

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

1. Applicant's Name Abraham Jacob Kassin

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 Same Phone () _____

Mailing Address _____

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, New Jersey 07719

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

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

I, N/A, the owner of Lot(s) _____

In block(s) _____, 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.

N/A
Signature of Owner _____

Name _____

Address _____

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: 2 Clem Conover Road

10. Known as: Block(s) 29.01 Lot(s) 4

Tax Map Sheet(s) 7 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?	()	(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)

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.

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

13. Lot Dimensions:

Existing

Zoning Requirements

Frontage 200.7 ft.

150 ft.

Depth 149.73 ft.

125 ft.

Area 43,670 sq.ft.

18,750 sq.ft.

 acres

 acres

14. Subject Building Location

Show minimum distance to

Zoning Requirements

Front Lot Line 50.3 ft.

50 ft.

Side Lot Line 56.8 ft.

60 ft.

Rear Lot Line 30.2 ft.

29.95 ft.

(14 ft. to basement stairs proposed)

15. Size of Buildings:

Front Width 107+/- ft.; Depth 70+/- ft.; Height <35 ft.

16. Lot Coverage 49.84% (54.1% EXISTING) % 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:

Side yard setback of 56.8 feet, whereas a minimum of 60 feet is required.

Accessory building (shed) located 6.9 feet from the property line, whereas a minimum of 10 feet is required.

Accessory building (cabana) located in a side yard, whereas accessory buildings are permitted in rear yards only.

Accessory building (gazebo) located 3.6 feet from the property line, whereas a minimum of 10 feet is required.

Accessory use (basketball court) rear yard setback of 7.8 feet* and side yard setback of 7.93 feet, whereas a minimum of 10 feet required.

Front yard driveway width of 22 feet*, whereas a maximum of 20 feet is permitted.

Proposed Variances:

Rear yard setback (to basement stair) of 14 feet, where as a minimum of 29.95 feet is required.

Impervious coverage of 54.1% existing and 49.84% proposed, whereas a maximum of 40% is permitted, resulting in an improvement of this nonconformity.

*These nonconformities are proposed to be eliminated through this application.

18. The reasons for this request and the grounds urged for the relief demanded are as follows: To be provided through testimony at hearing.

5.10.22
Date

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

(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 10th

Day of May, 2022

By 

Jennifer S. Krimko, Esq.
Attorney for Owner/Applicant



Notary Public of New Jersey

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