

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

Information on Subject Property:

1. Property address: 508 1/2 MCCABE Avenue

Block(s) 30 Lot(s) 20 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):

OFF-STREET PARKING (~~two~~ required; one provided.)
lot coverage
lot width.

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

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: Karen PESCE

Mailing address: 107 Asbury Avenue, Ocean Grove, NJ

Phone # [REDACTED] 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: SAME

Mailing address: _____

Phone # _____ Fax # _____ Cell # _____

E-mail address: _____

9. Contact Person: _____

Mailing address: _____


Phone # _____ Fax # _____ Cell # _____

E-mail address: _____

Applicant's Professionals' Information:

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

Mailing Address: PO Box 188, BRADLEY BEACH, N.J.

Phone # 732-774-1212 Fax # 732-774-6183 Cell # 

E-mail address: MWENNING@KWWLAWFIRM.COM

11. Name of applicant's Engineer (if applicable): KEE Engineering Enterprises, INC.

Mailing Address: 51 GRAND AVE, MATAWAN, N.J. 07747

Phone # 732-290-9600 Fax # _____ Cell # _____

E-mail address: RTKILL@KEEENGINEERING.COM

12. Name of applicant's Planner (if applicable): N/A

Mailing Address: _____

Phone # _____ Fax # _____ Cell # _____

E-mail address: _____

13. Name of applicant's Surveyor: MORGAN Engineering

Mailing Address: P.O. Box 5232, TOMS RIVER, N.J. 08754

Phone # 732-270-9690 Fax # 732-270-9691 Cell # _____

E-mail address: WWW.MORGANENGINEERINGLLC.COM

14. Name of applicant's Architect (if applicable): J.D.R CONSULTANTS

Mailing Address: 9 Terry Ave, South River, N.J

Phone # _____ Fax # _____ Cell # _____

E-mail address: _____

15. Name of applicant's Other Professional (if applicable): N/A

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	2,500 sq ft.	2500 sq ft.
Minimum lot width	50 ft.	25 ft	25 ft
Minimum lot depth	100 ft	100 ft	100 ft.
Minimum lot frontage	50 ft	25 ft.	25 ft.
Minimum front yard setback	25 ft.	> 25 ft.	23.6 ft.
Minimum rear yard setback	25 ft.	> 25 ft.	25 ft.
Minimum side yard setback	2.5 / 5 ft.	1.6 / 5 ft	3 / 5 ft.
Maximum percent building coverage	35%		35%
Maximum percent lot coverage	60%		56.1%
Maximum number of stories	2	2	2
Maximum building height (in feet)	30 ft		29' 10"
Square footage of principal structure			1,625 sq ft
Off-street parking spaces	2	0	1
Prevailing Setback of adjacent buildings within the block/within 200 ft.		13.7 ft.	23.6 ft
ACCESSORY USE/STRUCTURE:	Required and/or Permitted	Existing	Proposed
Minimum front yard setback			
Minimum rear yard setback			
Minimum side yard setback			
Minimum combined side yard setback			
Maximum percent building coverage			
Maximum percent lot coverage			
Maximum number of stories			
Maximum building height (in feet)			
Square footage of accessory structure			
Distance between principal & accessory structure			
Existing use or uses on the lot:	Single Family Residential		
Proposed use or uses on the lot:	Single Family Residential		
Is the property located in a special flood hazard area?	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 :
: ss
County of Monmouth :

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

K. Pesce
(Original Signature of Applicant to be Notarized)

KAREN Pesce
(Print Name of Applicant)

Sworn and subscribed before me this

28th day of October, 2022

[NOTARY SEAL]

[Signature]
Signature of Notary Public Michael J. WENNING, Esq.
Attorney at Law, N.J.

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: 10/28/2022 ✓ *KL*
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: Karen Peske
[please print]

Property Address: 508 1/2 McCabe Avenue Block 30 Lot 20

Applicant's Name: Karen Peske *KL*
[Print Name] [Signature of Applicant]

Owner's Name: SAME _____
[Print Name] [Signature of Owner]

Date: 10/28/2022