

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

Information on Subject Property:

1. Property address: 116 McCabe Avenue, Bradley Beach, NJ 07720

Block(s) 26 Lot(s) 1 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):

Section 450-Attachment 1 - Maximum Building Coverage - 37.9% proposed; 35% permitted

Section 450-Attachment 1-Rear Yard Setback to Accessory Structure-4.1' existing and proposed to remain; 5.0' required

Section 450-Attachment 1-Side Yard Setback to Accessory Structure-1.2' existing and proposed to remain; 5.0' required

Section 450-44a - Fence Height in front yard - 4.0' proposed where 3.0' permitted

Section 450-41.a.3-Maximum Driveway Width - 18.78' proposed where 12.0' permitted

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

The Lot has existing non-conforming conditions that Applicants proposed to mitigate while maintaining an existing accessory garage structure that is proposed to be altered, while being located on a corner lot, the fence height of 3.0' impairs the security requested for the property. Applicants proposes bulk variance under C(1) Hardship, and C(2) better zoning alternative, that is better than the current property conditions.

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: Anthony J. Dimarco & Renata K. Dimarco

Mailing address: _____

Phone # _____

Fax # N/A

Cell # _____

E-mail address: _____

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 - Applicant is also the 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 Ave., Ocean Grove, NJ 07756

Phone # 732-774-8262 x107 Fax # 732-774-6989 Cell # 

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.

Mailing Address: 47 Main Ave., Ocean Grove, NJ 07756

Phone # 732-774-8262 x107 Fax # 732-774-6989 Cell # 

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

11. Name of applicant's Engineer (if applicable): Douglas D. Clelland, PE, InSite Engineering, LLC

Mailing Address: 1955 ROUTE 34, SUITE 1A, WALL, NJ 07719

Phone # 732-531-7100 Fax # 732-531-7344 Cell # _____

E-mail address: doug@insiteeng.net

12. Name of applicant's Planner (if applicable): TBD

Mailing Address: _____

Phone # _____ Fax # _____ Cell # _____

E-mail address: _____

13. Name of applicant's Surveyor: Frank J. Barlowski, PLS, InSite Engineering, LLC

Mailing Address: 1955 ROUTE 34, SUITE 1A, WALL, NJ 07719

Phone # 732-531-7100 Fax # 732-531-7344 Cell # _____

E-mail address: doug@insiteeng.net

14. Name of applicant's Architect (if applicable): The Creative Minds Group Architecture, LLC

Mailing Address: 176 Timberlake Drive, Manahawkin, NJ 08050

Phone # 609-879-3005 Fax # _____ Cell # 

E-mail address: Edward Gorleski - ed@cmgworkshop.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.'	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>	17.2' (Average)	12.1 (N)	17.22'
<i>Minimum rear yard setback</i>	25'	38.2'	43.99'
<i>Minimum side yard setback</i>	5'	4.3' (N)	5'
<i>Maximum percent building coverage</i>	35%	35.8% (N)	37.9% (V)
<i>Maximum percent lot coverage</i>	60%	71.7%	59.94%
<i>Maximum number of stories</i>	2.5	2	2.5
<i>Maximum building height (in feet)</i>	35	26.1	35
<i>Square footage of principal structure</i>	N/A	N/A	N/A
<i>Off-street parking spaces</i>	2	2 (N)	2
<i>Prevailing Setback of adjacent buildings within the block/within 200 ft.</i>		17.2'	17.22'
<i>ACCESSORY USE/STRUCTURE:</i>	<i>Required and/or Permitted</i>	<i>Existing</i>	<i>Proposed</i>
<i>Minimum front yard setback</i>	N/A	N/A	
<i>Minimum rear yard setback</i>	5.0'	4.1 (N)	4.1' (E)
<i>Minimum side yard setback</i>	5.0'	1.2' (N)	1.2' (E)
<i>Minimum combined side yard setback</i>	N/A	N/A	N/A
<i>Maximum percent building coverage</i>	N/A	N/A	N/A
<i>Maximum percent lot coverage</i>	N/A	N/A	N/A
<i>Maximum number of stories</i>	1	1	1
<i>Maximum building height (in feet)</i>	15'	14.4'	15'
<i>Square footage of accessory structure</i>	800 sq.'	590.3 sq.'	403 sq.'
<i>Distance between principal & accessory structure</i>	20'	5.7'	20.41'
<i>Existing use or uses on the lot: 2-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". **

(N) - Existing Variance Condition; (E) - Existing Variance to Remain; (V) - Variance Requested

Detail Proposed Information:

16. Existing and proposed number of units, if applicable: 2 Existing; 1 Proposed

* Fence Height in Front Yard - 3.0' permitted; 4.0' proposed (V)

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. Application is made directly to the Bradley Beach 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 WIPP Reports for Taxes & Sewer Attached

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 :

Anthony J. Dimarco & Renata K. Dimarco being of full age, being duly sworn according to Law, on oath depose and says that all the above statements are true.

 Renata Di Naro
(Original Signature of Applicant to be Notarized)

Anthony J. Dimarco & Renata K. Dimarco
(Print Name of Applicant)

Sworn and subscribed before me this

6th day of June, 2025

[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, Anthony J. Dimarco & Renata K. Dimarco, WITH MAILING ADDRESS OF
(Insert Property Owner's Name)

30 Spruce Hollow Drive, Howell, NJ 07731 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) 26 LOT(S) 1

ALSO KNOWN AS 116 McCabe Avenue, Bradley Beach, NJ 07720
(Insert physical address of the subject property)

I/WE AUTHORIZE Douglas D. Clelland, PE and Edward Gorleski, Architect
(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)

Anthony J. Dimarco



(Original Signature of Owner to be Notarized)

Renata K. Dimarco

Sworn and subscribed before me this

6th day of June, 2025

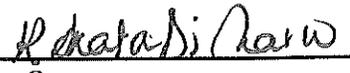
[NOTARY SEAL]



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: June 6, 2025  
Signature of Property Owner
Anthony J. Dimarco & Renata K. Dimarco

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.

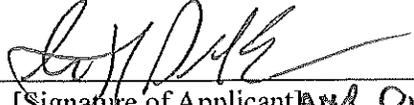
Any request for replenishment of escrow funds shall be due within fifteen [15] days of receipt of the request. If payment is not received within that time, applicant will be considered to be in default, and such default may jeopardize appearance before the Board and/or hold up of any and all pending 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: Anthony J. Dimarco & Renata K. Dimarco
[please print]

Property Address: 116 McCabe Avenue, Bradley Beach, NJ 07720 Block 26 Lot 1

Applicant's Name: Anthony J. Dimarco 
& Owner [Print Name] [Signature of Applicant] *and Owner*

Owner's Name: Renata K. Dimarco 
& Applicant [Print Name] [Signature of Owner] *and applicant*

Date: June 6, 2025