



RECEIVED
AUG 16 2019
COMMUNITY DEVELOPMENT
INITIALS

ZONING PERMIT APPLICATION

Zoning Control Number ZA-19-0187 Date: 8-16-19 Fee: \$45

TYPE OF APPLICATION

- | | | |
|---|---|---|
| <input type="checkbox"/> Adding a New Use to a Property (\$45) | <input checked="" type="checkbox"/> New Accessory Structure (\$45) | <input type="checkbox"/> Residential Addition (\$45) |
| <input type="checkbox"/> Commercial Addition (\$45) | <input type="checkbox"/> New Commercial Business (\$45) | <input type="checkbox"/> Signs (\$45) |
| <input type="checkbox"/> Continuing/Changing the Use of a Property/Structure (\$45) | <input type="checkbox"/> New Ownership of a Property/Business(\$45) | <input type="checkbox"/> Storage Shed (\$45) |
| <input type="checkbox"/> Deck/Balcony (\$45) | <input type="checkbox"/> New Residence (\$45) | <input type="checkbox"/> Swimming Pool/Hot Tub** (\$45) |
| <input type="checkbox"/> Fence/Retaining Wall* (\$45) | <input type="checkbox"/> Porch (\$45) | <input type="checkbox"/> Zoning Determination (\$100) |
| <input type="checkbox"/> Home Occupation (\$45) | <input type="checkbox"/> Private Garage (\$45) | |
| <input type="checkbox"/> Interior Remodeling (Commercial/Residential) (\$45) | <input type="checkbox"/> Other: _____ | |

PLEASE READ THE ZONING PERMIT INFORMATION SHEET PRIOR TO COMPLETING THIS APPLICATION.

As per the Bradley Beach Land Development Ordinance a zoning permit shall be issued prior to the commencement or change of use of a property, building or structure; the occupancy of any building or structure; the construction, erection, reconstruction, alteration, conversion, or installation of any building or structure.

The Bradley Beach Zoning Map, Land Development Ordinance and its amendments can be found online at <http://ccode360.com/BR2100>.

*Indicate location, height, and type of fence on survey/plot plan.

**Pools require a fence. Please indicate type, height, and area of fence and location of filter.

IF ANY OF THE REQUESTED INFORMATION IS SUBMITTED INCOMPLETE, THEN THIS APPLICATION SHALL BE RETURNED UNPROCESSED.

(PLEASE PRINT CLEARLY)

1. Location of property for which zoning permit is desired.

Street Address: 108 2nd Ave Block: 66 Lot: 26 Zone: _____

2. Applicant Name: David Tsedlin Phone No. _____ Fax No. _____

Applicant's Address: P.O. BOX 940 MONSIEY NY 10952

Email: _____

3. Property Owner's Name: Point Properties LLC Phone No. _____ Fax No. _____

Property Owner's Address: P.O. BOX 940 MONSIEY NY 10952

Email: _____

4. Present Approved Zoning Use of the Property _____
5. Proposed Zoning Use of the Property _____
6. Describe in detail the activity or activities you are proposing. If you are proposing construction, then describe in detail the dimension and setbacks. If you are proposing a use, then describe the proposed use. _____

REPLACING 3 FIRE ESCAPES

7. Has the above referenced premises been the subject of any prior application to the ZONING BOARD OF ADJUSTMENT or PLANNING BOARD?
 Yes ___ No If Yes, state date: _____
 Board: _____ Resolution # (if any): _____ (submit a copy of the Resolution)

8. For all exterior work pertaining to additions and accessory structures, excluding fences, please provide:
 Building Coverage: 15 % Lot Coverage: _____ % (Please include calculations)

40:55D-68.3. Penalty for false filing. Any person who knowingly files false information under this act shall be liable to a civil penalty not to exceed \$1 000 for each filing. Any penalty imposed under this section may be recovered with costs in a summary proceeding pursuant to "the penalty enforcement law," N.J.S 2A:58- 1 et seq.

Adopted L. 1989, c. 67, §3, effective April 14, 1989. The applicant certifies that all statements and information made and provided as part of this application are true to the best of his/her knowledge, information and belief. Applicant further states that all pertinent municipal ordinances, and all conditions, regulations and requirements of site plan approval, variances and other permits granted with respect to said property, shall be complied with. All zoning permits will be granted or denied within ten (10) business days from the date of complete application.

 Signature of Applicant

8/14/10
 Date

DAVID TSEIK
 Print Applicant's Name

 Signature of Owner

8/14/10
 Date

DAVID TSEIK
 Print Owner's Name

FOR OFFICE USE

Fee date: 8-16-10 Check# 1017 Cash: _____

Received by: Kate Receipt#: _____



Borough of Bradley Beach
Zoning Officer
701 Main Street
Bradley Beach, NJ 07720
(732) 776-2999 ext 1038 Fax(732) 775-8168
zoningofficer@bradleybeachnj.gov

Application Date: 8/16/2019
Application Number: ZA-19-0187
Permit Number: _____
Project Number: _____
Fee: \$45

Denial of Application

Date: 8/25/2019

To: DAVID TSEITLIN
PO BOX 940
MONSEY, NJ 10952

CC: App Tele
App Email: [REDACTED]

RE: 108 SECOND AVE
Block: 66 Lot: 26 Qual: Zone: R-B

Dear DAVID TSEITLIN,

The following comments were made during the denial process:

The property is located within the R-B Zone. The applicant does not indicate the present zoning use of the property. The present approved zoning use of the property is a Nonconforming Multifamily Residence, consisting of 44 residential units.

The applicant indicates the premises has not been the subject of any prior applications to the Zoning Board of Adjustment or Planning Board.

The applicant describes the proposed work in detail:
"Replacing 3 fire escapes"

The applicant indicates the premises has not been the subject of any prior application to the Zoning Board of Adjustment or Planning Board.

The applicant did not submit the required surveys/site plans as indicated on the zoning permit application information sheet. The applicant submitted one copy of a location survey, dated 03/04/2015, by George J. Anderson L.L.C.. The submitted document does not display the existing and proposed conditions of the property. The submitted document, is not sealed or signed, and does not match the indicated 1"=20.0' indicated. Therefore it is not a valid licensed survey.

There appears to be an inconsistency with the location of the property lines, between the location survey, dated 03/04/2015, by George J. Anderson L.L.C., and the submitted construction plans dated May 2019, by Optimized Engineering Associates. It appears the proposed accessory structures may encroach over the property line onto the neighboring property.

The applicant does not display compliance with the Land Development Ordinance.

Denied zoning

Sincerely,


George Waterman, Zoning Official