

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

1. Applicant's Name David Cohen
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: Douglas D. Clelland, PE
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
-

N/A 7. STATEMENT OF LANDOWNER WHERE THE APPLICANT IS NOT THE LANDOWNER

I, _____, 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 <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: 23 Marine Place

10. Known as: Block(s) 56 Lot(s) 6

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? | (<input checked="" type="checkbox"/>) | () |
| Are there deed restrictions, covenants Or easements effecting tract? | () | (<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:

() (✓)

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.

12. It this a corner lot? No.

If no, distance from nearest intersection

Is 350 ± feet.

13. Lot Dimensions:

Existing

Zoning Requirements

Frontage 75 ft.

Min. 150 ft.

Depth 150 ft.

Min. 125 ft.

Area 11,250 sq.ft.

Min. 18,750 sq.ft.

0.26 acres

Min. 0.43 acres

14. Subject Building Location

Show minimum distance to

Zoning Requirements

Front Lot Line 49.9 ft.

Min. 50 ft.

Side Lot Line 14.7 ft.

Min. 15 ft.

Rear Lot Line 56.0 ft.

Min. 30 ft.

15. Size of Buildings:

Front Width 45 ± ft.; Depth 44 ± ft.; Height N/S ft.

16. Lot Coverage 49.01% Existing % 48.88% Proposed % Zoning Requirement Max. 40.00 %

17. The proposed building or use thereof is contrary to Article(s) 15 | 30

Section(s) 2 | 86 of the Development Regulations Ordinance of the Borough
Of Deal in the following Particulars:

30-86: Accessory Building (Cabana) 7 feet from side and rear property lines, whereas a minimum of 10 feet is required.

15-2: Pool side yard setbacks of 20 feet (west) and 25 feet (east), 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.

2.7.23
Date

By [Signature]
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:

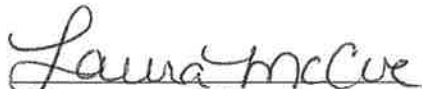
I am the ^{attorney for the appellant} ~~appellant~~ in the above matter and the information as set forth therein is true to the best of my knowledge and belief.

Sworn and subscribed to

Before me this 7th

Day of February 2023

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