

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

Information on Subject Property:

1. Property address: 508 Ocean Park Avenue, Bradley Beach, NJ 07720

Block(s) 21 Lot(s) 15 Zone: R-1 Residential

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):

Bulk Variances as follows: Lot Size - 3,400 sq.' existing and proposed; 5,000 sq.' required; Lot width - 34' existing and proposed; 50' required; Front Yard Setback - 20.2' existing and proposed; 25' required; Front yard setback to Porch -

10.3' existing and proposed; 17' required; Side Yard Setback 0.7/7.9' existing and proposed; 5'/10' required; Accessory

(Garage) Setback to side & rear yards - 1.6' existing and proposed to side; 2.2' existing and proposed to rear; 5.0' required for both setbacks to accessory garage; Pool/Spa rear yard setback - 4' proposed; 5' required; Maximum Building Coverage - 46.7% existing and proposed; 35% permitted; Maximum Impervious Coverage - 87.59% existing; 79.62% proposed; 60% permitted; Minimum Distance from Pool/Spa to Garage - 5.26' proposed; 10' required; Parking - 1 existing and proposed; 2 required; Driveway setback 0.4' existing and proposed; 1.0' required; Deck/Patio side yard setback - 0.9' existing and proposed; 5.0' required; any and all other variances or waivers as may be required.

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

The Application is strictly to renovate the wood deck, driveway and patios with new materials, which will ultimately reduce the overall impervious coverage on the lot, and to add a hot tub and pool compliant fence in the locations proposed. No alterations are proposed to the dwelling or garage.

The reduction of impervious coverage along with the aesthetic modifications are positives for both the property and for the neighborhood, and the existence of existing structures limits where the owner/applicants can improve their property.

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: Susan Levy

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):

Same as Owner

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

Phone # 732-774-8262 x 107 Fax # 732-774-6989 Cell # [REDACTED]

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

Applicant's Professionals' Information:

10. Name of applicant's Attorney (if applicable)

(Companies/Corporations must be represented): Jeffrey P. Beekman, Esq., The Beekman Law Firm, LLC

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

Phone # 732-774-8262 x 107 Fax # 732-774-6989 Cell # [REDACTED]

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

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

Mailing Address: KBA Engineering Services, LLC, 2517 Route 35, Manasquan, NJ 08736

Phone # 732-722-8555 Fax # 732-722-8557 Cell # [REDACTED]

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

12. Name of applicant's Planner (if applicable): Joe J. Kociuba, P.E. & P.P.

Mailing Address: As above

Phone # _____ Fax # _____ Cell # _____

E-mail address: _____

13. Name of applicant's Surveyor: InSite Surveying

Mailing Address: _____

Phone # _____ Fax # _____ Cell # _____

E-mail address: _____

14. Name of applicant's Architect (if applicable): N/A - Landscape/Exterior Renovations only

Mailing Address: _____

Phone # _____ Fax # _____ Cell # _____

E-mail address: _____

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 sq.'	3,400 sq.'	3,400 sq.'
Minimum lot width	50'	34'	34'
Minimum lot depth	100'	100'	100'
Minimum lot frontage	50'	34'	34'
Minimum front yard setback	25' / 17'	20.2' / 10.3'	20.2' / 10.3'
Minimum rear yard setback	25'	29.2'	29.2'
Minimum side yard setback	5' / 10'	0.7' / 7.9'	0.7' / 7.9'
Maximum percent building coverage	35%	46.97%	46.97%
Maximum percent lot coverage	60%	87.59%	79.62%
Maximum number of stories	2	2	2
Maximum building height (in feet)	30'	<30'	<30'
Square footage of principal structure	N/A		
Off-street parking spaces	2	1	1
Prevailing Setback of adjacent buildings within the block/within 200 ft.			
ACCESSORY USE/STRUCTURE:	Required and/or Permitted	Existing	Proposed
Minimum front yard setback	N/A		
Minimum rear yard setback	5'	2.2'	2.2'
Minimum side yard setback	5'	1.5'	1.5'
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)	28'	16'	<16'
Square footage of accessory structure	N/A		
Distance between principal & accessory structure	Existing		
Existing use or uses on the lot: Single Family Dwelling w/ detached garage and impervious cover			
Proposed use or uses on the lot: Single Family Dwelling w/ detached garage and revised impervious cover			
Is the property located in a special flood hazard area? No - See NJDEP FEMA Flood Report 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: 1 and 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.
NOTE: Current Plans have been modified

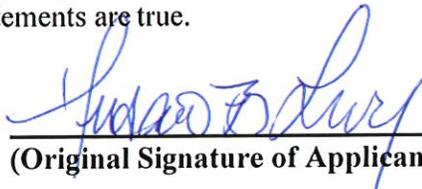
21. Tax and Assessment payment report indication of all taxes and/or assessment required to be paid attached to this application: YES NO

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 Monmouth :

Susan Levy 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)

Susan Levy

(Print Name of Applicant)

Sworn and subscribed before me this
7th day of October, 2024

[NOTARY SEAL]

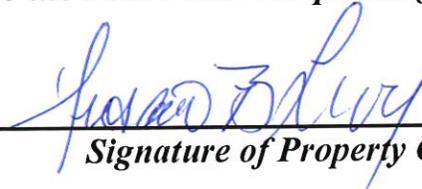


Signature of Notary Public Jeffrey P. Beekman, Esq.
An Attorney at Law
State of NJ

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: October 7, 2024


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.

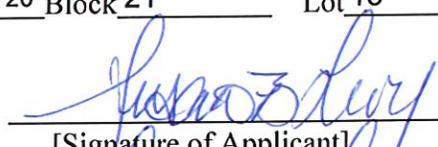
Also in accordance with N.J.S.A. 40:55D-53.1, all unused portion of the escrow account will be refunded upon written request from the applicant, and verification of completion by the board's professionals who reviewed the application.

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.

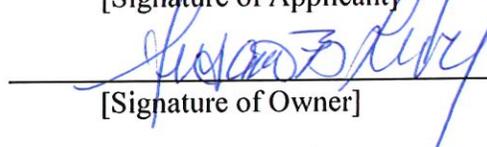
Name of Applicant: Susan Levy
[please print]

Property Address: 508 Ocean Park Avenue, Bradley Beach, NJ 07720 Block 21 Lot 15

Applicant's Name: Susan Levy
[Print Name]


[Signature of Applicant]

Owner's Name: Susan Levy
[Print Name]


[Signature of Owner]

Date: October 7, 2024