

BOROUGH OF BRADLEY BEACH
ZONING BOARD OF ADJUSTMENT
NOTICE OF APPEAL OF ZONING OFFICER'S DETERMINATION

OFFICIAL USE ONLY

CASE # _____ DATE FILED _____
DISPOSITION _____ HEARING DATE _____

TO THE ZONING ENFORCEMENT OFFICER:

The petition of THOMAS J. COAN
Applicant's Name

shows that on or about the 4th day of MARCH, 2021, an application to

the Zoning Officer for the purpose of (Describe intended action): COVER EXISTING
OUTDOOR DINING AREA ON THE SOUTH SIDE OF THE
BUILDING WITH TWO RETRACTABLE AWNINGS.
22' X 11.6' AND 23.5 X 11.6'

on the premises located at: 401 MAIN STREET Bradley Beach, NJ-07720
Street Address

Block 58 Lot 10

as shown on the Municipal Tax Maps and owned, or optioned by this applicant was made; that after due consideration, the Zoning Officer did on the 9th day of MARCH, 2021, decline to issue said permit for the reasons stated in the attached copy of the Zoning Officer's Refusal of Permit form.

Applicant feeling aggrieved at the action of the Zoning Officer, files this notice of appeal with said officer, and requests that action of the Zoning Officer be reversed or modified as the facts may be determined and the applicant further requests that a day be fixed for hearing on this appeal and states that the proper notice will be given to all owners of property situated within two hundred (200) feet of all property specified above, and others required by statute.

File a copy of this sheet/notice with the Zoning Officer, where appeal is sought.

**ZONING BOARD OF ADJUSTMENT
APPLICATION FOR USE VARIANCE AND/OR BULK VARIANCE(S)**

Information on Subject Property:

1. Property address: 401 MAIN STREET
Block(s) 58 Lot(s) 10 Zone: GBW
2. Does the Applicant own adjoining property? YES NO
If answer to foregoing is yes, describe location and size of adjoining property: _____

3. An application is hereby made for a variance(s) from the terms of Article(s) and Section(s):

450-52 - AWNING my Project NOT MORE THAN FIVE FEET FROM THE SURFACE PLANE OF THE LARGEST FACADE WALL.

Proposed RETRACTABLE AWNING will Project 11.6' FROM THE SURFACE PLANE OF THE LARGEST FACADE WALL.

4. Justification/Reasons why each variance should be granted [attach forms as necessary]

SUPERIOR DESIGN AND PUBLIC SAFETY, TO A FABRIC POLE TENT WHICH WAS PERMITTED BY THE BOROUGH LAST SEASON.

THE TWO RETRACTABLE AWNINGS WILL NOT IMPERE ANY PEDESTRIAN TRAFFIC.

5. If conditional use is required/requested with this application, detail conformance/deviation from the requirements of the zoning ordinance [attach forms as necessary].

N/A

Contact Information:

6. Name of applicant: THOMAS J. COAN
Mailing address: 612 3RD AVE BRADLEY BEACH, NJ. 07700
Phone # [REDACTED] Fax # _____ Cell # [REDACTED]
E-mail address: [REDACTED]

7. Interest of Applicant if other than owner (i.e. tenant, contract purchaser)(If applicant is not the owner, Owner(s)' Affidavit of Authorization and Consent must be completed & submitted with this application):

OWNER

8. Name of present owner: THOMAS J. COAN + FRANK A. MERRIS

Mailing address: 612 3RD AVE BRADLEY BEACH N.J. 07720

Phone # [REDACTED] Fax # [REDACTED] Cell # [REDACTED]

E-mail address: [REDACTED]

9. Contact Person: THOMAS J. COAN

Mailing address: 612 3RD AVE BRADLEY BEACH, NJ 07720

Phone # [REDACTED] Fax # [REDACTED] Cell # [REDACTED]

E-mail address: [REDACTED]

Applicant's Professionals' Information:

10. Name of applicant's Attorney (if applicable)
(Companies/Corporations must be represented): N/A

Mailing Address: _____

Phone # _____ Fax # _____ Cell # _____

E-mail address: _____

11. Name of applicant's Engineer (if applicable): N/A

Mailing Address: _____

Phone # _____ Fax # _____ Cell # _____

E-mail address: _____

12. Name of applicant's Planner (if applicable): N/A

Mailing Address: _____

Phone # _____ Fax # _____ Cell # _____

E-mail address: _____

13. Name of applicant's Surveyor: LINDSTROM, DIESSNER + CARR. PC

Mailing Address: 136 Drum BUNT ROAD BRICK, NJ 08723

Phone # 732-477-8900 Fax # 732-477-8026 Cell # _____

E-mail address: _____

14. Name of applicant's Architect (if applicable): N/A

Mailing Address: _____

Phone # _____ Fax # _____ Cell # _____

E-mail address: _____

15. Name of applicant's Other Professional (if applicable): N/A

Mailing Address: _____

Phone # _____ Fax # _____ Cell # _____

E-mail address: _____

Detail Property Information:

(PLEASE INCLUDE INFORMATION FOR EACH ZONE/BLOCK/LOT INVOLVED BELOW - ATTACH ADDITIONAL SHEETS AS NECESSARY)

<u>PRINCIPAL USE:</u>	<u>Required and/or Permitted</u>	<u>Existing</u>	<u>Proposed</u>
Minimum lot area	5,000 SF	2,801 SF	2,801 SF
Minimum lot width	50'	40'	40'
Minimum lot depth	100'	70.70'	70.70'
Minimum lot frontage	50'	40'	40'
Minimum front yard setback	NONE	NONE	NONE
Minimum rear yard setback	10'	10.17'	10.17'
Minimum side yard setback	NONE	NONE/2.88'	NONE/2.88'
Maximum percent building coverage	90%	82%	82%
Maximum percent lot coverage	100%	94.5%	94.5%
Maximum number of stories	4	3	3
Maximum building height (in feet)	48	40'	40'
Square footage of principal structure	13,500 SF	5,380 SF	5,380 SF
Off-street parking spaces	27	NONE	NONE
Prevailing Setback of adjacent buildings within the block/within 200 ft.		N/A	N/A
<u>ACCESSORY USE/STRUCTURE:</u>	<u>Required and/or Permitted</u>	<u>Existing</u>	<u>Proposed</u>
Minimum front yard setback			
Minimum rear yard setback			
Minimum side yard setback			
Minimum combined side yard setback	N/A	N/A	N/A
Maximum percent building coverage			
Maximum percent lot coverage			
Maximum number of stories			
Maximum building height (in feet)			
Square footage of accessory structure			
Distance between principal & accessory structure			
Existing use or uses on the lot:	3 APARTMENTS AND RESTAURANT		
Proposed use or uses on the lot:	3 APARTMENTS AND RESTAURANT		
Is the property located in a special flood hazard area?	NO		

NOTE: Any items that are not applicable to a particular application shall be marked with an "N/A".

Detail Proposed Information:

16. Existing and proposed number of units, if applicable: 1 Commercial + 3 Residential

17. Are any extensions of municipal facilities or utilities involved with this application? Y N

If answer is YES, describe: _____

18. Are drainage ditches, streams, or other water courses involved with this application? Y N

If answer is YES, describe: _____

19. Has there been any previous applications before the Planning Board/Board of Adjustment involving these premises? Yes No Unknown

If so, when: NOT BY THIS PARTNERSHIP - PURCHASE DATE 2/17/95

Result of decision: _____ (attach copy of prior Resolution)

20. Has a Zoning denial been received as part of this application? YES NO If yes, please attach.

21. Tax and Assessment payment report indication of all taxes and/or assessment required to be paid attached to this application: YES NO

22. Are any easements or special covenants by deed involved with this application?
 YES (If yes, attach copy) NO

AFFIDAVIT OF APPLICATION

State of New Jersey :
: ss
County of Morristown:

Kali Scorben being of full age, being duly sworn according to Law, on oath depose and says that all the above statements are true.

[Handwritten Signature]
(Original Signature of Applicant to be Notarized)

THOMAS J. COAN
(Print Name of Applicant)

Sworn and subscribed before me this
2nd day of April, 2021

[Handwritten Signature]
Signature of Notary Public

[NOTARY SEAL]
KALI A. SCORBEN
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires March 2, 2022

SITE VISIT AUTHORIZATION OF PROPERTY OWNER

I hereby authorize any member of the Borough of Bradley Beach Planning Board/Zoning Board of Adjustment, any of said of Board's professionals or reviewing agencies of the Board to enter upon the property which is the subject matter of this application, during daylight hours, for limited purpose of viewing same to report and comment to the Board as to the pending application.

Date: 4-2-21



Signature of Property Owner

Escrow Agreement

I/we fully understand an "Escrow Account" will be established to cover the costs of the professional services which will include engineering, legal, planning, architectural, and any other expenses incurred in connection with the review of this application before the Board.

The amount of the Escrow Deposit will be determined by the Borough of Bradley Beach Ordinance Chapter 60. Land Use Procedures Section 60-29. Application fees and escrow requirements. Please see attached for details.

Any request for replenishment of escrow funds shall be due within fifteen [15] days of receipt of the request. If payment is not received within that time, applicant will be considered to be in default, and such default may jeopardize appearance before the Board and/or hold up of any and all pending approvals and building permits. Continued refusal will result in legal action against the property.

Also in accordance with N.J.S.A. 40:55D-53.1, all unused portion of the escrow account will be refunded upon written request from the applicant, and verification of completion by the board's professionals who reviewed the application.

By signature below, I/we acknowledge receipt of the Borough of Bradley Beach's Chapter 60. Land Use Procedures Section 60-29. Application fees and escrow requirements and agree to all conditions listed.

Name of Applicant: THOMAS J. COAN Managing Partner
[please print]

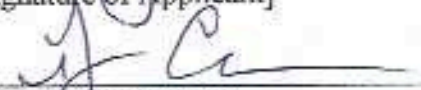
Property Address: 401 MAIN STREET Block 58 Lot 10

Applicant's Name: THOMAS J. COAN
[Print Name]



[Signature of Applicant]

Owner's Name: THOMAS J. COAN
[Print Name]



[Signature of Owner]

Date: 4-2-21