

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

**Information on Subject Property:**

1. Property address: 615 Fifth Avenue, Bradley Beach, NJ 07720

Block(s) 57 Lot(s) 4 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):  
Side Yard Setback - 10% of Lot width/5' required - 2.06' existing and proposed to 2nd story addition above existing 1st floor.

Building Height - 3 1/2 stories permitted - 35.25' existing and proposed to match with addition as proposed, while stories complies at 2 1/2

Front Yard Setback Dwelling & Porch - 25' required to dwelling; 17' required to porch - Existing is 23.06' to dwelling & 15.7' to porch, but no changes are proposed to these conditions

Balcony at rear of structure.

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

Hardship C(1)(c) - The location of the existing structure, and the current height of the existing structure, lawfully existing on the property, causes a 40:55D-70(c) hardship. The structural components and existing height of the existing structure requires the Applicant to seek variance relief from the Land Use Board because the existing non-conforming conditions must be matched for structural integrity, aesthetics and other reasons to be confirmed with testimony at a hearing before the Zoning Board of Adjustment. The strict application of the Ordinance would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardship upon, the Applicant and the property.

C(2) - the relief requested would advance the purposes of the Master Plan and Ordinance with the deviations requested, for which the benefits would substantially outweigh any detriment.

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: Russell C. Kurtz

Mailing address: 615 Fifth Avenue, Bradley Beach, NJ 07720

Phone # [REDACTED] Fax # \_\_\_\_\_ Cell # \_\_\_\_\_

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., The Beekman Law Firm, LLC

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

Phone # 732-774-8262 x107

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 Ave., Ocean Grove, NJ 07756

Phone # 732-774-8262 x107

Fax # 732-774-6989

Cell # [REDACTED]

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

11. Name of applicant's Engineer (if applicable): Daniel W. Caruso, P.E. / Tom Giglio

Mailing Address: Landmark Surveying and Engineering, Inc., 813 Main St., Avon-by-the-Sea, NJ 07717

Phone # 732-775-8558

Fax # 732-775-7848

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

E-mail address: Landmarkse@Optimum.net

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

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

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

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

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

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

13. Name of applicant's Surveyor: Landmark Surveying and Engineering, Inc. (AS ABOVE)

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

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

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

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

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

14. Name of applicant's Architect (if applicable): Donald J. Passman, AIA, Passman Ercoline Architects, P.C.

Mailing Address: 1320 Allaire Avenue, Ocean, NJ 07712

Phone # 732-531-8709 Fax # 732-531-8706 Cell # \_\_\_\_\_

E-mail address: pearchitects@aol.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)*

<b>PRINCIPAL USE:</b>	<i>Required and/or Permitted</i>	<i>Existing</i>	<i>Proposed</i>
<i>Minimum lot area</i>	5,000 sq.'	9,110.14 sq.'	9,110.15 sq.'
<i>Minimum lot width</i>	50'	50'	50'
<i>Minimum lot depth</i>	100'	186.10'	186.10'
<i>Minimum lot frontage</i>	50'	50'	50'
<i>Minimum front yard setback</i>	25' or Average	23.06'	23.06' *
<i>Minimum rear yard setback</i>	25'	110.84'	71.08'
<i>Minimum side yard setback</i>	10%/5'; 20%/10'	2.06' / 12.23'	2.06' / 12.23' **
<i>Maximum percent building coverage</i>	35%	25.2%	34.7%
<i>Maximum percent lot coverage</i>	60%	51.5%	56.3%
<i>Maximum number of stories</i>	2 1/2	2 1/2	2 1/2
<i>Maximum building height (in feet)</i>	35'	35.25'	35.25' **
<i>Square footage of principal structure</i>	3,188.55 sq.'	2,304.5 sq.'	3,161.55 sq.'
<i>Off-street parking spaces</i>	4	> 4	> 4
<i>Prevailing Setback of adjacent buildings within the block/within 200 ft.</i>		TBD	TBD
<b>ACCESSORY USE/STRUCTURE:</b>	<i>Required and/or Permitted</i>	<i>Existing</i>	<i>Proposed</i>
<i>Minimum front yard setback</i>	Porch - 17' or Avg	Porch - 15.7'	1Porch - 5.7' *
<i>Minimum rear yard setback</i>	Garage-5'	6.86'	6.86'
<i>Minimum side yard setback</i>	Garage-5'	7.26'	7.26'
<i>Minimum combined side yard setback</i>	N/A for Application		
<i>Maximum percent building coverage</i>	N/A for Application		
<i>Maximum percent lot coverage</i>	N/A for Application		
<i>Maximum number of stories</i>	N/A for Application		
<i>Maximum building height (in feet)</i>	N/A for Application		
<i>Square footage of accessory structure</i>	N/A for Application		
<i>Distance between principal &amp; accessory structure</i>	20'	> 20'	> 20'
<i>Existing use or uses on the lot:</i> Single Family Residential Dwelling with detached garage/garage apartment			
<i>Proposed use or uses on the lot:</i> Single Family Residential Dwelling with detached garage/garage apartment			
<i>Is the property located in a special flood hazard area?</i> No - Please see Flood Risk Notification Report Attached			

**NOTE:** Any items that are not applicable to a particular application shall be marked with an "N/A".

\* Existing Non-Conformity to remain as existing

\*\* Proposed Variance to match existing Condition

**Detail Proposed Information:**

16. Existing and proposed number of units, if applicable: 2 and 1 single-family dwelling with detached garage with garage apartment (2)

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 by-passing Zoning Permit Application because existing conditions to be matched are non-conforming

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 & Utilities 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 :  
County of Monmouth : ss

Russell C. Kurtz being of full age, being duly sworn according to Law, on oath depose and says that all the above statements are true.

*Russell C. Kurtz*  
(Original Signature of Applicant to be Notarized)

Russell C. Kurtz  
(Print Name of Applicant)

Sworn and subscribed before me this  
16th day of September, 2025

[NOTARY SEAL]

*J.P. Beekman*  
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, Russell C. Kurtz, WITH MAILING ADDRESS OF  
(Insert Property Owner's Name)

615 Fifth Avenue, Bradley Beach, NJ 07720 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) 57 LOT(S) 4

ALSO KNOWN AS 615 Fifth Avenue, Bradley Beach, NJ 07720  
(Insert physical address of the subject property)

I/WE AUTHORIZE Russell C. Kurtz and his 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)

(Original Signature of Owner to be Notarized)

Sworn and subscribed before me this  
16th day of September, 2025

[NOTARY SEAL]

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

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



**New Search** | **Assessment Postcard** | **Property Card**

Block: 57 Prop Loc: 615 FIFTH AVE Owner: KURTZ, RUSSELL C Square Ft: 2453  
 Lot: 4 District: 1308 BRADLEY BEACH Street: 615 FIFTH AVE Year Built: 1924  
 Qual: 2 Class: 2 City State: BRADLEY BEACH, NJ 07720 Style: 5

Prior Block: 57 Terms of Use: 19  
 Prior Lot: 19 Mtg Acct: 0  
 Prior Qual: Bank Code: 0  
 Updated: 07/31/24 Tax Codes: 0  
 Zone: R-1 Map Page: 11

Additional Information  
 Add'l Lots: EPL Code: 0 0 Rel 2024-1  
 Land Desc: 50 X 174 Statute:  
 Bldg Desc: Initial: 000000 Further: 000000  
 Class4Cd: 0 Desc:  
 Acreage: 0.1997 Taxes: 14279.53 / 0.00

Sale Date: 11/03/22 Book: 9623 Page: 3044 Price: 1 NU#: 25  
 Sale Information  
 Price: 1 NU#: 25 Ratio  
 Grantor: KURTZ, RUSSELL C  
 Grantee: KURTZ, RUSSELL C

TAX-LIST-HISTORY

Year Property Location Land/Imp/Tot Exemption Assessed Property Class

Year	Property Location	Land/Imp/Tot	Exemption	Assessed	Property Class
<u>2025</u>	615 FIFTH AVE	752500	0	1659900	2
		907400			
		1659900			
<u>2024</u>	615 FIFTH AVE	700000	0	1244400	2
		544400			
		1244400			
<u>2023</u>	615 FIFTH AVE	636500	0	1175800	2
		539300			
		1175800			
<u>2022</u>	615 FIFTH AVE	534200	0	985300	2



Block 57 Land Desc 50 X 174 Owners Name  
 Lot 4 Bldg Desc Sewer/WATER  
 Qual Addl Lots Gas: SEWER ONLY  
 Acct# 19 Acreage 0.200 Class 2 No-Ow  
 Description: PAVED  
 Property Location: 615 FIFTH AVE  
 City & State  
 Bank 00000 Land 752,500 Exemption  
 Zip 07720 Impr 907,400 Code  
 Zone R-1 Total 1,659,900 Value 0  
 Net Taxable Value Deductions Cd No-Ow

**DESCRIPTION**

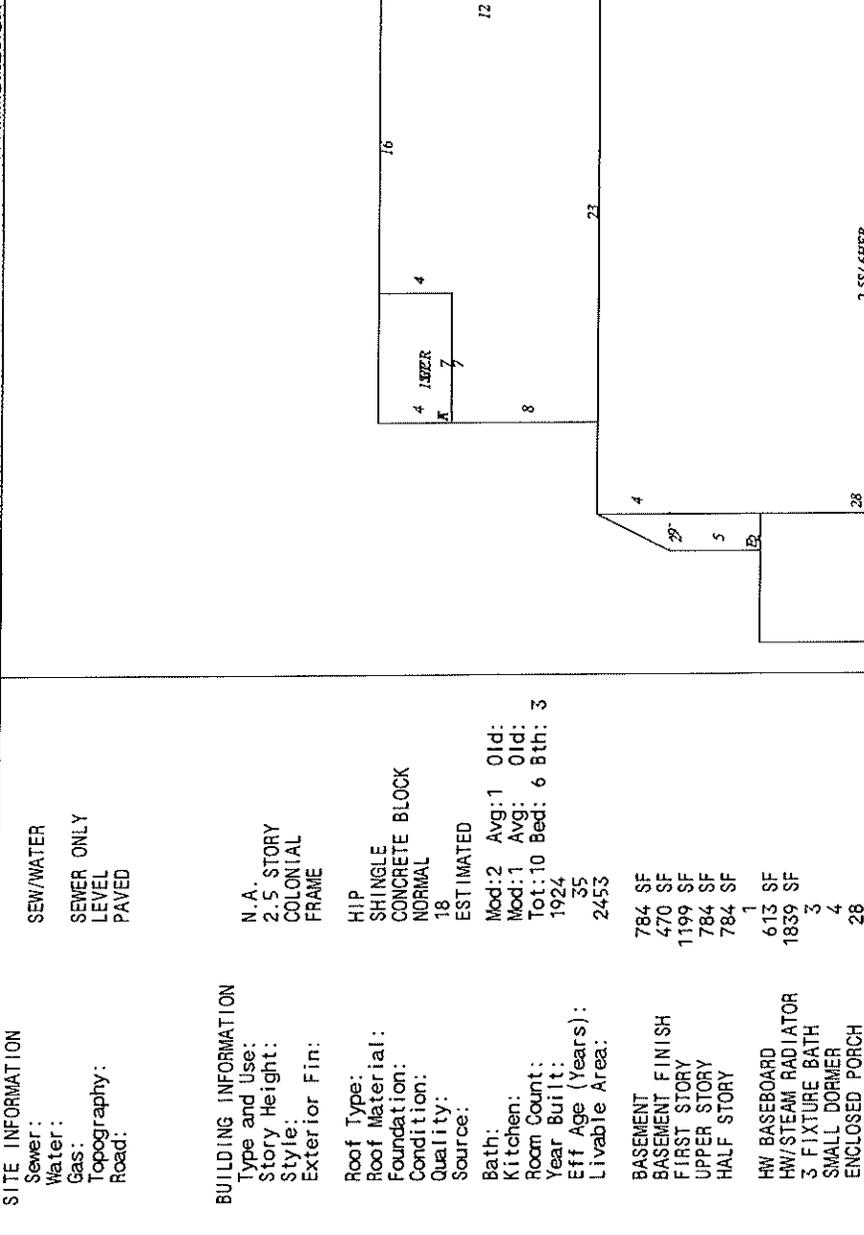
**SITE INFORMATION**

Sewer: SEWER/WATER  
 Water:  
 Gas: SEWER ONLY  
 Topography:  
 Road: PAVED

**BUILDING INFORMATION**

Type and Use: N.A.  
 Story Height: 2.5 STORY  
 Style: COLONIAL  
 Exterior Fin: FRAME  
 Roof Type: HIP  
 Roof Material: SHINGLE  
 Foundation: CONCRETE BLOCK  
 Condition: NORMAL  
 Quality: 18  
 Source: ESTIMATED  
 Bath: Mod: 2 Avg: 1 Old: 1  
 Kitchen: Mod: 1 Avg: 0 Old: 0  
 Room Count: Tot: 10 Bed: 6 Bth: 3  
 Year Built: 1924  
 Eff Age (Years): 35  
 Livable Area: 2453  
 BASEMENT 784 SF  
 BASEMENT FINISH 470 SF  
 FIRST STORY 1199 SF  
 UPPER STORY 784 SF  
 HALF STORY 784 SF  
 HW BASEBOARD 613 SF  
 HW/STEAM RADIATOR 1839 SF  
 3 FIXTURE BATH 3  
 SMALL DORMER 4  
 ENCLOSED PORCH 28  
 OPEN PORCH 245 SF  
 SHED 1STY 288 SF  
 BRICK PATIO 25 336 SF

**SKETCH**



SALE DATE 00/00/00  
 SALE PRICE 0

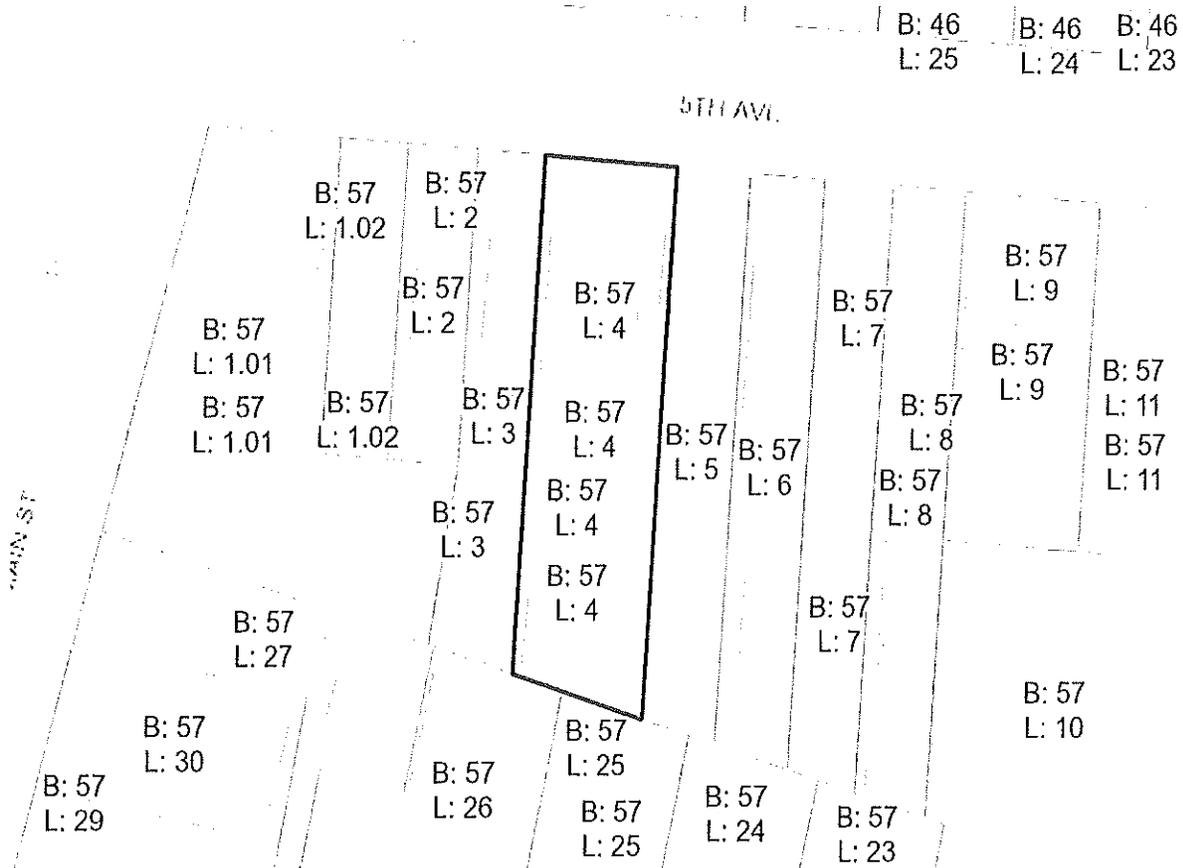
# STATE OF NEW JERSEY FLOOD RISK NOTIFICATION REPORT

provided by the New Jersey Department of Environmental Protection  
for purposes of flood risk notification pursuant to P.L. 2023, c. 94



Report Generated: September 12, 2025

The New Jersey law on flood risk notification, P.L. 2023, c. 94, requires landlords and sellers of real property to make certain disclosures concerning known and potential flood risks. This automated report has been generated by the New Jersey Department of Environmental Protection (NJDEP) Flood Risk Notification Tool and is intended to assist its users in identifying flood risks that may affect a subject parcel.



### Subject Parcel:

PIMS ID	1308_57_4
Street Address	615 FIFTH AVE
City	BRADLEY BEACH BORO
County	MONMOUTH
Block	57
Lot	4

This automated report is provided as a free public service and is intended for informational purposes only. This report does not constitute a delineation of regulated areas or an authorization to conduct any regulated activities upon the subject parcel.

STATE OF NEW JERSEY  
FLOOD RISK NOTIFICATION REPORT

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The following flood risk information is derived from publicly accessible Federal Emergency Management Agency (FEMA) data available at the time this automated report was generated, and only indicates whether the subject parcel is located within a FEMA Special Flood Hazard Area (the 100-year/1% annual chance floodplain) or a FEMA Moderate Risk Flood Hazard Area (the 500-year/0.2% annual chance floodplain) based on effective (final) and preliminary (draft) FEMA Flood Insurance Rate Maps. Users should be guided by preliminary flood zones where available.

FEMA EFFECTIVE FLOOD ZONE(S)	FEMA PRELIMINARY FLOOD ZONE(S) (if applicable)
This property is located in an Area of Minimal Flood Hazard.	This property is located in an Area of Minimal Flood Hazard.
X: AREA OF MINIMAL FLOOD HAZARD	X: AREA OF MINIMAL FLOOD HAZARD

### IMPORTANT NOTICES

Flood risks in New Jersey are growing due to the effects of climate change. Coastal and inland areas may experience significant flooding now and in the near future, including in places that were not previously known to flood. For example, by 2050, it is likely that sea-level rise will meet or exceed 2.1 feet above 2000 levels, placing over 40,000 New Jersey properties at risk of permanent coastal flooding. In addition, precipitation intensity in New Jersey is increasing at levels significantly above historic trends, placing inland properties at greater risk of flash flooding. These and other coastal and inland flood risks are expected to increase within the life of a typical mortgage originated in or after 2020.

By identifying the presence of Special Flood Hazard Areas and Moderate Risk Flood Hazard Areas officially mapped by FEMA, this report supports flood risk notification, but does not identify every possible flood risk that could affect the subject parcel. For example, while most floodplains in New Jersey have been studied, FEMA has not studied every stream or officially mapped every existing flood hazard area in New Jersey. Additionally, FEMA flood hazard area designations, which are based on historical rainfall trends, do not account for projected future increases in extreme precipitation, sea-level rise, or attendant flooding.

Accordingly, this automated report should be considered as just one point of information in a deeper evaluation of flood risks that may affect the subject parcel.

Depending on their individual needs and interests, users of this report may wish to consult a floodplain management professional to conduct a more fulsome flood risk assessment for the subject parcel.

### INTERPRETING THIS AUTOMATED REPORT

The flood report will list all flood zones that overlap your property.

- The subject parcel is located in the **Special Flood Hazard Area** (100-year or 1% annual chance floodplain) if the report lists any of the following zones: **A, AE, AH, AO, V, or VE**.
  - This is true regardless of subtype, including if no subtypes are present.
- The subject parcel is located in the **Moderate Risk Flood Hazard Area** (500-year or 0.2% annual chance floodplain) if the report includes **Zone X: 0.2 PCT ANNUAL CHANCE FLOOD HAZARD**.

The subject parcel is not located in a FEMA Special or Moderate Risk Flood Hazard Area only if the report states that no FEMA Flood Zones are found or if the report lists **only** Zone X: AREA OF MINIMAL FLOOD HAZARD. If "X: AREA OF MINIMAL FLOOD HAZARD" is listed alongside other flood zones or sub-types

listed above, this indicates that a portion of the property is in a flood hazard zone and should be disclosed as such.

**Subject Parcel:**

PIMS ID	1308_57_4
Street Address	615 FIFTH AVE
City	BRADLEY BEACH BORO
County	MONMOUTH
Block	57
Lot	4

FEMA EFFECTIVE FLOOD ZONE(S)	FEMA PRELIMINARY FLOOD ZONE(S) (if applicable)
This property is located in an Area of Minimal Flood Hazard.	This property is located in an Area of Minimal Flood Hazard.
FloodZone Notes	Preliminary Flood Zone

**Flood Risk Disclosure Requirements**

The New Jersey law on flood risk notification, P.L. 2023, c. 94, requires landlords and sellers of real property to make certain disclosures to prospective tenants and buyers concerning known and potential flood risks. When a subject parcel is located in the Special Flood Hazard Area (100-year or 1% annual chance floodplain) or the Moderate Flood Hazard Area (500-year or 1% annual chance floodplain), this information must be included in Flood Risk Notice and property condition disclosure forms.

It is possible that more than one FEMA flood zone occurs on a subject parcel, or that no FEMA flood zone is present.

A landlord or seller must disclose all current FEMA flood zones present on a subject parcel. The Flood Hazard Area Control Act is clear that "current" means the more protective "preliminary," if it is available.

FEMA periodically re-assesses a community's flood risk using updated data and modeling and mapping technology. These updated models are published as preliminary maps until they are made effective following a public comment or appeal period.

**Understanding FEMA Flood Zones**

FEMA Flood Zones are geographic areas that FEMA has defined according to varying levels of flood risk. These maps are provided to support the National Flood Insurance Program. The maps depict the Special Flood Hazard Areas, or the 100-year flood plain (i.e., Zones A, AE, AH, AO, V, VE), and the 500-year floodplain in both tidal and non-tidal areas. These zones are described in detail below. The maps do not depict actual risk. They are based on past flooding. The age of these maps varies depending on location. FEMA Flood Zones do not reflect future conditions resulting from climate change or changes to the watershed.

**FEMA Preliminary and Effective Maps**

There can be two types of FEMA Flood Zone maps – effective and preliminary. While both maps depict areas with flood potential, maps labeled "preliminary," which are based on more recent and updated

flood data, are not yet used to determine flood insurance rates. Preliminary maps must be adopted by FEMA to replace an effective map for the purposes of flood insurance.

While the preliminary maps contain more recent data, both preliminary and effective maps are based on past flooding and do not reflect future conditions due to the effects of climate change or due to other changes within a watershed.

#### **FEMA Special Flood Hazard Area (SFHA)**

The SFHA is the area subject to flooding by the 100-year flood, which has a 1% chance of occurring in any given year. This flood has an equal chance of occurring every year, regardless of whether it occurred in previous years. The SFHA includes:

- **Floodway (FW):** The inner portion of the flood plain, which has an extremely high risk of flood. Development in this area is generally prohibited.
- **Zone A:** Area inundated by the storm that has 1% chance storm of occurring in a year, known as the Base Flood, where Base Flood Elevations (BFE) have not been determined because no detailed analysis have been performed. Because floodplains marked as Zone A do not tell you the flood elevation, they are not used as a basis for determining compliance with the State's flood hazard regulations.
- **Zone AE:** Area inundated by the Base Flood event with BFE determined. The BFE is the number associated with this zone indicates the elevation of flooding that could occur. Therefore, Zone AE mapping is used to help define jurisdictional limits of the State's flood hazard regulations and to establish design criteria that your project must meet.
- **Zone AH:** Area inundated by the Base Flood with flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.
- **Zone AO:** Area inundated by the Base Flood with flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For some areas, (i.e., alluvial fan flooding), velocities are also determined.
- **Zone V:** Coastal flood zone with waves at least 3 feet in height. Base Flood elevations not determined. Because floodplains marked as Zone V do not tell you the flood elevation, they are not used as a basis for determining compliance with the State's flood hazard regulations.
- **Zone VE:** Coastal flood zone with waves at least 3 feet in height. Base Flood elevations determined. Therefore, Zone VE mapping is used to help define jurisdictional limits of the State's flood hazard regulations and to establish design criteria that your project must meet.

#### **FEMA Moderate Flood Hazard Area (MFHA)**

The MFHA relates to the 500-year flood, which is the level of flooding that has a 0.2% chance of occurring in any given year. This flood has an equal chance of occurring every year, regardless of whether it has occurred in previous years. FEMA Flood Zone maps are based on past flooding, are based on data of varying age, and do not reflect future conditions resulting from climate change. The MFHA includes:

- **Zone X (shaded):** Areas within 500-year flood plain; areas in 100-year flood plain with depths of less than 1 foot or drainage areas less than 1 square mile; areas protected from 100-year flood by levees.
- **Zone X (not shaded):** are areas outside the 500-year flood plain.

STATE OF NEW JERSEY  
FLOOD RISK NOTIFICATION REPORT

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- 500-year flood plain.

LAND DEVELOPMENT

270 Attachment I

APPENDIX A  
Borough of Bradley Beach

Application Checklist and Documents Required To Be Submitted  
[Amended 7-23-2019 by Ord. No. 2019-18]

No.	Description	Variance Applic.	Minor Application		Major Application				Submitted		
			Sketch Plan	Subdivision	Site Plan	Subdivision Prelim	Final	Site Plan Prelim.	Final	<input checked="" type="checkbox"/>	N/A
A.	Application Form (5 copies of completeness) (20 copies for review)	X	X	X	X	X	X	X	X	<input checked="" type="checkbox"/>	N/A
B.	Project Plat Information (5 copies of completeness) (20 copies for review)										
	1. Name, telephone # and address of owner and applicant.	X	X	X	X	X	X	X	X	<input checked="" type="checkbox"/>	
	2. Notarized signature/affidavit of ownership If applicant is not the owner, state applicant's interest in the plan.	X	X	X	X	X	X	X	X	<input checked="" type="checkbox"/>	
	3. Name, signature, license number, seal, address, telephone #, and fax # of the professional engineer, land surveyor, architect, planner, and/or certified landscape architect, as applicable, involved in preparation of the plan.	X	X	X	X	X	X	X	X	<input checked="" type="checkbox"/>	

BRADLEY BEACH CODE

No.	Description	Variance Applic.	Sketch Plan	Minor Application		Major Application			Submitted		
				Subdivision	Site Plan	Subdivision Prelim	Final	Site Plan Prelim	Final	<input checked="" type="checkbox"/>	N/A
4.	Title block denoting type of application, tax map sheet, county, name of the municipality, block and lot, and street location.	X	X	X	X	X	X	X	X	✓	
5.	Key map at specified scale showing location of surrounding properties, streets, easements, municipal boundaries, etc. within 500 feet of the property.	X	X	X	X	X	X	X	X	✓	
6.	North arrow and scale for key map and plat. Scale to include bar graph depicting both feet and meters.	X	X	X	X	X	X	X	X	✓	
7.	Schedule of required zoning district Requirements, including, lot area, density, FAR, lot width, depth, yard, setbacks, building and impervious coverage, parking.	X	X	X	X	X	X	X	X	✓	
8.	Signature and date blocks for Board Chairman, Secretary and Engineer.			X	X	X	X	X	X	✓	
9.	Proof that tax payments are current.	X	X	X	X	X	X	X	X	✓	
10.	Certification blocks required by the Map Filing Law.			X			X				
11.	Monumentation as specified by the Map Filing Law and required by the Borough Engineer.			X			X				

LAND DEVELOPMENT

No.	Description	Variance Applic.	Minor Application		Major Application				Submitted	
			Subdivision	Site Plan	Subdivision	Final	Prelim.	Final		
	12. Date of current property survey, name of reference plat and name and license number of New Jersey professional land surveyor.	X	X	X	X	X	X	X	<input checked="" type="checkbox"/>	N/A
	13. Plans to a scale of not less than 1"=30' and not larger than 1"= 10' on one of the following standard sheet sizes: 8 1/2" x 14", 11" x 17", 24" x 36", or 30" x 42".	X	X	X	X	X	X	X	<input checked="" type="checkbox"/>	
	14. Metes and bounds description showing dimensions, bearing of original and proposed lots.		X	X	X	X	X	X		
	15. Metes and bounds description showing dimensions, bearings, curve data, length of tangents, radii, arcs, chords and central angles for all center lines and right-of-way lines on streets.		X	X	X	X	X	X		
	16. Acreage of tract to the nearest tenth of a square foot and thousandth of an acre.	X	X	X	X	X	X	X	<input checked="" type="checkbox"/>	
	17. Date and number of original plan preparation and of each subsequent revision. Include a brief narrative of each revision.	X	X	X	X	X	X	X	<input checked="" type="checkbox"/>	

BRADLEY BEACH CODE

No.	Description	Variance Applic.	Sketch Plan	Minor Application		Major Application				Submitted		
				Subdivision	Site Plan	Subdivision Prelim	Subdivision Final	Site Plan Prelim	Site Plan Final	<input checked="" type="checkbox"/>	N/A	
18.	Size and location of all existing and proposed structures with all setbacks and length measurement of perimeter building walls dimensioned.	X	X	X	X	X	X	X	X	X	<input checked="" type="checkbox"/>	N/A
19.	Size and location of all existing structures within 200 feet of the site boundaries. (General use for sketch plan)		X	X	X	X	X	X	X	X	<input checked="" type="checkbox"/>	N/A
20.	Tax lot and block numbers of existing lots. The final plat shall show block and lot numbers, street names and addresses (numbers) as approved by the Borough Assessor and Engineer.			X	X	X	X	X	X	X		N/A
21.	Proposed lot lines and area of proposed lots in square feet.		X	X	X	X	X	X	X	X		N/A
22.	Any existing or proposed easement or land reserved or dedicated for public use.	X	X	X	X	X	X	X	X	X		N/A
23.	Property owners within 200 feet of the property. (From the most recent Borough tax records).	X	X	X	X	X	X	X	X	X		Requested
24.	Location of slopes of 15% or greater, streams, floodplains, wetlands or other environmentally sensitive areas on or within 200 feet of the property. (Note: Variance applications need only show on-site)	X	X	X	X	X	X	X	X	X		N/A

LAND DEVELOPMENT

No.	Description	Variance Applic.	Minor Application		Major Application			Submitted	
			Sketch Plan	Subdivision	Site Plan	Subdivision			Site Plan
						Prelim.	Final		
25.	List of required or requested variances.	X		X	X	X	X	✓	
26.	List of requested design exceptions.	X	X	X	X	X	X	N/A	
27.	Phasing plan as applicable to include: a. Circulation plan, including signage separating construction traffic from that generated by the intended use of site. b. Timetable and phasing sequence.			X	X	X	X		
28.	Preliminary architectural floor plans and building elevations.	X	X				X	✓	
29.	Site identification signs, traffic control signs, and identification signs.			X	X	X	X		
30.	Sight triangles.		X		X	X	X		
31.	Proposed street names if and where a new street is proposed.				X	X	X		
32.	Parking plan showing spaces with size and type, aisle widths, curb cuts, drives, driveways, and all ingress and egress points, areas, dimensions and the number of spaces required by ordinance and the number of spaces provided.						X	X	
33.	Number of employees, total and maximum per shift.						X	X	

BRADLEY BEACH CODE

No.	Description	Variance Applic.	Sketch Plan	Minor Application		Major Application				Submitted		
				Subdivision	Site Plan	Subdivision Prelim	Final	Site Plan Prelim.	Final	<input checked="" type="checkbox"/>	N/A	
34.	Solid waste management and recycling plan showing dumpster location and provisions for waste and recyclables.				X					X		
35.	Size and location of all existing and proposed streets (general location for sketch plan).	X	X	X	X					X		
36.	Existing and proposed grades and other topographic features of the property and for a minimum distance of 50 feet beyond the property lines. Contours shall be at one-foot intervals with spot elevations at critical points.		X	X								✓
37.	Topographical features of the property from county aerial map.		X									
38.	Boundary, limit, nature and extent of wooded areas, specimen trees and other significant physical features	X	X	X	X					X		✓
39.	Existing system of drainage of the property and any larger tract or basin of which it is a part.									X		
40.	Pre and post drainage area maps.									X		
41.	Pre and post drainage calculations.									X		

LAND DEVELOPMENT

No.	Description	Variance Applc.	Sketch Plan	Minor Application		Major Application				Submitted		
				Subdivision	Site Plan	Subdivision Prelim	Subdivision Final	Site Plan Prelim.	Site Plan Final	<input checked="" type="checkbox"/>	N/A	
42.	Percolation tests and soil logs where retention basin, or groundwater recharge is proposed or required.			X	X	X	X	X		X		
43.	Existing rights-of-way and easements within 200 feet of the tract.		X	X	X	X	X	X		X		
44.	Number of lots following subdivision and acreage if over one acre, or square feet if less than one acre.	X	X	X	X	X	X	X		X		N/A
47.	Indication of existing utilities.		X									
48.	Copy of plat and plans on a 3.5" diskette or CD in a.dxf file format if the plat or plans are drawn in AutoCAD format.						X			X		
49.	Two copies of the final map as filed with the Borough Tax Assessor and Engineer.						X			X		
<b>C. Construction Plans</b>												
1.	Site layout showing all roadways, circulation patterns, curbs, sidewalks buffers, structures, open space, recreation etc., as applicable.				X	X	X	X		X		
2.	Grading and utility plan to include as applicable:			X	X	X	X	X		X		

BRADLEY BEACH CODE

No.	Description	Variance Applic.	Minor Application		Major Application				Submitted	
			Subdivision	Site Plan	Subdivision	Final	Prelim.	Final		
	<p>a. Existing and proposed grades and other topographic features of the property and for a min. distance of 50 feet beyond the property lines. Contours shall be at 1-foot intervals with spot elevations at critical points.</p> <p>b. Elevations of existing and proposed structures.</p> <p>c. Location and invert elevation of existing and proposed drainage structures.</p> <p>d. Location of all streams, ponds, lakes and wetland areas.</p> <p>e. Locations of existing and proposed utilities, including depth of structures, manholes, valves, services, etc.</p> <p>3. a. Typical cross sections and center line profiles of all proposed streets and driveways, including utilities and stormwater facilities.</p> <p>b. Final center line profiles for all new streets and driveways, showing existing grades, proposed grades, stationing and proposed elevations of all proposed vertical curves, stationing and proposed elevations at intersection of all utility and stormwater lines.</p>								<input checked="" type="checkbox"/>	N/A

LAND DEVELOPMENT

No.	Description	Variance Applic.	Sketch Plan	Minor Application		Major Application				Submitted		
				Subdivision	Site Plan	Subdivision Prelim	Subdivision Final	Site Plan Prelim.	Site Plan Final	<input checked="" type="checkbox"/>	N/A	
4.	<p>Landscaping plan to include:</p> <ul style="list-style-type: none"> <li>a. Location of existing vegetation including all shade trees six-inch caliper and greater measured at 5 feet above ground level and all ornamental trees four-inch caliper or greater measured at 1 foot above ground level and the limits of clearing.</li> <li>b. Proposed buffer areas and method of protection during construction.</li> <li>c. Proposed landscaped areas.</li> <li>d. Number, size, species and location of proposed plantings, including street trees.</li> <li>e. Details for method of planting, including optimum planting season.</li> </ul>			X	X	X	X	X	X	<input checked="" type="checkbox"/>	N/A	
5.	<p>Soil erosion and sediment control plan prepared in accordance with the Standards for Soil Erosion and Sediment Control in New Jersey and the requirements of Chapter 188, Soil and Land Conservation.</p>					X	X	X	X	X	X	
6.	<p>Lighting plan to include:</p> <ul style="list-style-type: none"> <li>a. Location and height of proposed Fixtures.</li> <li>b. Detail for construction of fixture.</li> </ul>					X	X	X	X	X	X	

BRADLEY BEACH CODE

No.	Description	Variance Applic.	Minor Application		Major Application				Submitted		
			Sketch Plan	Subdivision	Site Plan	Subdivision Prelim	Subdivision Final	Site Plan Prelim		Site Plan Final	
7.	All required standard Borough construction details for all improvements, including: a. Roadways b. Curb c. Sidewalk d. Driveway aprons e. Drainage inlets f. Pipe bedding g. Outfalls h. Manholes i. Gutters j. Plantings k. Soil erosion & sediment control struct. l. Parking lots m. Water services, fire hydrants, and valves.				X	X	X	X	X	<input checked="" type="checkbox"/>	N/A
<b>D. Supplementary Documents</b>											
	1. List all federal, state, county, regional and/or municipal approval or permits required.	X		X	X	X	X	X	X		N/A
	2. Copies of any existing or proposed deed restrictions or covenants.	X		X	X	X	X	X	X		N/A
	3. Copies of by laws for condominium applications.										
	4. Freshwater wetlands letter of interpretation for the project area.			X	X	X	X	X	X		X

LAND DEVELOPMENT

No.	Description	Variance Applic.	Sketch Plan	Minor Application		Major Application			Submitted			
				Subdivision	Site Plan	Subdivision	Final	Site Plan	Final	Submitted	N/A	
5.	Performance guaranties.			X	X			X				
6.	Executed developers agreement.						X	X				
7.	Disclosure statement. (See N.J.S.A. 40:55D-48.1 et seq.)	X	X	X		X		X				N/A
8.	Statement from utility companies as to serviceability of the site.			X	X	X		X				
9.	Stormwater management calculations.					X		X				
10.	Payment of all applicable fees and posting of required escrows.	X	X	X		X		X				✓
11.	Statement of environmental impact and assessment (SEIA).					X		X				
12.	Number of witnesses if any and their area of expertise.	X	X	X		X		X				✓
13.	A plan providing for alternate safe circulation for pedestrians and vehicles during construction	X	X	X		X		X				N/A

# BRADLEY BEACH

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Utility Account	1409-0
Block/Lot/Qual	57. 4.
Property Location	615 FIFTH AVE
Owner Name / Address	KURTZ, RUSSELL C 615 FIFTH AVE BRADLEY BEACH, NJ 07720

## Sewer

[\\$ Make a Payment](#) [📅 Projected Interest](#)

Last Payment: 07/30/2025

### Current Charges

Service	Due Date	Billed	Balance	Interest	Total Due	Status
Sewer	11/01/2025	239.00	239.00	0.00	239.00	Open
		239.00	239.00	0.00	239.00	

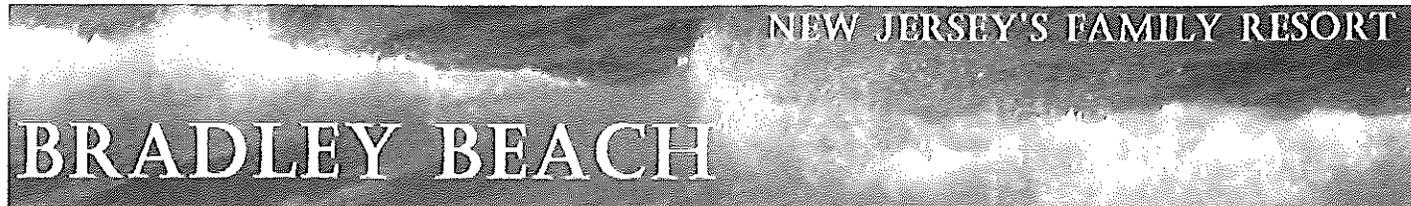
### Prior Paid Charges

Service	Due Date	Billed	Balance	Interest	Total Due	Status
Sewer	08/02/2025	239.00	0.00	0.00	0.00	Paid
Sewer	05/12/2025	239.00	0.00	0.00	0.00	Paid
Sewer	02/01/2025	239.00	0.00	0.00	0.00	Paid
		717.00	0.00	0.00	0.00	

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BRADLEY BEACH, NJ 07720	Exempt Value	0
Total Assessed Value	1,659,900	
Additional Lots		
Special Taxing Districts		
Deductions	0	

Property Tax

Utilities

Balance Includes any Adjustments to Your Account

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[☰ Tax Rates](#)
[📄 PAS-1 Form Info](#)

Last Payment: 07/30/2025

Year	Due Date	Type	Orig Billed	Adj Billed	Balance	Interest	Total Due	Status
2026	02/01/2026	Tax	3,672.53	0.00	3,672.53	0.00	3,672.53	Open
2026	05/01/2026	Tax	3,672.53	0.00	3,672.53	0.00	3,672.53	Open
Total 2026			7,345.06	0.00	7,345.06	0.00	7,345.06	
2025	02/01/2025	Tax	2,852.79	717.10	0.00	0.00	0.00	Paid
2025	05/01/2025	Tax	2,852.79	717.09	0.00	0.00	0.00	Paid
2025	08/01/2025	Tax	3,775.18	0.00	0.00	0.00	0.00	Paid
2025	11/01/2025	Tax	3,775.17	0.00	3,775.17	0.00	3,775.17	Open
Total 2025			13,255.93	1,434.19	3,775.17	0.00	3,775.17	
2024	02/01/2024	Tax	2,774.89	0.00	0.00	0.00	0.00	Paid
2024	05/01/2024	Tax	2,774.89	0.00	0.00	0.00	0.00	Paid
2024	08/01/2024	Tax	2,899.58	0.00	0.00	0.00	0.00	Paid
2024	11/01/2024	Tax	2,961.79	1,434.19	0.00	0.00	0.00	Paid

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