

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

**Information on Subject Property:**

1. Property address: 1103 1/2 Beach Avenue, Bradley Beach, NJ 07720

Block(s) 10 Lot(s) 16 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):

Min. Lot Area - 1,261 sq.' existing and proposed whereas 5,000 sq.' required; Min. Lot Width - 19.83' existing and proposed whereas 50' required; Min. Lot Depth - 63.57' existing and proposed whereas 100' required; Min. Side Yard Setback - 3.0' proposed both side setbacks where 4' required; Min. Rear Yard Setback - 6.0' proposed whereas 15.9' required; Max. Building Coverage - 52.7% proposed (56.1% existing) whereas 35% permitted; Max. Impervious Coverage - 71.7% proposed (84.4% existing) whereas 60% permitted; Maximum building Height - 29' to Mechanical bulkhead, but otherwise 27' to roof ridge whereas 27' is permitted; Side Yard Setback to covered porch and porch above covered porch - 3.0' proposed for both sides whereas 4.0' is required; Driveway Width - 20' proposed whereas 12' maximum permitted. Any and all other variances or waivers as may be required for the Land Use Application and approvals.

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

The property is constrained by existing lot size and dimensions, though the proposed development is less impactful than the existing conditions on the lot. The property needs redevelopment as the existing structure is older and requires significant maintenance. Applicant is proposing off-street parking which the property does not currently have, along with aesthetic improvements. Applicants is requesting variances for those reasons noted in N.J.S.A. 40:55D-70(c)(1) and (2).

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: Michael Laterza & Peter Di Nuovo

Mailing address: [REDACTED]

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

E-mail address: [REDACTED]



14. Name of applicant's Architect (if applicable): Michael J. Moss, Moss Architecture, LLC

Mailing Address: 429 Monmouth Avenue, Bradley Beach, NJ 07720

Phone # 732-567-8311 Fax # \_\_\_\_\_ Cell # 

E-mail address: mjmossarch@gmail.com

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

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.'	1,261 sq.'	1,261 sq.'
<i>Minimum lot width</i>	50'	19.83'	19.83'
<i>Minimum lot depth</i>	100'	63.57'	63.57'
<i>Minimum lot frontage</i>			
<i>Minimum front yard setback</i>	9.87' Average	12.70'	15.50'
<i>Minimum rear yard setback</i>	15.9' Minimum	5.97'	6.0'
<i>Minimum side yard setback</i>	4.0' / 4.0'	2.10' / 3.65'	3.0' / 3.0'
<i>Maximum percent building coverage</i>	35%	56.1%	52.7%
<i>Maximum percent lot coverage</i>	60%	84.4%	71.7%
<i>Maximum number of stories</i>	2	1	2
<i>Maximum building height (in feet)</i>	27'	15'	27 roof ridge/29' mechanical platform
<i>Square footage of principal structure</i>			
<i>Off-street parking spaces</i>	2	0	2
<i>Prevailing Setback of adjacent buildings within the block/within 200 ft.</i>			
<i>ACCESSORY USE/STRUCTURE: N/A</i>	<i>Required and/or Permitted</i>	<i>Existing</i>	<i>Proposed</i>
<i>Minimum front yard setback</i>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
<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: Single Family Dwelling</i>			
<i>Proposed use or uses on the lot: Single Family Dwelling</i>			
<i>Is the property located in a special flood hazard area? No</i>			

*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 / 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. Applicant is bypassing Zoning Permit and making direct application to the Land Use Board.

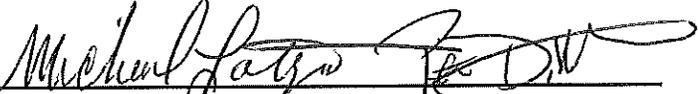
21. Tax and Assessment payment report indication of all taxes and/or assessment required to be paid attached to this application:  YES  NO

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 Somerset : SS

Michael Laterza & Peter Di Nuovo 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)

Michael Laterza Peter Di Nuovo  
(Print Name of Applicant)

Sworn and subscribed before me this  
8th day of February, ~~2024~~ 2025

[NOTARY SEAL]

  
Signature of Notary Public  
Comm. Number 50122208  
Commission Expires 2/6/2030

**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, Michael Laterza & Peter Di Nuovo, WITH MAILING ADDRESS OF  
(Insert Property Owner's Name)

31 Meadow Lane, Nanuet, NY 10954 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) 10 LOT(S) 16

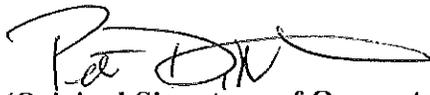
ALSO KNOWN AS 1103 1/2 Beach Avenue, Bradley Beach, NJ 07720,  
(Insert physical address of the subject property)

I/WE AUTHORIZE Jeffrey P. Beekman, Esq., ourselves, and our other 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)

Michael Laterza

  
(Original Signature of Owner to be Notarized)

Peter Di Nuovo

Sworn and subscribed before me this

8<sup>th</sup> day of February, ~~2024~~ 2025

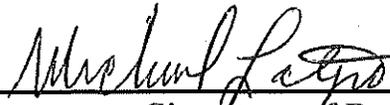
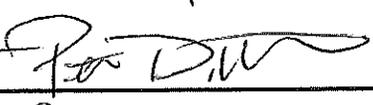
[NOTARY SEAL]

  
Signature of Notary Public

Comm. Number 50122208  
Commission Expires 2/6/2030

**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: 2/8/25, ~~2024~~ 2025    
Signature of Property Owner  
Michael Laterza Peter Di Nuovo

**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.

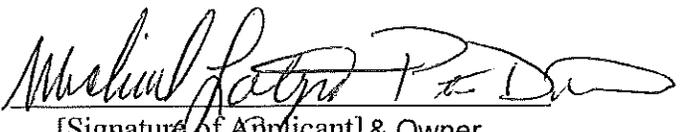
Also in accordance with N.J.S.A. 40:55D-53.1, all unused portion of the escrow account will be refunded upon written request from the applicant, and verification of completion by the board's professionals who reviewed the application.

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.

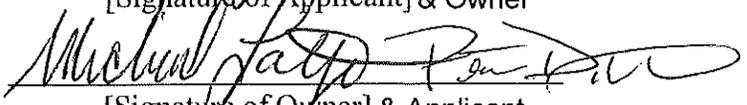
Name of Applicant: Michael Laterza & Peter Di Nuovo  
[please print]

Property Address: 1103 1/2 Beach Avenue, Bradley Beach, NJ 07720 Block 10 Lot 16

Applicant's Name: Michael Laterza & Peter Di Nuovo  
[Print Name]

  
[Signature of Applicant] & Owner

Owner's Name: Michael Laterza & Peter Di Nuovo  
[Print Name]

  
[Signature of Owner] & Applicant

Date: 2/8/25, ~~2024~~ 2025