		
Minimum lot depth	N/A		
Minimum lot frontage	N/A		
Minimum front yard setback	N/A		
Minimum rear yard setback	N/A		
Minimum side yard setback	N/A		
Maximum percent building coverage	N/A		
Maximum percent lot coverage	N/A		
Maximum number of stories	N/A		
Maximum building height (in feet)	N/A		
Square footage of principal structure	N/A		
Off-street parking spaces	N/A		
Prevailing Setback of adjacent buildings within the block/within 200 ft.	N/A		
ACCESSORY USE/STRUCTURE:	Required and/or Permitted	Existing	Proposed
Minimum front yard setback	N/A (UNCHANGED)		
Minimum rear yard setback	6'	74'	8'-0"
Minimum side yard setback	6'		7'-0"
Minimum combined side yard setback	N/A		
Maximum percent building coverage	N/A		
Maximum percent lot coverage	N/A		
Maximum number of stories	N/A		
Maximum building height (in feet)	N/A		
Square footage of accessory structure	N/A		689 sq'
Distance between principal & accessory structure	15'	Type here N/A	17'-5"
Existing use or uses on the lot: Two family residential dwelling			
Proposed use or uses on the lot: Two family residential dwelling with an in-ground swimming pool.			
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: Electrical supply line for filter and heater. Natural gas supply pipe for heater. Both buried.

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: None by the current owners

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~~ York:
County of Westchester ^{SS}

I, JOHN P. FLYNN being of full age, being duly sworn according to Law, on oath depose and says that all the above statements are true.

John P. Flynn
(Original Signature of Applicant to be Notarized)
JOHN P. FLYNN
(Print Name of Applicant)

Sworn and subscribed before me this
25th day of Oct. 6th, 20 23

Barbara Bonilla
Signature of Notary Public

[NOTARY SEAL]

BARBARA BONILLA
Notary Public, State of New York
No. 01BO6394179
Qualified in Westchester County
Commission Expires 07/01/2027

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: 10-24-23 _____
John P. Flynn
Signature of Property Owner

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: John P. and Patricia A. Flynn
[please print]

Property Address: 214 Lareine Avenue Bradley Beach NJ 07720 Block 37 Lot 41

Applicant's Name: John P. Flynn _____
[Print Name] [Signature of Applicant]

Owner's Name: John P. Flynn _____
[Print Name] [Signature of Owner]

Date: _____