

**BOROUGH OF DEAL  
PLANNING BOARD / BOARD OF ADJUSTMENT  
APPLICATION OR APPEAL**

1. Applicant's Name Law Office of David Esses LLC  
Phone and Fax Nos. (732) 531-5260 (732) 759-2235  
Mailing Address 255 Monmouth Rd, 2<sup>nd</sup> Floor, Oakhurst, NJ 07755
2. Federal Identification or Social Security Number \_\_\_\_\_
3. Present Owner Ronit Nahum Phone (732) 233-2229  
Mailing Address 6 Roseld Court, Deal, NJ
4. Attorney Representing Applicant David Esses, Esq  
Firm Name Law Office of David Esses LLC Phone (732) 531-5260  
Mailing Address 255 Monmouth Rd, 2<sup>nd</sup> Floor, Oakhurst, NJ 07755
5. Licensed N.J. Engineer, Surveyor, Architect or Planner Preparing Maps:  
Firm Name Martin G. Miller, III Phone (732) 580-7689  
Mailing Address 8 Strathmore Court, Freehold, NJ 07728
6. Interest of Applicant if other than Owner: attorney
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7. STATEMENT OF LANDOWNER WHERE THE APPLICANT IS NOT THE LANDOWNER

I, Ronit Nahum, the owner of Lot(s) 17

In block(s) 35, Borough of Deal, Monmouth County, New

Jersey, hereby acknowledge that application \_\_\_\_\_

For development of said lot(s) is made with my complete understanding permission in

Accordance with an agreement entered into between me and the applicant herein stated.

Ronit Nahum  
Signature of Owner

Name Ronit Nahum

Address 6 Roseld Court, Deal, NJ 07723

Phone (732) 233-2229

8. Application for (check appropriate):

|  |   |  |
|--|---|--|
| Variance                                 | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/>            |
| Use Variance                             | Yes <input type="checkbox"/>            | No <input checked="" type="checkbox"/> |
| Interpretation                           | Yes <input type="checkbox"/>            | No <input checked="" type="checkbox"/> |
| Site Plan                                | Yes <input type="checkbox"/>            | No <input checked="" type="checkbox"/> |
| Subdivision                              | Yes <input type="checkbox"/>            | No <input checked="" type="checkbox"/> |
| Minor or Preliminary plat or subdivision | Yes <input type="checkbox"/>            | No <input checked="" type="checkbox"/> |
| Final plat or subdivision                | Yes <input type="checkbox"/>            | No <input checked="" type="checkbox"/> |

9. Address of Premises Affected by Application: 6 Roseld Court

10. Known as: Block(s) 35 Lot(s) 17

Tax Map Sheet(s) \_\_\_\_\_ Zone(s) R-3

Ownership of Adjacent Property? (If yes indicate block and lot):

No

11. GENERAL INFORMATION

|  | Yes                                     | No                                      |
|--|---|---|
| Are taxes Paid through date?   | ( <input checked="" type="checkbox"/> ) | ( <input type="checkbox"/> )            |
| Are there deed restrictions, covenants Or easements effecting tract? | ( <input type="checkbox"/> )            | ( <input checked="" type="checkbox"/> ) |

Does the applicant have any interest within 1000 yards of the tract? For these purposes "Applicant" shall include any entity in which the applicant or any officer, director, partner or shareholder of applicant has an interest. If the answer is yes, explain:

( ) (  )

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Is the application for a new building or an undeveloped lot? "

( ) (  )

Is the application for additional buildings or improvements to a lot having existing buildings or improvements?

(  ) ( )

Is the application for a new tenant or new occupant of an existing building?

( ) (  )

Is there a previously approved site plan for this property? If so attach an approved copy.

( ) (  )

Has there been any previous appeal involving this property? If so, state character of appeal and date of disposition.

No

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12. It this a corner lot? No

If no, distance from nearest intersection

Is 300 feet.

13. Lot Dimensions:

Existing

Zoning Requirements

Frontage 37.00 ft.

50 ft.

Depth 164.00 ft.

125 ft.

Area 9,840 sq.ft.

12,500 sq.ft.

0.2259 acres

0.287 acres

14. Subject Building Location

Show minimum distance to

Zoning Requirements

Front Lot Line 126.00 ft.

50 ft.

Side Lot Line 5.00 ft.

12 ft.

Rear Lot Line 6.00 ft.

50 ft.

15. Size of Buildings:

Front Width 16.00 ft.; Depth 32.00 ft.; Height 0.00 ft.

16. Lot Coverage 39.28 % Zoning Requirement 30 %

17. The proposed building or use thereof is contrary to Article(s) \_\_\_\_\_

Section(s) \_\_\_\_\_ of the Development Regulations Ordinance of the Borough  
Of Deal in the following Particulars:

violates the side yard setback and impervious  
coverage rules

18. The reasons for this request and the grounds urged for the relief demanded are as

follows: undue hardship due to pre-existing conditions of  
the lot and inability to ~~use~~ reasonably use the property.

6/24/2020  
Date

By Ronald M...  
Signature of Applicant Appellant

.....  
(Applicant shall execute the following Affidavit)

STATE OF NEW JERSEY            SS  
COUNTY OF MONMOUTH

Ronit Nahum of full age, being duly sworn, upon 6/24/2020

oath, deposes and says:

I am the appellant in the above matter and the information as set forth therein is true to the best of my knowledge and belief.

Sworn and subscribed to

Before me this 24<sup>th</sup>

Day of June, 2020

By Ronit Nahum  
Ronit Nahum

Christina Falcone  
~~Notary Public of New Jersey~~

Christina Falcone, Esq.  
Attorney at Law  
State of NJ