

5. Name of present owner: Same as applicant.
Mailing address: _____
Phone # _____ Fax # _____ Cell # _____
E-mail address: _____

6. Contact Person: Thomas J. Hirsch, Esq.
Mailing address: 3350 Rt. 138, Bldg. 1, Ste. 214, Wall, NJ 07719
Phone # 732-280-2100 Fax # 732-280-2104 Cell # _____
E-mail address: thomasjhirsch@aol.com

Applicant's Professionals' Information:

7. Name of applicant's Attorney (if applicable)
(Companies/Corporations must be represented): Thomas J. Hirsch
Mailing Address: 3350 Rt. 138, Bldg. 1, Ste. 214, Wall, NJ 07719
Phone # 732-280-2100 Fax # 732-280-2104 Cell # _____
E-mail address: thomasjhirsch@aol.com

8. Name of applicant's Engineer (if applicable): InSite Engineering, Douglas Clelland
Mailing Address: 1955 Route 34, Ste. 1A, Wall, NJ 07719
Phone # 732-531-7100 Fax # 732-531-7344 Cell # _____
E-mail address: Doug@insiteeng.net

9. Name of applicant's Planner (if applicable):
Mailing Address: _____
Phone # _____ Fax # _____ Cell # _____
E-mail address: _____

10. Name of applicant's Surveyor: InSite Engineering, Justin Hedges
Mailing Address: 1955 Route 34, Ste. 1A, Wall, NJ 07719
Phone # 732-531-7100 Fax # 732-531-7344 Cell # _____
E-mail address: justin@insiteeng.net

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

Mailing Address: _____

Phone # _____ Fax # _____ Cell # _____

E-mail address: _____

12. Name of applicant's Other Professional(s) (if applicable): _____

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)

Naples - Lot 2	<i>Required and/or Permitted</i>	<i>Existing</i>	<i>Proposed</i>
<i>Minimum lot area</i>	5,000	4,005	6,760
<i>Minimum lot width</i>	50	55	No Change
<i>Minimum lot depth</i>	100	72.8	122.88
<i>Minimum lot frontage</i>	50	55	No Change
<i>Minimum front yard setback</i>	15	24.3/16.6 Porch	To Comply
<i>Minimum rear yard setback</i>	25	17.5	To Comply
<i>Minimum side yard setback</i>	5/15	7.5/17.5	To Comply
<i>Maximum percent building coverage</i>	35	29.5	To Comply
<i>Maximum percent lot coverage</i>	60	64.7	To Comply
<i>Maximum number of stories</i>	2.5	2	To Comply
<i>Maximum building height (in feet)</i>	35	22.2	To Comply
<i>Square footage of proposed structure</i>	N/A		
<i>Off-street parking spaces</i>	2	2	To Comply
<i>Loading spaces</i>	N/A		
<i>Signs</i>	N/A		
<i>Existing use or uses:</i>			
<i>Proposed use or uses:</i>			
<i>Is the property located in a special flood hazard area?</i>			

NOTE: *Any items that are not applicable to a particular application shall be marked with an "N/A".*

Detail Proposed Information:

13. Proposed number of lots, if applicable: Existing - 2; Proposed - 2

- a. Are all proposed lots conforming? YES NO . If answer is NO, indicate how many are non-conforming and their size: _____
- b. Indicate intent: Sell lots only Construct houses on lots for sale
(Existing house on one lot to remain.)
- c. Have the new block and lot numbers been approved by the Tax Assessor? YES NO
If YES, please attach proof of same.
- d. Does subdivision abut or affect any County, State, or Federal Highways, properties, or facilities?
If answer is YES, describe: _____

14. Proposed number of units, if applicable: N/A

15. Location of nearest sanitary sewer: Lots 2 and 27 are improved lots with existing sewer hook-up.

Detail Property Information:

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

<i>Naples – Lot 27</i>	<i>Required and/or Permitted</i>	<i>Existing</i>	<i>Proposed</i>
<i>Minimum lot area</i>	5,000 SF	9,165 SF	6,410 SF
<i>Minimum lot width</i>	50	50	No Change
<i>Minimum lot depth</i>	100	183.3	128.20
<i>Minimum lot frontage</i>	50	50	No Change
<i>Minimum front yard setback</i>	25	25.01/14.0 Porch	No Change
<i>Minimum rear yard setback</i>	25	90.6	35.60
<i>Minimum side yard setback</i>	5/15	2.7/12.6	No Change
<i>Maximum percent building coverage</i>	35	31.3	33.1
<i>Maximum percent lot coverage</i>	60	64.7	35.7
<i>Maximum number of stories</i>	2.5	2	No Change
<i>Maximum building height (in feet)</i>	35	23.9	No Change
<i>Square footage of proposed structure</i>	N/A		
<i>Off-street parking spaces</i>	2	≥ 4	4
<i>Loading spaces</i>	N/A		
<i>Signs</i>	N/A		
<i>Existing use or uses:</i>			
<i>Proposed use or uses:</i>			
<i>Is the property located in a special flood hazard area?</i>			

NOTE: Any items that are not applicable to a particular application shall be marked with an "N/A".

16. Location of nearest public water supply: Each lot has existing water hook-up.

17. Type of existing surface of street: Asphalt

18. Are any new streets, extension of municipal facilities or utilities involved with this application? Y N

If answer is YES, describe: _____

19. List proposed improvements and utilities and intensions to install or post perform:

IMPROVEMENT	INTENTION	
Both proposed lots already improved with all utilities existing.	Install <input type="checkbox"/>	Post-Perform <input type="checkbox"/>
	Install <input type="checkbox"/>	Post-Perform <input type="checkbox"/>
	Install <input type="checkbox"/>	Post-Perform <input type="checkbox"/>
	Install <input type="checkbox"/>	Post-Perform <input type="checkbox"/>

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

If answer is YES, describe: _____

21. 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)

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

23. List of variances requested with Section reference and reasons why each variance should be granted [attach forms as necessary]

See attached.

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

N/A

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

26. Are any easements or special covenants by deed involved with this application?

YES (If yes, attach copy) NO

204 Beach Avenue LLC and John Naples – Block 66, Lots 2 & 27

23. List of variances requested with Section reference and reasons why each variance should be granted.

Application is for a minor subdivision involving existing lot 2 in block 66 and lot 27 in block 66. The subdivision is taking land away from oversized lot 27 and adding it to the existing undersized lot 2 so there will be two conforming lots as a result of the subdivision. Lot 27 has an existing house on it and a garage to the rear. The garage is to be demolished. The existing house has pre-existing nonconforming setbacks related to the covered porch, including a setback for one side which is 2.7 where 5 feet is required and a combined setback of 12.6 where 15 feet is required. Additionally, the minimum front yard setback for lot 27 which fronts Second Avenue is 25 feet to the principal structure which is conforming but 14 feet to the porch where 17 feet is required which is nonconforming. These are pre-existing nonconforming conditions; however, in light of the subdivision, lot 27 is being converted to a new lot thereby requiring a new request for variances for the pre-existing nonconforming setbacks. The tax assessor has advised the lots will keep their current designations as lot 2 and lot 27. The bulk requirements for this area that are being violated are under Section 450-26D related to the R-B requirements.

Existing lot 2 has an area of 4005 SF where 5000 SF is required. That will be increased to 6760 SF conforming as a result of the subdivision. Lot 2 also has an existing pre-existing nonconforming condition for the rear yard setback, impervious coverage and

driveway length. The house on Lot 2 will be demolished and the lot area increased in size to a conforming lot. There will be no variances sought for lot 2.

As described in the description of the variances needed, the minor subdivision will result in having two lots, one undersized converted into two conforming lots. The existing larger lot already has residential dwelling on it, and the variances are pre-existing nonconforming conditions and only technically require variances because a portion of the larger lot is being used to increase the size of the undersized lot. Therefore, the application clearly presents a better zoning alternative by doing away with current variances involving these properties and also a hardship related to the fact that the variances requested are already pre-existing conditions and not in any way changed or exacerbated by the subdivision.

BOROUGH OF BRADLEY BEACH

PHONE: 732-776-2999
FAX: 732-775-1782
EMAIL: INFO@BRADLEYBEACHNJ.GOV

701 MAIN STREET
BRADLEY BEACH NJ
07720-1089
WWW.BRADLEYBEACHNJ.GOV

LARRY FOX, MAYOR
MEREDITH DEMARCO
ACTING BOROUGH ADMINISTRATOR

RE: 110 Second Ave & 204 Beach Ave Subdivision
Block: 66
Lots: 2 & 27

Mr. Naples:

I am in receipt of the proposed subdivision documents involving 110 Second Ave (Block 66 Lot 27) and 204 Beach (Block 66 Lot 2). It is acceptable to leave the lot numbers as is. I will modify the tax map and assessment records to reflect the subdivision after it is finalized.

Lot 2 will become 6,760sf and Lot 27 will become 6,410sf.



Erick Aguiar, CTA
Tax Assessor

Date: 2/16/2024

BRADLEY BEACH

Block/Lot/Qual:	66, 2.	Tax Account Id:	1607
Property Location:	204 BEACH AVE	Property Class:	2 - Residential
Owner Name/Address:	204 BEACH AVENUE, LLC 506B OCEAN AVENUE BRADLEY BEACH, NJ 07720	Land Value:	752,600
		Improvement Value:	233,700
		Exempt Value:	0
		Total Assessed Value:	986,300
Special Taxing Districts:		Additional Lots:	None
		Deductions:	

Utilities

Make a Payment		View Tax Rates		View Current Bill		Project Interest	
Year	Due Date	Type	Billed	Balance	Entered	Total Due	Status
2024	02/01/2024	Tax	2,223.12	0.00	0.00	0.00	PAID
2024	05/01/2024	Tax	2,223.12	2,223.12	0.00	2,223.12	OPEN
Total 2024			4,446.24	2,223.12	0.00	2,223.12	
2023	02/01/2023	Tax	2,088.87	0.00	0.00	0.00	PAID
2023	05/01/2023	Tax	2,088.86	0.00	0.00	0.00	PAID
2023	08/01/2023	Tax	2,357.38	0.00	0.00	0.00	PAID
2023	11/01/2023	Tax	2,357.37	0.00	0.00	0.00	PAID
Total 2023			8,892.48	0.00	0.00	0.00	
2022	02/01/2022	Tax	2,054.52	0.00	0.00	0.00	PAID
2022	05/01/2022	Tax	2,054.51	0.00	0.00	0.00	PAID
2022	08/01/2022	Tax	2,123.21	0.00	0.00	0.00	PAID
2022	11/01/2022	Tax	2,123.21	0.00	0.00	0.00	PAID
Total 2022			8,355.45	0.00	0.00	0.00	

Last Payment: 12/22/23

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BRADLEY BEACH

Block/Lot/Qual: 66, 27,	Tax Account Id: 1647
Property Location: 110 SECOND AVE	Property Class: 2 - Residential
Owner Name/Address: NAPLES, JOHN 506B OCEAN AVE BRADLEY BEACH, NJ 07720	Land Value: 1,382,500 Improvement Value: 375,300 Exempt Value: 0
Special Taxing Districts:	Total Assessed Value: 1,757,800 Additional Lots: None Deductions:

Taxes **Utilities**

		Make a Payment	View Tax Rates	View Current Bill	Project Interest		
Year	Due Date	Type	Billed	Balance	Interest	Total Due	Status
2024	02/01/2024	Tax	3,683.26	0.00	0.00	0.00	PAID
2024	05/01/2024	Tax	3,683.25	3,683.25	0.00	3,683.25	OPEN
Total 2024			7,366.51	3,683.25	0.00	3,683.25	
2023	02/01/2023	Tax	3,420.42	0.00	0.00	0.00	PAID
2023	05/01/2023	Tax	3,420.42	0.00	0.00	0.00	PAID
2023	08/01/2023	Tax	3,946.09	0.00	0.00	0.00	PAID
2023	11/01/2023	Tax	3,946.08	0.00	0.00	0.00	PAID
Total 2023			15,733.01	0.00	0.00	0.00	
2022	02/01/2022	Tax	3,281.31	0.00	0.00	0.00	PAID
2022	05/01/2022	Tax	3,281.31	0.00	0.00	0.00	PAID
2022	08/01/2022	Tax	3,559.53	0.00	0.00	0.00	PAID
2022	11/01/2022	Tax	3,559.53	0.00	0.00	0.00	PAID
Total 2022			13,681.68	0.00	0.00	0.00	

Last Payment: 02/02/24

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AFFIDAVIT OF APPLICATION

State of New Jersey :
County of Monmouth : SS

John Naples being of full age, being duly sworn according to Law, on oath depose and says that all the above statements are true.

204 Beach Avenue LLC

BY: [Signature]
John Naples, Managing Member

Individually

BY: [Signature]
John Naples

Sworn and subscribed before me this

23rd day of February, 2024

[Signature]
Signature of Notary Public

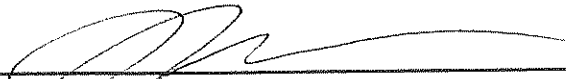
[NOTARY SEAL]

BARBARA D. McARTHUR
Notary Public, State of New Jersey
Comm. # 50072671
My Commission Expires 11/28/2027

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: 2/23/24



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: 204 Beach Avenue LLC & John Naples
[please print]

Property Address: 110 Second Avenue & 204 Beach Avenue Block 66 Lot(s) 2 & 27

Applicant's Name: John Naples [Print Name]  [Signature of Applicant]

Owner's Name: John Naples [Print Name]  [Signature of Owner]

Date: 2/23/24

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.	Sketch Plan	Minor Application		Major Application				Submitted	
				Subdivision	Site Plan	Subdivision		Site Plan		<input checked="" type="checkbox"/>	N/A
						Prelim	Final	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.	Sketch Plan	Minor Application		Major Application				Submitted	
				Subdivision	Site Plan	Subdivision		Site Plan		<input checked="" type="checkbox"/>	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	√	
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		Site Plan		☑	N/A
						Prelim	Final	Prelim	Final		
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	√	
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.	Sketch Plan	Minor Application		Major Application				Submitted	
				Subdivision	Site Plan	Subdivision		Site Plan		<input checked="" type="checkbox"/>	N/A
						Prelim	Final	Prelim.	Final		
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	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	X	X		N/A
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	X	√	
21.	Proposed lot lines and area of proposed lots in square feet.		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	X		N/A
23.	Property owners within 200 feet of the property. (From the most recent Borough tax records)	X	X	X	X	X	X	X	X	√	
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	X		N/A

LAND DEVELOPMENT

No.	Description	Variance Applic.	Sketch Plan	Minor Application		Major Application				Submitted	
				Subdivision	Site Plan	Subdivision		Site Plan		<input checked="" type="checkbox"/>	N/A
						Prelim.	Final	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		N/A
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		
28.	Preliminary architectural floor plans and building elevations.	X	X		X			X	X		N/A
29.	Site identification signs, traffic control signs, and identification signs.				X	X	X	X	X		
30.	Sight triangles.			X	X		X	X	X		N/A
31.	Proposed street names if and where a new street is proposed.					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		N/A
33.	Number of employees, total and maximum per shift.				X			X	X		

BRADLEY BEACH CODE

No.	Description	Variance Applic.	Sketch Plan	Minor Application		Major Application				Submitted	
				Subdivision	Site Plan	Subdivision		Site Plan		<input checked="" type="checkbox"/>	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	X		N/A
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						N/A
37.	Topographical features of the property from county aerial map.		X								
38.	Boundary, limit, nature and extent of wooded areas, specimen trees and other significant physical features	X	X	X	X	X	X	X	X		N/A
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		

LAND DEVELOPMENT

No.	Description	Variance Applic.	Sketch Plan	Minor Application		Major Application				Submitted	
				Subdivision	Site Plan	Subdivision		Site Plan		<input checked="" type="checkbox"/>	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		N/A
43.	Existing rights-of-way and easements within 200 feet of the tract.		X	X	X	X	X	X	X		N/A
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		N/A
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		
49.	Two copies of the final map as filed with the Borough Tax Assessor and Engineer.						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.	Sketch Plan	Minor Application		Major Application				Submitted	
				Subdivision	Site Plan	Subdivision		Site Plan		<input checked="" type="checkbox"/>	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		X		

LAND DEVELOPMENT

No.	Description	Variance Applic.	Sketch Plan	Minor Application		Major Application				Submitted	
				Subdivision	Site Plan	Subdivision		Site Plan		<input checked="" type="checkbox"/>	N/A
						Prelim	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	X		
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.				X	X	X	X	X		
6.	Lighting plan to include: a. Location and height of proposed Fixtures. b. Detail for construction of fixture.				X	X	X	X	X		

BRADLEY BEACH CODE

No.	Description	Variance Applic.	Sketch Plan	Minor Application		Major Application				Submitted		
				Subdivision	Site Plan	Subdivision		Site Plan		<input checked="" type="checkbox"/>	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	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	X	X	N/A
2.	Copies of any existing or proposed deed restrictions or covenants.	X		X	X	X	X	X	X	X	X	N/A
3.	Copies of by laws for condominium applications.						X		X			
4.	Freshwater wetlands letter of interpretation for the project area.			X	X	X	X	X	X	X	X	N/A

LAND DEVELOPMENT

No.	Description	Variance Applic.	Sketch Plan	Minor Application		Major Application				Submitted	
				Subdivision	Site Plan	Subdivision		Site Plan		<input checked="" type="checkbox"/>	N/A
						Prelim	Final	Prelim.	Final		
5.	Performance guaranties.			X	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	√	
8.	Statement from utility companies as to serviceability of the site.			X	X	X	X	X	X		N/A
9.	Stormwater management calculations.					X	X	X	X		
10.	Payment of all applicable fees and posting of required escrows.	X	X	X	X	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	X	√	
13.	A plan providing for alternate safe circulation for pedestrians and vehicles during construction	X	X	X	X	X	X	X	X		N/A

Subdivision Application

John Naples and 204 Beach Avenue
Block 66 Lots, 2 & 27

Suggested Witnesses:

John Naples, Applicant
Doug Clelland, Engineer