

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

1. Applicant's Name JD's Sports Academy LLC c/o Jennifer S. Krimko, Esq.
Phone and Fax Nos. () 732-778-2277 () _____
Mailing Address 1500 Lawrence Avenue, Ocean, NJ 07712
2. Federal Identification or Social Security Number 83-1695016
3. Present Owner Deal School Board of Education Phone () 732-531-0480
Mailing Address 201 Roseld Avenue, Deal, NJ 07723
4. Attorney Representing Applicant Jennifer S. Krimko, Esq.
Firm Name Ansell Grimm & Aaron, P.C. Phone () 732-643-5284
Mailing Address 1500 Lawrence Avenue, Ocean, NJ 07712
5. Licensed N.J. Engineer, Surveyor, Architect or Planner Preparing Maps: Mark A. Whitaker, PE
Firm Name Dynamic Engineering Consultants, PC Phone () 732-974-0198
Mailing Address 1904 Main Street Lake Como, NJ 07719
6. Interest of Applicant if other than Owner: Lessee
-

7. STATEMENT OF LANDOWNER WHERE THE APPLICANT IS NOT THE LANDOWNER

I, Deal School Board of Education, the owner of Lot(s) 1.01

In block(s) 37, Borough of Deal, Monmouth County, New

Jersey, hereby acknowledge that application of JD Sports Academy, LLC

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.

RECEIVED
FEB 22 2022
BOROUGH OF DEAL

Signature of Owner _____

Name Deal School Board of Education _____

Address 201 Roseld Avenue _____

Deal, NJ 07723 _____

Phone () 732-531-0480 _____

8. Application for (check appropriate):

Variance Yes No ___
Use Variance Yes ___ No ___
Interpretation Yes ___ No ___
Site Plan Yes No ___
Subdivision Yes ___ No ___
Minor or
Preliminary plat or subdivision Yes ___ No ___
Final plat or subdivision Yes ___ No ___

9. Address of Premises Affected by Application: 201 Roseld Avenue

10. Known as: Block(s) 37 Lot(s) 1.01

Tax Map Sheet(s) 8 Zone(s) R-1

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

No _____

11. GENERAL INFORMATION

	Yes	No
Are taxes Paid through date?	(X)	()
Are there deed restrictions, covenants Or easements effecting tract?	()	() None Known

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:

() (X)

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

() (X)

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

(X) ()

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

() (X)

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

(X) ()

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

12. It this a corner lot? Yes
If no, distance from nearest intersection
Is _____ feet.

13. Lot Dimensions:

Existing		Zoning Requirements
Frontage	<u>724.3</u> ft.	<u>150</u> ft.
Depth	<u>N/A</u> ft.	<u>400</u> ft.
Area	_____ sq.ft.	_____ sq.ft.
	<u>11.44</u> acres	<u>10</u> acres

14. Subject Building Location
Show minimum distance to **No Proposed Buildings**

		Zoning Requirements
Front Lot Line	<u>N/A</u> ft.	<u>100</u> ft.
Side Lot Line	<u>N/A</u> ft.	<u>100</u> ft.
Rear Lot Line	<u>N/A</u> ft.	<u>100</u> ft.

15. Size of Buildings: **No Proposed Buildings**

Front Width _____ ft.; Depth _____ ft.; Height _____ ft.

16. Lot Coverage 9.4 % Zoning Requirement 20 %

17. The proposed building or use thereof is contrary to Article(s) N/A

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

Section 15-1: More than 1/3 of pool more than 18 inches above grade

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

To be provided through testimony at hearing.

JD's Sports Academy, LLC

02/14/22
Date

By 
Signature of Applicant Appellant

By: Jack Dweck, Member

(Applicant shall execute the following Affidavit)

New York
STATE OF ~~NEW JERSEY~~ (pm) SS
COUNTY OF ~~MONMOUTH~~ (pm)
Kings

Jack Dweck, Member of JD's Sports Academy, LLC of full age, being duly sworn, upon his _____

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 15 JD's Sports Academy, LLC

Day of February 2022 By [Signature]

Jack Dweck, Member

[Signature]
Notary Public of New Jersey
DIANA MARINASHVILI
Notary Public - State of New York
NO. 01MA6376972
Qualified in Kings County
My Commission Expires Jun 25, 2022
(pm)

BOROUGH OF DEAL
APPLICATION FOR
CERTIFIED LIST

To: Administrative Officer, Borough of Deal

Date: _____

1) Property description on which hearing is requested:

Block(s) _____ Lot(s) _____

Street Address _____

2) Presently assessed to: _____

Person to receive list: _____

Mailing Address: _____

Zip Code: _____

Phone: () _____

Signature of Applicant or agent / Date

\$10.00 Fee: _____

certified list

**BOROUGH OF DEAL
NOTICE OF HEARING**

To Whom it May Concern:

PLEASE TAKE NOTICE THAT _____ . The

Undersigned has applied to the (Board of Adjustment, Planning Board)

Cross out inapplicable section

Of the Borough of Deal for (appeal or application for a variance or other relief)

Cross out inapplicable section

The applicant does hereby propose to: (Give detailed information including ordinance numbers)

ON PREMISES LOCATED AT:

Also known at Block _____ Lot _____ on Tax Map

Any person or persons affected by this application may have an opportunity to be

Heard at the meeting held _____ evening, the _____ day

Of _____ 20 _____ in the Borough Meeting Room, Durant

Square, Norwood and Roseld Avenue, Deal, NJ at _____ PM.

A copy of the application has been filed in the Office of the Municipal Clerk and may be inspected by the Public between the hours of 9:00 AM and 4:00 PM at Borough Hall, Durant Square, Deal, New Jersey 07723.

Signature of Applicant

.NOTE: This notice must be personally served or sent by Certified or Registered mail with return receipt, and published at least ten (10) days prior to the day of hearing and Proof of Service given to the Board Secretary at least five (5) days before the day of Hearing.

AFFIDAVIT OF SERVICE

**BOROUGH OF DEAL) COUNTY. OF
MONMOUTH); ss STATE OF NEW
JERSEY)**

I, _____, of full age, being duly sworn according to law, on His oath deposes and says that he/she resides at _____ in the (municipality) _____ of _____ County of _____ and State of _____ and that he/she did on _____ 20 _____ at least ten (10) days prior to hearing date give personal notice to all property owners within 200 feet of the property affected by appeal number located at

Said notice was given either by handing a copy to the property owner or by sending said Notice by certified mail. Copies of the registered receipts are hereby attached hereto.

Notices were also served upon: (Check if applicable)

- 1. The Clerk of the Borough of Deal
- 2. County Planning Board •
- 3. The Director of the Division of State and Regional Planning
- 4. The Department of Transportation
- 5. The Clerk of Adjoining Municipalities
- 6. Utility Companies

A copy of said notices are attached hereto and marked "Exhibit A". Notice was also Published in the official newspaper of the municipality as required by law. Attached To this affidavit and marked "Exhibit B" is a list of property owners or property within 200 feet of the affected property who were served showing the lot and block numbers of each property as same appear on the municipal tax map, and also a copy of the certified list of such owners prepared by the Tax Assessor of the Municipality, which is marked "Exhibit C".

There is also attached a copy of the proof of publication of notice in the official newspaper of the municipality, which is marked "Exhibit D".

Signature of Applicant Sworn and

subscribed to
Before me this _____
Day of _____
20 _____ .

*For notice requirements, see N.J.S. 40:55D-12