

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

Information on Subject Property:

1. Property address: 516 PARK PLACE AVENUE

Block(s) 18 Lot(s) 21 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):

Use variance and waiver of site plan

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

SEE ADDENDUM ATTACHED HERETO AND MADE A PART HEREOF

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

NOT APPLICABLE

Contact Information:

6. Name of applicant: DENNIS MCDOUGH & ROBERTA MCDONOUGH

Mailing address: c/o Mark R. Aikins, Esquire, 3350 Route 138, Building 1, Suite 113, Wall, NJ 07719

Phone # 732-280-2606

Fax # 732-280-8084

Cell # n/a

E-mail address: maikins@aikinlaw.com/mbhalai@aikinlaw.com

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 AS ABOVE

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) MARK R. AIKINS, ESQUIRE
(Companies/Corporations must be represented): _____

Mailing Address: 3350 Route 138, Building 1, Suite 113, Wall, NJ 07719

Phone # 732-280-2606 Fax # 732-280-8084 Cell # N/A

E-mail address: maikins@aikinslaw.com

11. Name of applicant's Engineer (if applicable): N/A

Mailing Address: _____

Phone # _____ Fax # none Cell # n/a

E-mail address: jbellarch@gmail.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: ROBERT L. VALLEE, P.L.S.

Mailing Address: P.O. Box 419, Hainesport, New Jersey 08036

Phone # 732-244-2373 Fax # none Cell # n/a

E-mail address: kristen@valleesurveying.com

14. Name of applicant's Architect (if applicable): JEFFREY G. BELL

Mailing Address: 786 Linden Road, Toms River, New Jersey 08753

Phone # 732-908-6416 Fax # none Cell # N/A

E-mail address: kbellarch@aol.com

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

Mailing Address: _____

Phone # _____ Fax # _____ Cell # _____

E-mail address: _____

Detail Property Information: Type text here

(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>			
<i>Minimum lot width</i>			
<i>Minimum lot depth</i>			
<i>Minimum lot frontage</i>			
<i>Minimum front yard setback</i>			
<i>Minimum rear yard setback</i>			
<i>Minimum side yard setback</i>			
<i>Maximum percent building coverage</i>			
<i>Maximum percent lot coverage</i>			
<i>Maximum number of stories</i>			
<i>Maximum building height (in feet)</i>			
<i>Square footage of principal structure</i>			
<i>Off-street parking spaces</i>			
<i>Prevailing Setback of adjacent buildings within the block/within 200 ft.</i>			
<i>ACCESSORY USE/STRUCTURE:</i>	<i>Required and/or Permitted</i>	<i>Existing</i>	<i>Proposed</i>
<i>Minimum front yard setback</i>			
<i>Minimum rear yard setback</i>			
<i>Minimum side yard setback</i>			
<i>Minimum combined side yard setback</i>			
<i>Maximum percent building coverage</i>			
<i>Maximum percent lot coverage</i>			
<i>Maximum number of stories</i>			
<i>Maximum building height (in feet)</i>			
<i>Square footage of accessory structure</i>			
<i>Distance between principal & accessory structure</i>			
<i>Existing use or uses on the lot:</i>			
<i>Proposed use or uses on the lot:</i>			
<i>Is the property located in a special flood hazard area?</i>			

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: 2 EXISTING; 2 PROPOSED

ADDENDUM TO APPLICATION

BLOCK 18, LOT 21

TOWNSHIP OF NEPTUNE

MCDONOUGH APPLICATION

Applicants seek to continue the re-construction of the second floor of the accessory structure (detached garage). The apartment above the garage was destroyed by a fire, leaving the first floor (where vehicles are kept) intact. Applicants sought a zoning permit and their contractor proceeded with the re-construction based upon an oral understanding the zoning permit would be issued. A stop work order was issued, whereupon construction ceased. The structure is fully framed, but the interior is not completed. Applicants seek to complete the re-construction and continue the historic use of the apartment above the detached garage, which is a second residential use at the property and thus requires a "d" or "use" variance under the Municipal Land Use Law, because the prior use was destroyed as a result of the fire.

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

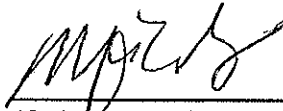
AFFIDAVIT OF APPLICATION

State of New Jersey :
 : SS
 County of MONMOUTH :

Mark R. Aikins, Attorney for Applicants/Owners

DENNIS MCDONOUGH & ROBERTA MCDONOUGH

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



(Original Signature of Applicant to be Notarized)
 Mark R. Aikins, Attorney for Applicants/Owners

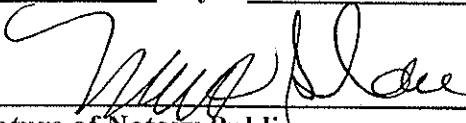
DENNIS MCDONOUGH & ROBERTA MCDONOUGH

(Print Name of Applicant)

Sworn and subscribed before me this

31st day of January, 2024

[NOTARY SEAL]



Signature of Notary Public MILlicent L. BHALAI
 A Notary Public of New Jersey
 My Commission Expires 1/13/29

NOT APPLICABLE
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, _____, WITH MAILING ADDRESS OF
(Insert Property Owner's Name)

_____ 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) _____ LOT(S) _____

ALSO KNOWN AS _____
(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).

(Original Signature of Owner to be Notarized)

(Original Signature of Owner to be Notarized)

Sworn and subscribed before me this

_____ day of _____, 20_____

[NOTARY SEAL]

Signature of Notary Public

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: 1/31/ , 2024

Roberta B. McDonough
Dennis McDonough

Signature of Property Owner

DENNIS MCDONOUGH/ROBERTA MCDONOUGH

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: DENNIS MCDONOUGH/ROBERTA MCDONOUGH

[please print]

Property Address: 516 PARK PLACE AVENUE

Block 18

Lot 21

Applicant's Name: DENNIS MCDONOUGH/ROBERTA MCDONOUGH

[Print Name]

Dennis McDonough

RB McDonough

[Signature of Applicant]

Owner's Name: DENNIS MCDONOUGH/ROBERTA MCDONOUGH

[Print Name]

Dennis McDonough

RB McDonough

[Signature of Owner]

Date: 1/31/24