

LUB25108

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

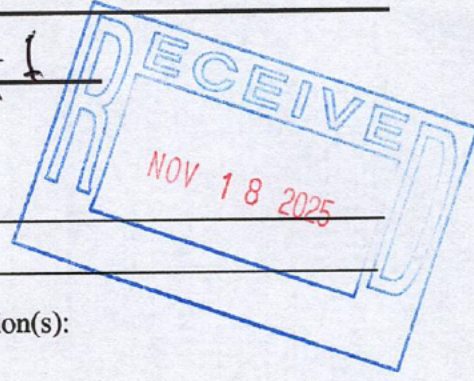
Information on Subject Property:

1. Property address: 310 3rd AVE.

Block(s) 63 Lot(s) 18 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):

Article V
Section 450-26D

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

SEE ATTACHED

5. If conditional use is required/requested with this application, detail conformance/deviation from the requirements of the zoning ordinance [attach forms as necessary].

Contact Information:

6. Name of applicant: LOUIS & ROSEMARY CLERICO

Mailing address: 310 3rd AVE.

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

E-mail address: [REDACTED]

4. Justification/Reason

Our reason for applying for an extension to our primary bedroom is to add a bathroom to afford the owner direct access for physical reasons. This addition will be located over the existing Sunroom and will not exceed the current footprint of the home. In addition to the bathroom, we will also include a closet and a stackable washer/dryer, eliminating the need to go to the basement.

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):

8. Name of present owner: LOUIS + ROSEMARY CLERICO

Mailing address: 310 3rd AVE. BRADLEY BEACH, N.J. 07720

Phone # _____ Fax # _____ Cell # _____

E-mail address: lclerico@gmail.com

9. Contact Person: LOUIS CLERICO

Mailing address: 310 3rd AVE.

Phone # _____ Fax # _____ Cell # _____

E-mail address: _____

Applicant's Professionals' Information:

10. Name of applicant's Attorney (if applicable)
(Companies/Corporations must be represented): _____

Mailing Address: _____

Phone # _____ Fax # _____ Cell # _____

E-mail address: _____

11. Name of applicant's Engineer (if applicable): _____

Mailing Address: _____

Phone # _____ Fax # _____ Cell # _____

E-mail address: _____

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

Mailing Address: _____

Phone # _____ Fax # _____ Cell # _____

E-mail address: _____

13. Name of applicant's Surveyor: LAKELAND SURVEYING

Mailing Address: 4 WEST MAIN ST. ROCKAWAY, N.J.

Phone # (973) 625-5670 Fax # (973) 625-4121 Cell # _____

E-mail address: WWW.LAKELANDSURVEYING.COM

14. Name of applicant's Architect (if applicable): BRIAN BERZINSKIS (GRASSO DESIGN)

Mailing Address: 231 HIGHWAY 71, MANASQUAN, N.J.

Phone # (732) 528-5850 Fax # www.grassodg.com Cell # _____

E-mail address: _____

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

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 ft	7,500 sq ft	
Minimum lot width	50 ft	50 ft	
Minimum lot depth	100 ft	150 ft	
Minimum lot frontage	50 ft	50 ft	
Minimum front yard setback	25 ft	12.2 ft	
Minimum rear yard setback	25 ft	Surveyor	
Minimum side yard setback	5/10 ft	2.7 ft	
Maximum percent building coverage	35%	Surveyor	
Maximum percent lot coverage	60%	Surveyor	
Maximum number of stories	2-1/2 Story	3 Story	
Maximum building height (in feet)	35 ft	46.23 ft	
Square footage of principal structure		2025 sf	
Off-street parking spaces		Surveyor	
Prevailing Setback of adjacent buildings within the block/within 200 ft.		18.6 ft	
ACCESSORY USE/STRUCTURE:	Required and/or Permitted	Existing	Proposed
Minimum front yard setback		Surveyor	
Minimum rear yard setback	5 ft	4.9 ft	
Minimum side yard setback	5 ft	1.2 ft	
Minimum combined side yard setback		3.1 ft	
Maximum percent building coverage		Surveyor	
Maximum percent lot coverage		Surveyor	
Maximum number of stories	2 Story	1 Story	
Maximum building height (in feet)	25 ft	37.10 ft	
Square footage of accessory structure	800 sf	880 sf, 96 sf, 380 sf	
Distance between principal & accessory structure	20 ft	Surveyor	
Existing use or uses on the lot:			
Proposed use or uses on the lot:			
Is the property located in a special flood hazard area? Surveyor			

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: _____

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.

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 MONMOUTH : ss

LOUIS RICHARD CLERICO + ROSEMARY CLERICO being of full age, being duly sworn according to Law, on oath depose and says that all the above statements are true.

Louis R Clerico Rosemary Clerico
(Original Signature of Applicant to be Notarized)

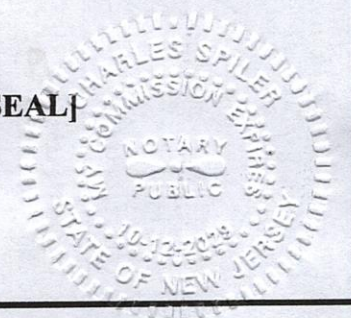
LOUIS R CLERICO / ROSEMARY CLERICO
(Print Name of Applicant)

Sworn and subscribed before me this
18TH day of NOVEMBER 20 25

[NOTARY SEAL]

Charles Spiler
Signature of Notary Public

CHARLES SPILER
Commission # 2320064
Notary Public, State of New Jersey
My Commission Expires
October 12, 2029



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, LOUIS / ROSEMARY CLERICO, WITH MAILING ADDRESS OF
(Insert Property Owner's Name)

310 3rd AVE. 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) 63 LOT(S) 18

ALSO KNOWN AS 310 3rd AVE. BRADLEY BEACH, N.J. 07720
(Insert physical address of the subject property)

I/WE AUTHORIZE _____
(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).

Louis R. Clerico
(Original Signature of Owner to be Notarized)

Rosemary Clerico
(Original Signature of Owner to be Notarized)

STATE OF: NEW JERSEY
COUNTY OF: MONMOUTH
Sworn and subscribed before me this

18TH day of NOVEMBER, 2025

[NOTARY SEAL]

Charles Spiler
Signature of Notary Public

CHARLES SPILER
Commission # 2320064
Notary Public, State of New Jersey
My Commission Expires
October 12, 2029



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: 11/18/2025 *Rosemary Clerico*
Louis R. Clerico
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: LOUIS / ROSEMARY CLERICO
[please print]

Property Address: 310 3rd. AVE. Block 63 Lot 18

Applicant's Name: Rosemary Clerico
LOUIS R. CLERICO *Rosemary Clerico / Louis R. Clerico*
[Print Name] [Signature of Applicant]

Owner's Name: Rosemary Clerico
LOUIS R. CLERICO *Rosemary Clerico / Louis R. Clerico*
[Print Name] [Signature of Owner]

Date: 11/18/2025