

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

1. Applicant's Name Michael Tawil

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

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

2. Federal Identification or Social Security Number _____

3. Present Owner Same as Applicant 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 Ave., 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

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

N/A

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.

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: 26 Wallace Road

10. Known as: Block(s) 29 Lot(s) 1

Tax Map Sheet(s) 5 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)

N/A.

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. Is this a corner lot? Yes

If no, distance from nearest intersection

Is _____ feet.

13. Lot Dimensions:

Existing

Frontage 150 ft.

Depth 150 ft.

Area 23,126 sq.ft.

 acres

Zoning Requirements

150 ft.

125 ft.

18,750 sq.ft.

 acres

14. Subject Building Location - (Proposed)

Show minimum distance to

Wallace Road - 50 ft. to building
38 ft. to porch

Ocean Ave - 50.5 ft. to building
47.12 ft. to porch

Front Lot Line ft.

Side Lot Line 35 ft. to building
23.9 ft. to porch ft.

Rear Lot Line 27.2 ft.

Zoning Requirements

50 ft.

35 ft.

30 ft.

15. Size of Buildings:

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

16. Lot Coverage 39.5% existing / 39.3% 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:

Front yard setback (Wallace Road) of 37.8 ft. to porch, whereas a minimum of 40 ft. is required.

Rear yard setback of 27.2 ft., whereas a minimum of 30 ft. is required.

Side yard setback to porch of 23.9 ft. to porch, whereas a minimum of 35 ft. is required.

Accessory building (garage) rear yard setback of 3.6 ft., whereas a minimum of 10 ft. is required.

Accessory building (garage) side yard setback of 3.1 ft., whereas a minimum of 10 ft. is required.

Proposed Variances:

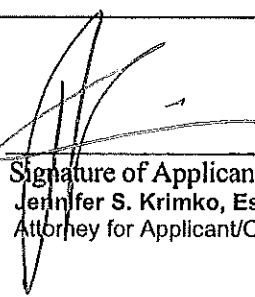
Front yard setback (Wallace Road) of 38 ft. to porch proposed, whereas a minimum of 40 ft. is required.

Building coverage of 23.3% proposed, whereas a maximum of 20% is permitted.

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

follows: To be provided through testimony at hearing.

5.19.25
Date

By 

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

(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 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 19th

Day of May 2025

By

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

Laura McCue
Notary Public of New Jersey

