



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

Date Issued: \_\_\_\_\_  
 Application Number: ZA-21-0052  
 Application Date: 3/15/2021  
 Project Number: \_\_\_\_\_  
 Permit Number: \_\_\_\_\_  
 Fee: \$45.00 CHK 9414

# Zoning Permit Denial

Worksite: **600 BRADLEY BLVD**  
 Location: **Borough of Bradley Beach, NJ 07720**

Contractor: \_\_\_\_\_

Owner: **LUBA, DENNIS & SHARON**  
 Address: **600 BRADLEY BLVD**  
**BRADLEY BEACH, NJ 07720**

Applicant: **ROCON CONSTRUCTION GROUP LLC**  
 Address: **705 ROUTE 71**  
**BRIELLE, NJ 08730**

Block: 89 Lot: 5 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:

**DECK/BALCONY - CONSTRUCTION OF A SECOND STORY BALCONY WITH ROOF ON SIDE OF HOUSE OVER FIRST FLOOR DECK**

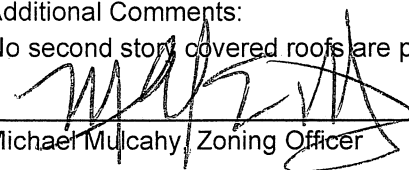
Application Approved Date: \_\_\_\_\_

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

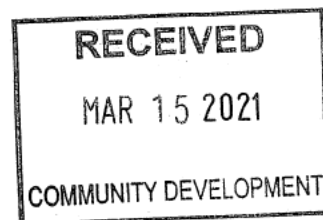
Additional Comments:

No second story covered roofs are permitted- MM

  
 \_\_\_\_\_  
 Michael Mulcahy | Zoning Officer

3/15/2021  
 \_\_\_\_\_  
 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-21-0052 Date: 3/11/21 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 checked="" 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://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)**

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

Street Address: 600 Bradley Blvd. Block: 89 Lot: 5 Zone: \_\_\_\_\_

2. Applicant Name: Rocan Construction Group LLC Phone No. 732 528 4710 Fax No. \_\_\_\_\_

Applicant's Address: 705 Rt. 71, Brielle NJ 08730

Email: deanna@rocacn.com

3. Property Owner's Name: Dennis + Sharon Luba Phone No. [REDACTED] Fax No. \_\_\_\_\_

Property Owner's Address: 600 Bradley Boulevard, Bradley Beach

Email: [REDACTED]

4. Present Approved Zoning Use of the Property: SFR  
5. Proposed Zoning Use of the Property: SFR

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. Construction of a second story balcony with roof on side of house over first floor deck

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: 11/10/2020  
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: \_\_\_\_\_% 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.

Deanna Josko \_\_\_\_\_ Date 3/11/21  
Signature of Applicant  
Deanna Josko  
Print Applicant's Name

Josko on behalf of Dennis Luban \_\_\_\_\_ Date 3/11/21  
Signature of Owner  
Josko on behalf of Sharon Luban  
Print Owner's Name

----- FOR OFFICE USE -----  
Fee date: 3/15/21 Check#: 9414 Cash: \_\_\_\_\_  
Received by: Hester M. Receipt#: \_\_\_\_\_