

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

1. Applicant's Name Joseph Tawil

Phone and Fax Nos. (732) 643-5284 (732) 643-5294

Mailing Address c/o Jennifer S. Krimko, Esq., 1500 Lawrence Avenue, Ocean, NJ 07712

2. Federal Identification or Social Security Number \_\_\_\_\_

3. Present Owner Alice Tawil Phone ( ) \_\_\_\_\_

Mailing Address 1 Roseld, Deal

4. Attorney Representing Applicant Jennifer S. Krimko, Esq.

Firm Name Ansell Grimm & Aaron PC Phone (732) 643-5284

Mailing Address 1500 Lawrence Avenue, Ocean, NJ 07712

5. Licensed N.J. Engineer Surveyor, Architect or Planner Preparing Maps:

Firm Name InSite Engineering, LLC Phone (732) 531-7100

Mailing Address 1955 Route 34, Suite 1A, Wall, NJ 07719

6. Interest of Applicant if other than Owner: N/A

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

I, Alice Tawil, the owner of Lot(s) 7

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

Jersey, hereby acknowledge that application of Joseph Tawil

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.



Signature of Owner Alice Tawil

Name Alice Tawil

Address 1 Roseld Court, Deal, NJ

Phone ( ) \_\_\_\_\_

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: 1 Roseld Court

10. Known as: Block(s) 35 Lot(s) 7

Tax Map Sheet(s) 8 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?	( X )	( )
Are there deed restrictions, covenants Or easements effecting tract?	( )	( X )

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 )

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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.

No

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12. It this a corner lot? No

If no, distance from nearest intersection

Is 152.40 feet.

13. Lot Dimensions:

Existing

Zoning Requirements

Frontage 60 ft.

125 ft.

Depth 182.65 ft.

125 ft.

Area 11,300 sq. ft.

12,500 sq. ft.

                     acres

                     acres

14. Subject Building Location

Show minimum distance to

Zoning Requirements

Front Lot Line 33.9 ft.

50 ft.

Side Lot Line                      ft.  
Left 10.5 ft.  
Right 10.9 ft.

12 ft.

Rear Lot Line 97.74 proposed ft.

36.53 ft.

15. Size of Buildings:

Front Width                      ft.; Depth                      ft.; Height 9.7 ft.

16. Lot Coverage 39.98% proposed % Zoning Requirement 40 %

17. The proposed building or use thereof is contrary to Article(s) 30

Section(s) 86 of the Development Regulations Ordinance of the Borough  
Of Deal in the following Particulars:

Existing Nonconformities:

Lot area of 11,300 square feet existing, whereas a minimum of 12,500 square feet is required.

Lot width of 60 feet existing, whereas a minimum of 100 feet is required.

Front yard setback of 33.9 feet existing, whereas a minimum of 50 feet is required.

Building height at 50 foot setback greater than 28 feet.

Accessory structure (air conditioning unit) setback to principal building of 0.9 feet existing, whereas a minimum of 1 foot is required.

Proposed Variances:

Side yard setback of 10.5 feet (left) to the new front porch and 8 feet (right) to 2nd floor addition, whereas a minimum of 12 feet is required.

Pool side yard setbacks of 21 feet proposed, whereas a minimum of 30 feet is required.

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

To be provided through testimony at hearing.

428.22  
Date

By   
Signature of Applicant Appellant  
Jennifer S. Krimko, Esq.  
Attorney for Applicant

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(Applicant shall execute the following Affidavit)

STATE OF NEW JERSEY      SS  
COUNTY OF MONMOUTH

Jennifer S. Krimko, Esq. of full age, being duly sworn, upon her

**oath, deposes and says:**

attorney for the

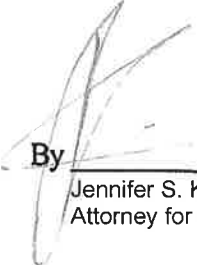
**I am the appellant in the above matter and the information as set forth therein is true to the best of my knowledge and belief.**

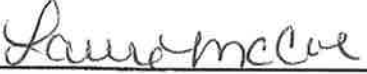
Sworn and subscribed to

Before me this 27<sup>th</sup>

Day of April 2022

By

  
\_\_\_\_\_  
Jennifer S. Krimko, Esq.  
Attorney for Applicant

  
\_\_\_\_\_  
Notary Public of New Jersey

LAURA MCCUE  
NOTARY PUBLIC OF THE STATE OF NEW JERSEY  
MY COMMISSION EXPIRES MAY 1, 2024