



Borough of Bradley Beach
 701 Main Street
 Bradley Beach, NJ 07720
 (732) 776-2999 ext 1038

Date Issued: _____
 Application Number: ZA-21-0107
 Application Date: 4/30/2021
 Project Number: _____
 Permit Number: _____
 Fee: \$45.00 CHK 126

Zoning Permit Denial

Worksite **1107 OCEAN AVE**
 Location: **Borough of Bradley Beach, NJ 07720**

Contractor: _____

Owner: **OCEAN GRACE, LLC / THOMAS CARLUCCI**
 Address: **48 OLD FARMSTEAD ROAD**
CHESTER, NJ 07930

Applicant: **MOSS ARCHITECTURE LLC**
 Address: **429 MONMOUTH AVE**
BRADLEY BEACH, NJ 07720

Block: 13 Lot: 16 Qualifier: _____ Zone: _____

This Certifies that an application for the issuance of a Zoning Permit Denial has been examined.

Present Use: (None)

Non Conforming Use

Non Conforming Structure

Proposed Use: (None)

Work Description:

- New Building -- DEMOLISH EXISTING TWO STORY WOOD FRAME DWELLING.**
- REMOVE ALL EXISTING IMPERVIOUS IMPROVEMENTS LOCATED ON THE LOT AND RETAINING WALL
ALONG OCEAN AVE PROPERTY LINE.
- CONSTRUCT NEW 2 1/2 STORY WOOD FRAME DWELLING W/ BASEMENT GARAGE & STORAGE.
- INSTALL NEW DRIVEWAY & WALKWAY.

Application Approved Date: _____

Upon review it was determined that the Zoning Permit Denial:

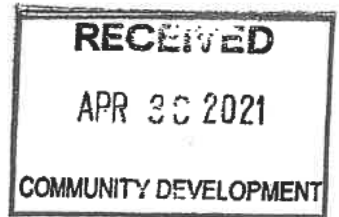
- Permitted by Ordinance
 Permitted by Variance approved on: _____
 Approved with Conditions
 Valid Nonconforming Use/Structure is established by
 Zoning Board of Adjustment Zoning Officer

Additional Comments:

Lot is undersized and proposed project would exceed allotted percentages- will require variance - MM

 Michael Mulcahy, Zoning Officer 5/14/2021
Date

Please contact the Borough of Bradley Beach Construction Department and Code Enforcement Department, for possible required permits prior to commencing work.



ZONING PERMIT APPLICATION

Zoning Control Number ZA-21-0107 Date: 4/30/21 Fee: \$45

TYPE OF APPLICATION

- | | | |
|---|--|---|
| <input type="checkbox"/> Adding a New Use to a Property (\$45) | <input 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 checked="" 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://ecode360.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)

- Location of property for which zoning permit is desired:
Street Address: 1107 OCEAN AVE Block: 13 Lot: 16 Zone: R-B
- Applicant Name: MOSS ARCHITECTURE LLC Phone No. 732-567-8311 Fax No. _____
Applicant's Address: 429 MONMOUTH AVE BRADLEY BEACH NJ 07720
Email: mjmossarch@gmail.com
- Property Owner's Name: OCEAN GRACE LLC Phone No. _____
Property Owner's Address: THOMAS CARLUCCI 48 OLD FARMSTEAD RD.
Email: _____ CHESTER, NJ 07930

Present Approved Zoning Use of the Property: TWO FAMILY DWELLING

5. Proposed Zoning Use of the Property: SINGLE FAMILY DWELLING

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.

- DEMOLISH EXISTING TWO STORY WOOD FRAME DWELLING.
- REMOVE ALL EXISTING IMPERVIOUS IMPROVEMENTS LOCATED ON THE LOT AND RETAINING WALL ALONG PACIFIC AVE PROPERTY LINE
- CONSTRUCT NEW 2 1/2 STORY WOOD FRAME DWELLING W/ BASEMENT GARAGE & STORAGE
- INSTALL NEW DRIVEWAY & WALKWAY

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: **NEW**
 Building Coverage: 54.4% Lot Coverage: 100.6% (Please include calculations) **CONSTRUCTION**

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]
 Signature of Applicant

4/23/21
 Date

MESS ARCHITECTURE LLC
 Print Applicant's Name

4/23/21
 Date

Signature of Owner
THOMAS CARLUCCI, OWNER OCEAN GORE, LLC
 Print Owner's Name

FOR OFFICE USE

Fee date: 4/30/21 Check#: 120 Cash: —

Received by: Kate M. Receipt#: —