



ZONING

450 Attachment 1

Schedule of Height, Area and Yard Requirements  
Borough of Bradley Beach  
[Amended 8-8-2006 by Ord. No. 2006-12; 4-24-2007 by Ord. No. 2007-6; 10-15-2011 by Ord. No. 2011-19; 8-26-2014 by Ord. No. 2014-16; 1-8-2019 by Ord. No. 2018-1]

Zone District	Use	Location	Minimum Lot Requirements			Minimum Yard Requirements						Coverage and Height	
			Area (square feet)	Width (feet)	Depth (feet)	Principal Structure	Accessory Structure	Maximum Building Coverage (%)	Maximum Impervious Coverage (%)	Maximum Building Height (feet)	Maximum Building Height (feet)		
R-1	All	Interior lot	5,000	50	100	15 and 25'	25'	5 and 10'	5	5	35%	60%	35
R-1	All	Corner lot	5,000	50	100	15 and 25'	25'	5 and 10'	5	5	35%	60%	35
R-1	1 family	Interior lot	5,000	50	100	15 and 25'	25'	5 and 10'	5	5	35%	60%	35
R-1	1 family	Corner lot	5,000	50	100	15 and 25'	25'	5 and 10'	5	5	35%	60%	35
R-1	2 family	Interior lot	5,000	50	100	15 and 25'	25'	5 and 10'	5	5	35%	60%	35
R-1	2 family	Corner lot	5,000	50	100	15 and 25'	25'	5 and 10'	5	5	35%	60%	35
GB	Business	All	30,000	200	100	15 and 25'	25'	5 and 10'	5	5	25%	60%	35
GB	Business	All	5,000	50	100	None	None	None	5	5	50%	100%	40
GPV	Business	All	5,000	50	100	None	None	None	5	5	90%	100%	40
O-P	Office professional	All	5,000	50	100	None	None	None	5	5	90%	100%	40
B-O-R	Business office	All	20,000	100	100	10	10	10 and 14'	5	5	50%	80%	40

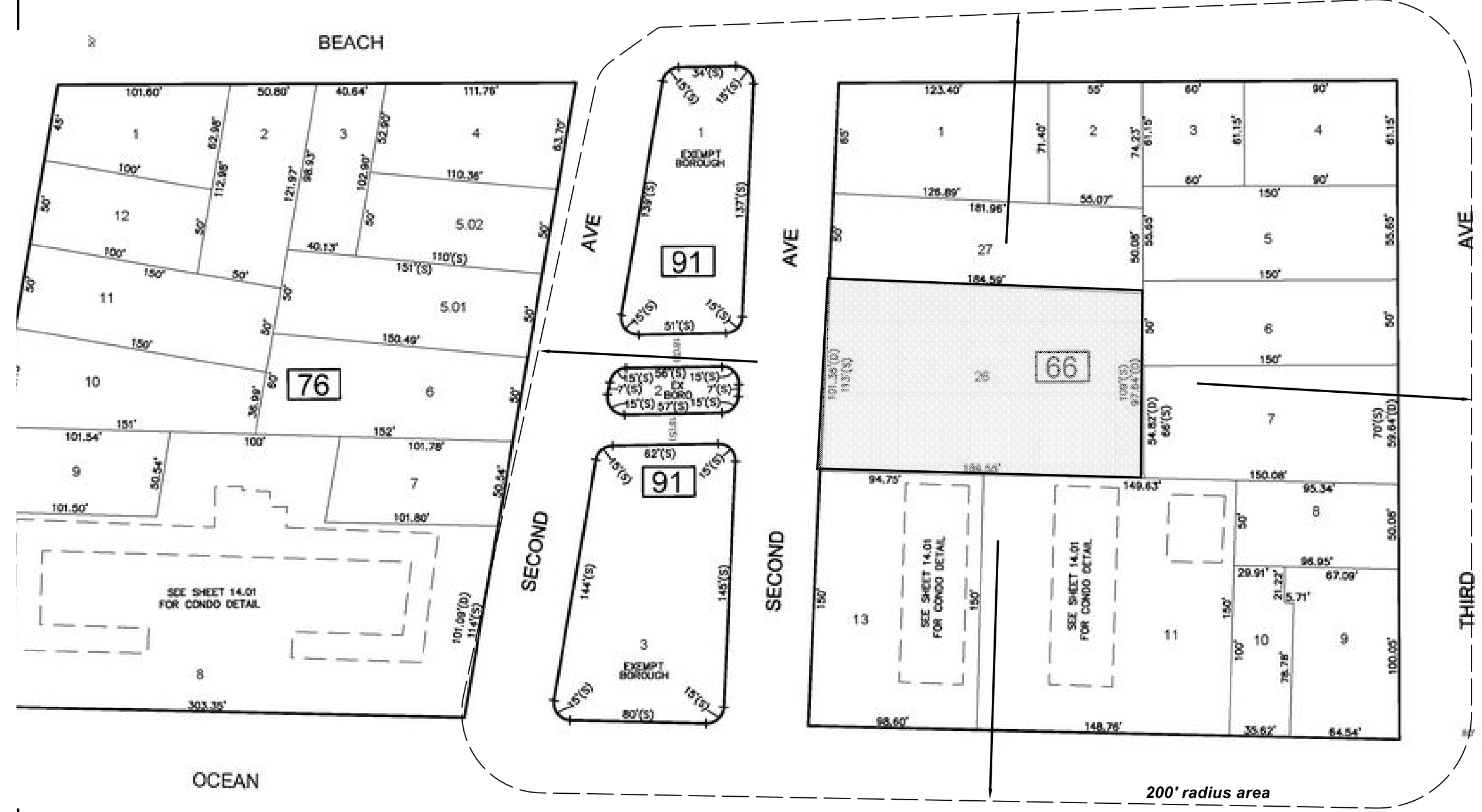
NOTES:

- The minimum front yard shall be 15 feet on north-south streets and 25 feet on east-west streets.
- The rear yard for lots not meeting the minimum lot depth requirement, may be reduced proportionately to the existing lot depth as a percentage of required lot depth, but in no case shall be less than 10 feet.
- The minimum side yards for lots not meeting the minimum lot width requirement that exist shall be 10% and 20% of the lot width.

**EXISTING IMPERVIOUS COVERAGE**  
building - 11,330 SQ.FT.  
concrete - 3,800 sq.ft.

**EXISTING ZONING**  
Lot Area - 18,616.43 sq.ft./0.43 acres  
Width - 100' avg Depth - 185' avg  
Setbacks:  
Front - 25' avg sides - 12 avg/2.78-0.5 rear - 8.4' & 10.7'  
No accessory buildings  
Building Height - 54.5'

NOTE: No on site parking exists



**PUBLIC UTILITIES**

Cablevision  
1501 18th Avenue - Wall, NJ 07719  
J.C.P. & L  
101 Crawfords Corner Road - Holmdel, NJ 07733  
New Jersey American Water Company  
1025 Laurel Oak Road - Voorhees, NJ 08043  
New Jersey Natural Gas  
P.O. Box 1378 - Wall, NJ 07719  
Verizon

Bradley Beach Sewer Authority  
701 Main Street - Bradley Beach, NJ 07720

- 200' PROPERTY OWNERS LIST**  
**BLOCK 66**
- Lot No. 1 - Mario Remo 112 Second Avenue, Bradley Beach
  - Lot No. 2 - Mario Remo 112 Second Avenue, Bradley Beach
  - Lot No. 3 - Susan Lasky 423 Manor Avenue, Cranford, NJ
  - Lot No. 4 - Amy/Rachel/Rebecca Schwarz 130 Blanchard Road, South Orange, NJ
  - Lot No. 5 - Jay & Ellen Lynn 13 Vail Valley Drive, Manalapan, NJ
  - Lot No. 6 - Janine T & Anthony C Coletta 12 Thornley Drive, Chatham, NJ
  - Lot No. 7 - Bradley 107, LLC 425 Lake Avenue, Oakhurst, NJ
  - Lot No. 8 - Sandra M & James J Evans 17 Timber drive, Montville, NJ
  - Lot No. 9 - U/L/L 211 Properties, LLC 1069 East Ninth Street Brooklyn, NY
  - Lot No. 10 - Tina & Michael Garyantes 18 Roberts Road, Warren, NJ
  - Lot No. 11 - Shore Club Condo Associates 201 W Sylvania, Neptune, NJ
  - Lot No. 13 - Ocean Twelve Condo Associates 201 Ocean Avenue, Bradley Beach, NJ
  - Lot No. 27 - John Naples 506B Ocean Avenue, Bradley Beach, NJ
- BLOCK 81**  
Lot Nos. 1, 2 & 3 Borough of Bradley Beach

PROPERTY ADDRESS: 108 SECOND AVENUE, BOROUGH OF BRADLEY BEACH, MONMOUTH COUNTY, N.J.

BLOCK 66	LOT(S) 26	TAX MAPS	SURVEY NO. - 2015-110	SCALE 1" = 20.0'
FILED MAP -			DESCRIPTION Location survey	DRICK DATE
			200' radius map added	lba/gja 03/04/2015
				gja/law 06/12/2020

THIS SURVEY IS CERTIFIED TO:

**GEORGE J. ANDERSON, L.L.C.**  
PROFESSIONAL LAND SURVEYORS  
P.O. BOX 1348 - LITTLE FALLS, NJ 07424  
TEL (973) 837-8159 FAX (973) 837-8160  
EMAIL: GJALLC@GMAIL.COM

Point Properties 2003, LLC  
Feinstein, Raiss, Keim & Booker, L.L.C.  
Madison Title Agency, LLC  
New York Community Bank, its successors and/or assigns as their respective interests may appear.

George J. Anderson  
LAURIA ANDERSON  
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LIC. NO. - 43328