

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

Information on Subject Property:

1. Property address: 301 Third Ave., Bradley Beach, NJ 07720
Block(s) 68 Lot(s) 6 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):
450-12.D - Expansion of a nonconforming structure
450-26.D.1.f - Minimum Rear Yard Setback: 25 feet required, 18.32 feet existing and proposed (encroached)
4. Justification/Reasons why each variance should be granted [attach forms as necessary]
The proposed encroachment on the rear yard setback is a 2nd floor addition above an existing
1 story extension of the home. This location makes sense from a structural and architectural
perspective with little negative impact to adjacent properties.
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: Glenn Crooker Jr Kalena Group LLC
Mailing address: 301 Third Ave., Bradley Beach, NJ 07720
Phone # [REDACTED] Fax # [REDACTED] Cell # same as phone #
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: same as applicant

Mailing address: _____

Phone # _____ Fax # _____ Cell # _____

E-mail address: _____

9. Contact Person: same as applicant

Mailing address: _____

Phone # _____ Fax # _____ Cell # _____

E-mail address: _____

Applicant's Professionals' Information:

10. Name of applicant's Attorney (if applicable)
(Companies/Corporations must be represented): George D. McGill, Esq.

Mailing Address: 708 10th Avenue, Belmar NJ 07719

Phone # 732-419-9000 Fax # 732-749-7480 Cell # [REDACTED]

E-mail address: gdm@mcgillhall.com

11. Name of applicant's Engineer (if applicable): NA

Mailing Address: _____

Phone # _____ Fax # _____ Cell # _____

E-mail address: _____

12. Name of applicant's Planner (if applicable): NA

Mailing Address: _____

Phone # _____ Fax # _____ Cell # _____

E-mail address: _____

13. Name of applicant's Surveyor: NA

Mailing Address: _____

Phone # _____ Fax # _____ Cell # _____

E-mail address: _____

14. Name of applicant's Architect (if applicable): Alec Shissias, RA, RLA

Mailing Address: 27 1st St., Rumson, NJ 07760

Phone # 856-448-0865 Fax # N / A Cell # same as phone #

E-mail address: ashissias@gmail.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:	Required and/or Permitted	Existing	Proposed
Minimum lot area	5,000 SF	9,360 SF	No Change
Minimum lot width	50 FT	85 FT	No Change
Minimum lot depth	100 FT	100.12 FT	No Change
Minimum lot frontage	?	85 FT	No Change
Minimum front yard setback (N-S / E-W)	15 FT / 25 FT	34.85 FT / 19.82 FT	20.1 FT / NO CHANGE
Minimum rear yard setback	25 FT	18.32 FT	18.32 FT (Encroached)
Minimum side yard setback	5 FT	8.78 FT	5.1 FT
Maximum percent building coverage	35%	25.2%	32.5%
Maximum percent lot coverage	60%	46.3%	52.7%
Maximum number of stories	2.5	2.5	No Change
Maximum building height (in feet)	35 FT	+/- 38 FT	No Change
Square footage of principal structure	N / A	2,594 SF	3,712 SF + 407 SF GARAGE
Off-street parking spaces	3	3	No Change
Prevailing Setback of adjacent buildings within the block/within 200 ft.		Unknown	
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 Residential			
Proposed use or uses on the lot: No Change			
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.

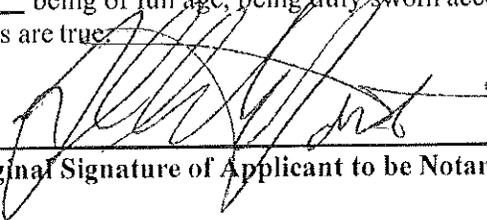
21. Tax and Assessment payment report indication of all taxes and/or assessment required to be paid attached to this application: YES NO

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

AFFIDAVIT OF APPLICATION

State of Connecticut
~~New Jersey~~ :
County of Fairfield : ss Danbury

Glenn Crooker Jr being of full age, being duly sworn according to Law, on oath depose and says that all the above statements are true:

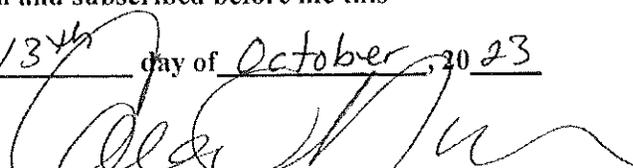


(Original Signature of Applicant to be Notarized)

Glenn Crooker Jr as President of Kalena Group LLC

(Print Name of Applicant)

Sworn and subscribed before me this
13th day of October, 2023



Signature of Notary Public

[NOTARY SEAL]
CARA M NUNES
NOTARY PUBLIC
STATE OF CONNECTICUT
My Commission Expires 9/30/2027

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, Kalena Group LLC, WITH MAILING ADDRESS OF
(Insert Property Owner's Name)

301 3rd Avenue, Bradley Beach NJ 07720 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) 68 LOT(S) 6

ALSO KNOWN AS 301 3rd Ave, Bradley Beach NJ 07720
(Insert physical address of the subject property)

I/WE AUTHORIZE Glenn Crooker Jr as President of Kalena Group LLC
(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)

(Original Signature of Owner to be Notarized)

Sworn and subscribed before me this
13th day of October, 2023

(Signature of Notary Public)
Signature of Notary Public

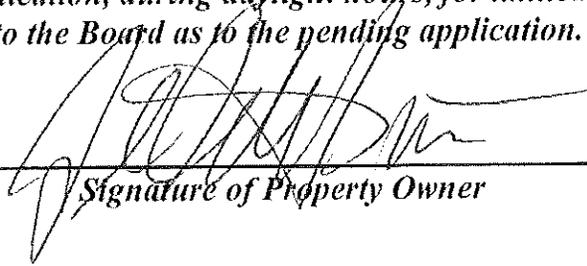
[NOTARY SEAL]

CARA M NUNES
NOTARY PUBLIC
STATE OF CONNECTICUT
My Commission Expires 9/30/2027

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: 10/13/2023


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.

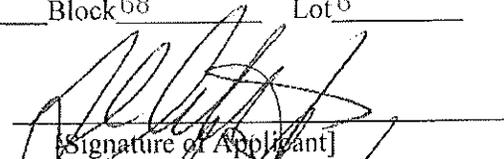
Also in accordance with N.J.S.A. 40:55D-53.1, all unused portion of the escrow account will be refunded upon written request from the applicant, and verification of completion by the board's professionals who reviewed the application.

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.

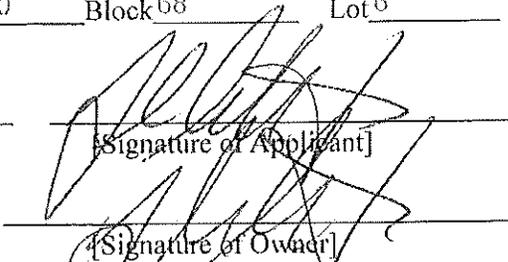
Name of Applicant: Glenn Crooker Jr
[please print]

Property Address: 301 Third Ave., Bradley Beach, NJ 07720 Block 68 Lot 6

Applicant's Name: Glenn Crooker Jr
[Print Name]


[Signature of Applicant]

Owner's Name: Glenn Crooker Jr
[Print Name]


[Signature of Owner]

Date: 10/13/23