

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

**Information on Subject Property:**

1. Property address: 512 Park Place Avenue

Block(s) 18 Lot(s) 19 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. Expansion of a non-conforming side yard setback 450-12 D (1)

2. Sidyard setback 450 Attachment 1:1 Schedule of Height, Area and Yard Requirements

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

Hardship - existing conditions, location of existing dwelling  
narrowness of lot

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

NA

**Contact Information:**

6. Name of applicant: Arlette Matt

Mailing address: 512 Park Place 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):

NA

8. Name of present owner: Arlette Matt

Mailing address: 512 Park Place Avenue Bradley Beach, NJ 07720

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

E-mail address: [REDACTED]

9. Contact Person: Arlette Matt

Mailing address: 512 Park Place Avenue Bradley Beach, NJ 07720

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): NA

Mailing Address: \_\_\_\_\_

Phone # \_\_\_\_\_ Fax # \_\_\_\_\_ Cell # \_\_\_\_\_

E-mail address: \_\_\_\_\_

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: Paul K. Lynch, PLS

Mailing Address: P.O. Box 1453 Wm, NJ 07719

Phone # 732-681-4035 Fax # NA Cell # NA

E-mail address: pklynch1@gmail.com

14. Name of applicant's Architect (if applicable): Many Hearn, A.I.A.

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

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

E-mail address: mhearn@mthearn.com

15. Name of applicant's Other Professional (if applicable): NA

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)

<b>PRINCIPAL USE:</b>	<b>Required and/or Permitted</b>	<b>Existing</b>	<b>Proposed</b>
Minimum lot area	5,000 SF	2,250 SF	2,250 SF
Minimum lot width	50 FT	25 FT	25 FT
Minimum lot depth	100 FT	90 FT	90 FT
Minimum lot frontage	NA	NA	NA
Minimum front yard setback	25 FT	14.7 FT	14.7 FT
Minimum rear yard setback	22.5 FT	31.8 FT	31.8 FT
Minimum side yard setback	4 FT	2.3 FT	2.3 FT
Maximum percent building coverage	35%	34.8%	34.8%
Maximum percent lot coverage	60%	50.3%	50.9%
Maximum number of stories	2	2	2
Maximum building height (in feet)	30 FT	26.6 FT	26.6 FT
Square footage of principal structure	?	1,102 SF	1,386 SF
Off-street parking spaces	2	0	0
Prevailing Setback of adjacent buildings within the block/within 200 ft.		NA	NA
<b>ACCESSORY USE/STRUCTURE:</b>	<b>Required and/or Permitted</b>	<b>Existing</b>	<b>Proposed</b>
Minimum front yard setback	NA	NA	NA
Minimum rear yard setback	NA	NA	NA
Minimum side yard setback	NA	NA	NA
Minimum combined side yard setback	NA	NA	NA
Maximum percent building coverage	NA	NA	NA
Maximum percent lot coverage	NA	NA	NA
Maximum number of stories	NA	NA	NA
Maximum building height (in feet)	NA	NA	NA
Square footage of accessory structure	NA	NA	NA
Distance between principal & accessory structure	NA	NA	NA
Existing use or uses on the lot:	Single Family Residence		
Proposed use or uses on the lot:	Single Family Residence		
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

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 :  
: ss  
County of \_\_\_\_\_:

\_\_\_\_\_ 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)

\_\_\_\_\_  
(Print Name of Applicant)

Sworn and subscribed before me this

\_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

[NOTARY SEAL]

\_\_\_\_\_  
Signature of Notary Public

**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: 7-15-24

Arlette Matt  
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: Arlette Matt  
[please print]

Property Address: 512 Park Place Avenue Block 18 Lot 19

Applicant's Name: Arlette Matt [Print Name] Arlette Matt [Signature of Applicant]

Owner's Name: Arlette Matt [Print Name] Arlette Matt [Signature of Owner]

Date: 7-15-24

BOROUGH OF BRADLEY BEACH  
Zoning Office  
701 Main Street  
Bradley Beach NJ 07720  
732-776-2999 .x. 1038  
[zoning@bradleybeachnj.gov](mailto:zoning@bradleybeachnj.gov)



APPLICATION NUMBER: ZA-2024-0140  
APPLICATION DATE: 7/10/2024 12:51:00 PM  
DECISION DATE: 07/11/2024  
APPLICATION FEE: \$45.00

## DENIAL OF APPLICATION

**To MARY HEARN AIA**

**Address:** 1007B MAIN STREET, BELMAR NJ 07719  
**Email:** [mhearn@mbhearn.com](mailto:mhearn@mbhearn.com)  
**Phone:** (732) 556-9055

**RE: Property Address:** 512 PARK PLACE AVE, BRADLEY BEACH BOROUGH, NJ, 07720  
**Block/Lot:** 18/19  
**Zone:** R-1

Dear MARY HEARN AIA,

You have submitted a Zoning Permit application for the work described below:  
`Second floor addition & renovation to the existing rear portion of the home.`

Your application has been reviewed for compliance with Borough of Bradley Beach Ordinance. The property is located in the R-1 Zone and the existing single-family dwelling is permitted in the zone. The property is nonconforming in lot area, lot width and lot depth, front setbacks and parking. The sideyard setbacks are nonconforming since the minimum sideyard for lots not meeting the minimum lot width requirement is 10% and 20% of the lot width, but in no case shall they be less than 4`. The second-floor addition expands the nonconforming sideyard setback of 2.3` and will require a bulk `c` variance for the expansion of a nonconforming structure and sideyard setback from the Bradley Beach Land Use Board. Upon review by the Board Engineer, additional variances may be required.

To proceed with an application to the Board, please contact Board Secretary, Kristie Dickert at [kdickert@bradleybeachnj.gov](mailto:kdickert@bradleybeachnj.gov).

If you do not agree with this decision, an appeal may be filed with the Borough of Bradley Beach Land Use Board within 20 days of this decision.

**Ordinances:**

Ordinance #	Description	Comments
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Sincerely,

Donna S. Barr, Zoning Officer