

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

**Information on Subject Property:**

1. Property address: 103-105 Newark Ave, Bradley Beach, NJ 07720

Block(s) 14 Lot(s) 18 Zone: R-B

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):

Applicant proposes to redevelop 50' X 100' Lot by demolishing 3 detached single family dwellings with non-conformities for Use, setbacks, and coverage, and replace with 1 single-family dwelling with variances for front-yard setback to dwelling; front yard setback to porch; side yard setback to dwelling; rear yard setback to dwelling, building coverage, impervious coverage, and any and all other variances as may be required. NOTE: The relief requested is more conforming than the existing non-conformities on the Lot.

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

Applicant proposed to replace the existing, non-conforming use and bulk conditions with a conforming single-family use along with proposed conditions that mitigate the existing non-conforming bulk conditions on the lot, rather than to maintain the existing non-conformities.

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: Jonathan Karabas and Sandra M. Chang

Mailing address: [REDACTED]

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):

N/A

8. Name of present owner: Same as Applicant

Mailing address: \_\_\_\_\_

Phone # \_\_\_\_\_

Fax # \_\_\_\_\_

Cell # \_\_\_\_\_

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

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

Mailing address: The Beekman Law Firm, LLC, 47 Main Ave, Ocean Grove, NJ 07756

Phone # 732-774-8262 X107

Fax # 732-774-6989

Cell # 732-513-8257

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

**Applicant's Professionals' Information:**

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

Mailing Address: 47 Main Avenue, PO Box 395, Ocean Grove, NJ 07756

Phone # 732-774-8262 x107

Fax # 732-774-6989

Cell # 732-513-8257

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

11. Name of applicant's Engineer (if applicable): Joseph J. Kociuba, P.E. & P.P.  
KBA Engineering Services, LLC

Mailing Address: 2517 Route 35, Bldg. E, Manasquan, NJ 08736

Phone # 732-722-8555

Fax # 732-722-8557

Cell # 732-272-6461

E-mail address: Joe@kbaengineers.com; gabrielle@kbaengineers.com

12. Name of applicant's Planner (if applicable): Joseph J. Kociuba, P.E. & P.P.  
KBA Engineering Services, LLC

Mailing Address: Same as Above, #11

Phone # \_\_\_\_\_

Fax # \_\_\_\_\_

Cell # \_\_\_\_\_

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

13. Name of applicant's Surveyor: Morgan Engineering & Surveying

Mailing Address: PO Box 5232, Toms River, NJ 08754

Phone # 732-270-9690

Fax # 732-270-9691

Cell # \_\_\_\_\_

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

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

Mailing Address: 402 Higgins Avenue, Brielle, NJ 08730

Phone # 732-974-8593 Fax # (732) 974-8594 Cell # \_\_\_\_\_

E-mail address: Mark-mark@melilloarchitecture.com; Mike Melillo - mikem@melilloarchitecture.com  
kim@melilloarchitecture.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)

<i>PRINCIPAL USE:</i>	<i>Required and/or Permitted</i>	<i>Existing</i>	<i>Proposed</i>
<i>Minimum lot area</i>	5,000 sq.'	5,000 sq.'	5,000 sq.'
<i>Minimum lot width</i>	50'	50'	50'
<i>Minimum lot depth</i>	100'	100'	100'
<i>Minimum lot frontage</i>	50'	50'	50'
<i>Minimum front yard setback</i>	17.51' Avg.	14.4'	16.54'
<i>Minimum rear yard setback</i>	25'	2.4'	5.08'
<i>Minimum side yard setback</i>	5' / 10'	2.1' / 7.1'	2.08' / 7.37'
<i>Maximum percent building coverage</i>	35%	45.66%	45.24%
<i>Maximum percent lot coverage</i>	60%	68.22%	66.88%
<i>Maximum number of stories</i>	2.5	2	2.5
<i>Maximum building height (in feet)</i>	35'	<35'	34.68'
<i>Square footage of principal structure</i>	1,750 sq.'	2,283 sq.'	2,262 sq.'
<i>Off-street parking spaces</i>	2	0	2
<i>Prevailing Setback of adjacent buildings within the block/within 200 ft.</i>		17.51'	16.54'
<b>ACCESSORY USE/STRUCTURE: N/A</b>	<i>Required and/or Permitted</i>	<i>Existing</i>	<i>Proposed</i>
<i>Minimum front yard setback</i>			
<i>Minimum rear yard setback</i>			
<i>Minimum side yard setback</i>			
<i>Minimum combined side yard setback</i>			
<i>Maximum percent building coverage</i>			
<i>Maximum percent lot coverage</i>			
<i>Maximum number of stories</i>			
<i>Maximum building height (in feet)</i>			
<i>Square footage of accessory structure</i>			
<i>Distance between principal &amp; accessory structure</i>			
<i>Existing use or uses on the lot:</i> 3 detached single family dwellings			
<i>Proposed use or uses on the lot:</i> One (1) Single Family Dwelling with attached garage			
<i>Is the property located in a special flood hazard area?</i> No - NJDEP FEMA FloodReport Attached			

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: 3 Existing Residential Units; Proposal is to reduce the property to have one (1) Single-Family Residential Unit

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: \* OPRA Application has not been submitted because property changing to a conforming use

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 Morrmouth : ss

Jonathan Karabas and Sandra M. Chang being of full age, being duly sworn according to Law, on oath depose and says that all the above statements are true.

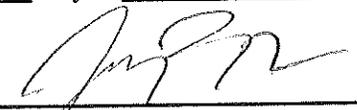
  
(Original Signature of Applicant to be Notarized)

Jonathan Karabas and Sandra M. Chang  
(Print Name of Applicant)

Sworn and subscribed before me this

28th day of October, 2024

[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, Jonathan Karabas and Sandra M. Chang, WITH MAILING ADDRESS OF  
(Insert Property Owner's Name)

[REDACTED] OF FULL AGE BEING DULY  
(Insert Property Owner's Mailing Address)

SWORN ACCORDING TO LAW AND OATH DEPOSES AND SAYS:

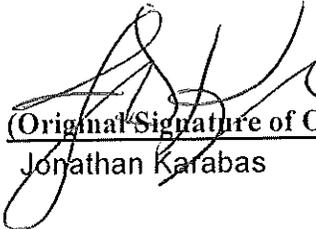
"I/WE ARE THE OWNER(S) OF THE SUBJECT PROPERTY IN CONNECTION WITH

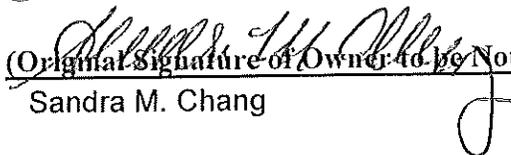
THIS APPLICATION DESIGNATED AS BLOCK(S) 14 LOT(S) 18

ALSO KNOWN AS 103-105 Newark Avenue, Bradley Beach, NJ 07720,  
(Insert physical address of the subject property)

I/WE AUTHORIZE Jonathan Karabas and Sandra M. Chang 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)  
Jonathan Karabas

  
(Original Signature of Owner to be Notarized)  
Sandra M. Chang

Sworn and subscribed before me this  
28th day of October, 2024

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

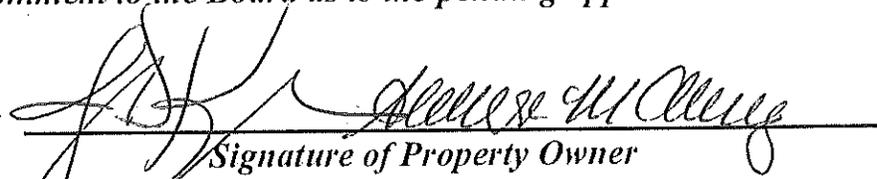
Jeffrey P. Beekman, Esq.  
An Attorney at Law  
State of NJ

[NOTARY SEAL]

**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: 10/28, 2024

  
Signature of Property Owner  
Jonathan Karabas and Sandra M. Chang

**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.

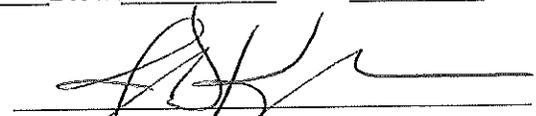
Also in accordance with N.J.S.A. 40:55D-53.1, all unused portion of the escrow account will be refunded upon written request from the applicant, and verification of completion by the board's professionals who reviewed the application.

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.

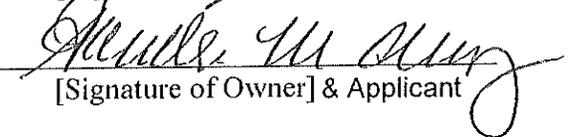
Name of Applicant: Jonathan Karabas and Sandra M. Chang  
[please print]

Property Address: 103-105 Newark Avenue, Bradley Beach, NJ 07720 Block 14 Lot 18

Owner & Applicant's Name: Jonathan Karabas  
[Print Name]

  
[Signature of Applicant] & Owner

Owner's Name: Sandra M. Chang  
& Applicant's Name [Print Name]

  
[Signature of Owner] & Applicant

Date: 10/28, 2024