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Ken Triano <ktriano@bradleybeachnj.gov>

# Fwd: 306 Monmouth Avenue

1 message

**George Waterman** <gwaterman@bradleybeachnj.gov> Wed, Jul 17, 2019 at 3:17 PM
To: Ken Triano <ktriano@bradleybeachnj.gov>

Good Afternoon Ken,

Avon will be performing the zoning and construction update review of 306 Monmouth Avenue.

Regards,
George
---------- Forwarded message ---------
From: **Borough of Bradley Beach** <kbarrett@bradleybeachnj.gov>
Date: Mon, Jul 15, 2019 at 5:36 PM
Subject: Re: 306 Monmouth Avenue
To: George Waterman <gwaterman@bradleybeachnj.gov>

George

Please have Avon conduct the zoning review. I do not want to cause a delay on the project so please keep me posted as to when you receive it back.

Thank you
Kelly

On Mon, Jul 15, 2019 at 5:04 PM George Waterman <gwaterman@bradleybeachnj.gov> wrote:
Good Afternoon Kelly,

On 09/26/2018 i performed a zoning review on 306 Monmouth Avenue for a Beth and Harold, to construct a Garage Apartment on the property. At that time Bryant said that there was no conflict with me performing a zoning review. The project was denied a few times. After many meetings with their architect, Mr. Conoscenti, the zoning permit application was resubmitted and approved. The project went to the Construction Department and due to the conflict it was referred to Avon for construction review.

The construction department is in receipt of a permit update for the proposed work. Should I perform a zoning review or shall I ask the zoning officer in Avon to review. If I get the ok to perform the zoning review, then I will need the plans that were sent to Avon back, to compare as part of my zoning review.

Regards,
George

--
George Waterman
Zoning Officer
Borough of Bradley Beach
701 Main Street
Bradley Beach, NJ 07720
Phone: 732.776.2999 ext 1038
gwaterman@bradleybeachnj.gov

If yes, then I will arrange for the zoning information to be sent to you.

Regards,
George

--

George Waterman
Zoning Officer
Borough of Bradley Beach
701 Main Street
Bradley Beach, NJ 07720
Phone: 732.776.2999 ext 1038
gwaterman@bradleybeachnj.gov

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Sullivan, Sheila <ssullivan@avonbytheseanj.com>

# Re: Borough of Bradley Beach - Zoning Review - 306 Monmouth Avenue

2 messages

**Connors, Rich** <rconnors@avonbytheseanj.com> Mon, Jul 29, 2019 at 10:29 AM
To: George Waterman <gwaterman@bradleybeachnj.gov>
Cc: Kelly Barrett <kbarrett@bradleybeachnj.gov>, Kerry McGuigan <kmcguigan@avonbytheseanj.com>, Sheila Sullivan <ssullivan@avonbytheseanj.com>

Mr. Waterman,
I received the zoning application Friday afternoon 7/26/2019.
Please see attached markup of the Bradley Beach Garage apartment ordinance.
The 1/2 bath and laundry area proposed for the first floor are not specifically permitted.
I am unsure of the definition of a "Common Area" as it pertains to your ordinance.
The only reference that I can find for common areas is for "Garden Apartments" in your definitions and it is unclear if it pertains to Garage Apartments.

As per guidance from the Zoning and Land Use - Cox Manual, because of time constraints in decision making, "To Doubt is to Deny".
As such I believe that the request for a 1/2 bath of the ground floor of the garage apartment would require a zoning variance or an appeal of a zoning officers decision.

I hope this helps.

Thank you,
Rich Connors
Zoning Officer
Borough of Avon by the Sea

On Wed, Jul 17, 2019 at 3:28 PM George Waterman <gwaterman@bradleybeachnj.gov> wrote:

> Good Afternoon Mr. Connors,
>
> My name is George Waterman. I am the zoning officer in the Borough of Bradley Beach. Presently your Construction Department is performing a review of 306 Monmouth Avenue, due to a conflict. The property is owned by one of our Councilmen. We recently received a permit update for the proposed project, which will require a zoning review. Would you please handle the zoning review portion of the project?
>
> If yes, then I will arrange for the zoning information to be sent to you.
>
> Regards,
> George
>
> --
> George Waterman
> Zoning Officer
> Borough of Bradley Beach
> 701 Main Street
> Bradley Beach, NJ 07720
> Phone: 732.776.2999 ext 1038
> gwaterman@bradleybeachnj.gov
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**Bradley Beach_Zoning.pdf**
311K

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**Connors, Rich** <rconnors@avonbytheseanj.com> C/O Tue, Jul 30, 2019 at 9:57 AM
To: George Waterman <gwaterman@bradleybeachnj.gov>
Cc: Kelly Barrett <kbarrett@bradleybeachnj.gov>, Kerry McGuigan <kmcguigan@avonbytheseanj.com>, Sheila Sullivan <ssullivan@avonbytheseanj.com>

Mr. Waterman,
I was at 306 Monmouth today for a sheathing inspection and would like to bring to your attention the following:

- I have not received a foundation location approval from zoning to verify approved setbacks.
- I have not received a height certification from zoning.
- There are changes to the original approved drawings including the following:
- 1. There is a sliding glass door on the eastern side (pool side) of the building that is not on the original approval.
- 2. The eastern most garage door has been eliminated and a side hinged standard size door has been added. This reduces the amount of parking spaces.
- 3. There have been dormers added to the roof of the structure that are not on the original approved plans.
- 4. It appears that a half story / loft area has been added to the building that in not on the original approved plans.
- 5. The added half bath / laundry area on the ground floor has been discussed previously.

I believe that the plans have been deviated from enough from the original approved drawings that a re-application and further zoning approval will be required before any more inspections are requested or performed.
You may want to go by the site to see the changes.

Thank you,
Rich Connors
Construction Official
Borough of Avon by the Sea
[Quoted text hidden]

Gmail by Google

Connors, Rich <rconnors@avonbytheseanj.com>

# Borough of Bradley Beach - Zoning Review - 306 Monmouth Avenue

**Connors, Rich** <rconnors@avonbytheseanj.com> Tue, Jul 30, 2019 at 9:57 AM
To: George Waterman <gwaterman@bradleybeachnj.gov>
Cc: Kelly Barrett <kbarrett@bradleybeachnj.gov>, Kerry McGuigan <kmcguigan@avonbytheseanj.com>, Sheila Sullivan <ssullivan@avonbytheseanj.com>

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I believe that the plans have been deviated from enough from the original approved drawings that a re-application and further zoning approval will be required before any more inspections are requested or performed.
You may want to go by the site to see the changes.

Thank you,
Rich Connors
Construction Official
Borough of Avon by the Sea

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> Borough of Avon by the Sea
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Connors, Rich <rconnors@avonbytheseanj.com>

# 306 Monmouth Ave. - Bradley Beach

1 message

**Connors, Rich** <rconnors@avonbytheseanj.com> Thu, Aug 1, 2019 at 11:02 AM
To: coastaldevelopment@icloud.com
Cc: Sheila Sullivan <ssullivan@avonbytheseanj.com>, Kelly Barrett <kbarrett@bradleybeachnj.gov>, George Waterman <gwaterman@bradleybeachnj.gov>, Kerry McGuigan <kmcguigan@avonbytheseanj.com>

Mr. Haber,
Please see attached stop construction order for the Garage Apartment project at 306 Monmouth Blvd. effective 8/1/2019.
To rescind the stop construction order the following will be required.

1. Signed and sealed foundation location survey, by a NJ licensed surveyor, showing conformance with the approved site plan. Include ridge height and all setbacks.
2. Three sets of drawings with the following changes for zoning review and approval or denial:

- Roof changes including East and West dormers.
- Loft area added above the second floor living space.
- Change from two car garage to one interior parking space.
- Addition of the half bath and laundry area on the ground floor.
- Addition of the sliding glass door on the first floor ground level.

Zoning approval for the above changes will be required before the stop construction order is lifted.
You may weather proof the structure with Tyvek, felt paper or another form of protection of the sheathing. No other construction is permitted until the stop construction order is removed.

Thank you

Richard J. Connors
Construction Official
Borough of Avon by the Sea

**Bradley Beach_306 Monmouth - Stop Construction Order.pdf**
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