

original

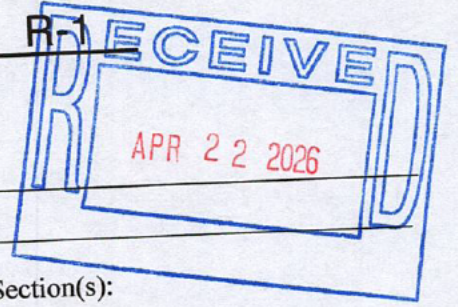
LAND USE BOARD  
APPLICATION FOR USE VARIANCE AND/OR BULK VARIANCE(S)

**Information on Subject Property:**

1. Property address: 27 1/2 Atlantic Avenue. Bradley Beach. NJ 07720

Block(s) 80 Lot(s) 12

Zone: \_\_\_\_\_



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):

Applicants seek a bulk (c) variance to permit installation of a front yard fence not exceeding 3 feet in height. The property at 27 1/2 Atlantic Avenue is a half-lot with no rear yard. The front yard is the only outdoor space available to the family. Applicants have three minor children, including a child with ADHD being evaluated for Autism Spectrum Disorder, who is at documented risk of elopement (running into traffic). A front yard fence is a medically necessary safety measure, not decorative. Relief is also supported by the Federal Fair Housing Act (42 U.S.C. §3604), requiring reasonable accommodation for disability-related needs. The proposed fence height (max 4 ft) matches the pre-Ordinance 2025-27 standard and poses no detriment to the public good.

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

height (max 4 ft) matches the pre-Ordinance 2025-27 standard and poses no detriment to the public good.

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

Article IX, Section 450-44 (Fence Regulations) as amended by Ordinance 2025-27, which prohibits fences in front yards.

**Contact Information:**

6. Name of applicant: Matthew Baczyk and Giuliana Baczyk

Mailing address: 27 1/2 Atlantic Avenue, Bradley Beach, NJ 07720

Phone # \_\_\_\_\_ Fax # \_\_\_\_\_ 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):

8. Name of present owner: Matthew Baczyk and Giuliana Baczyk

Mailing address: 27 1/2 Atlantic Avenue, Bradley Beach, NJ 07720

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

E-mail address: [REDACTED]

9. Contact Person: Matthew Baczyk

Mailing address: 27 1/2 Atlantic Avenue, Bradley Beach, NJ 07720

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

E-mail address: [REDACTED]

**Applicant's Professionals' Information:**

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

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: \_\_\_\_\_

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

Phone # \_\_\_\_\_ Fax # \_\_\_\_\_ Cell # \_\_\_\_\_

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

14. Name of applicant's Architect (if applicable): \_\_\_\_\_

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

Phone # \_\_\_\_\_ Fax # \_\_\_\_\_ 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)*

<b>PRINCIPAL USE:</b>	<b>Required and/or Permitted</b>	<b>Existing</b>	<b>Proposed</b>
Minimum lot area	1,742 sq ft (R-1 req: 5,000)		
Minimum lot width	50 ft (R-1 req)		
Minimum lot depth	100 ft (R-1 req)		
Minimum lot frontage			
Minimum front yard setback			
Minimum rear yard setback			
Minimum side yard setback			
Maximum percent building coverage		1,440 sq ft	1,440 sq ft (no change)
Maximum percent lot coverage			
Maximum number of stories			
Maximum building height (in feet)			
Square footage of principal structure			
Off-street parking spaces			
Prevailing Setback of adjacent buildings within the block/within 200 ft.		N/A (no fence)	0 ft (at property line)
<b>ACCESSORY USE/STRUCTURE:</b>	<b>Required and/or Permitted</b>	<b>Existing</b>	<b>Proposed</b>
Minimum front yard setback			
Minimum rear yard setback			
Minimum side yard setback			
Minimum combined side yard setback	4 ft (pre-2025-27)	N/A	4 ft max
Maximum percent building coverage			
Maximum percent lot coverage			
Maximum number of stories			
Maximum building height (in feet)		Single-family residential dwelling	
Square footage of accessory structure			
Distance between principal & accessory structure		No	
<b>Existing use or uses on the lot:</b> _____			
Single-family residential dwelling with front yard fence _____			
<b>Proposed use or uses on the lot:</b> _____			
(max 4ft height) _____			
<b>Is the property located in a special flood hazard area?</b> No			

***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 Bergen : ss  
~~Monmouth~~

Matthew Baczyk and Giuliana Baczyk

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

[Handwritten Signature]  
(Original Signature of Applicant to be Notarized)

Matthew Baczyk  
(Print Name of Applicant)

Sworn and subscribed before me this

10<sup>th</sup> day of April, 2026

Matthew Baczyk / Giuliana Baczyk

[Handwritten Signature]  
Signature of Notary Public

[NOTARY SEAL]

BRIJESHKUMAR DESAI  
Commission # 50241026  
Notary Public, State of New Jersey  
My Commission Expires  
January 07, 2031

**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, Matthew Baczyk and Giuliana Baczyk, WITH MAILING ADDRESS OF  
(Insert Property Owner's Name)  
27 1/2 Atlantic Avenue, Bradley Beach, NJ 07720 OF FULL AGE BEING DULY  
(Insert Property Owner's Mailing Address)

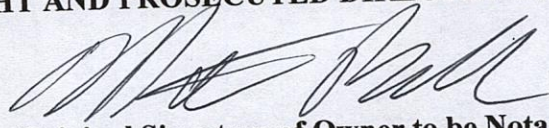
SWORN ACCORDING TO LAW AND OATH DEPOSES AND SAYS:

“I/WE ARE THE OWNER(S) OF THE SUBJECT PROPERTY IN CONNECTION WITH  
THIS APPLICATION DESIGNATED AS BLOCK(S) 80 LOT(S) 12

ALSO KNOWN AS 27 1/2 Atlantic Avenue, Bradley Beach, NJ 07720  
(Insert physical address of the subject property)

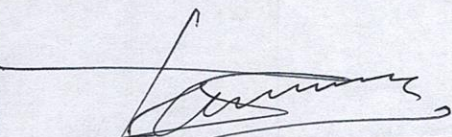
I/WE AUTHORIZE Matthew Baczyk and Giuliana Baczyk (self-  
(Insert name of Owner(s)' representative appearing before the Board)

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  
10<sup>th</sup> day of April, 2026

  
Signature of Notary Public

[NOTARY SEAL]

**BRJESHKUMAR DESAI**  
Commission # 50241026  
Notary Public, State of New Jersey  
My Commission Expires  
January 07, 2031

**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: 4/9/2026

  
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.

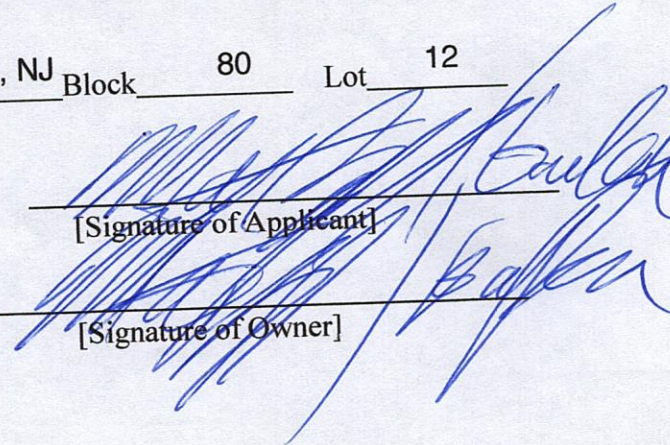
Also in accordance with N.J.S.A. 40:55D-53.1, all unused portion of the escrow account will be refunded upon written request from the applicant, and verification of completion by the board's professionals who reviewed the application.

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: Matthew Baczyk and Giuliana Baczyk  
[please print]

Property Address: 27 1/2 Atlantic Avenue, Bradley Beach, NJ Block 80 Lot 12

Applicant's Name: Matthew Baczyk / Giuliana Baczyk  
[Print Name]

  
[Signature of Applicant]

Owner's Name: Matthew Baczyk / Giuliana Baczyk  
[Print Name]

  
[Signature of Owner]

Date: 4/9/2026