

FORNARO FRANCIOSO LLC

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RICHARD D. FORNARO*
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Of Counsel
KATHLEEN A. FRANCIOSO*

*MEMBERS OF THE NEW JERSEY & PENNSYLVANIA BAR

July 6, 2020

Via Electronic Mail & FedEx 1-732-776-2999

Kristy Dickert, Secretary
Bradley Beach Zoning Board of Adjustment
701 Main Street
Bradley Beach, New Jersey 07720-1089

Re: Bradley Beach Zoning Board of Adjustment Application No. BBBA 20-10
Variance Application – Makkay Residence
Owners and Applicants: Gregory Makkay and Jill Makkay
Location: 603 Park Place, Block 20, Lot 7, Bradley Beach Borough, Monmouth County New Jersey
File No. Makkay 20199 Bradley Beach Land Use

Dear Ms. Dickert:

Fornaro Francioso LLC represents Applicant Gregory Makkay and Jill Makkay. I will appear at the continuation hearing of this application scheduled for July 16, 2020. James Kyle, AICP/PP, Kyle Planning and Design, LLC will also appear on behalf of the Applicants to offer testimony in support of the variances sought from the Bradley Beach Zoning Board of Adjustment.

Enclosed please find the following supplemental materials that will be relied upon by the Applicants at the July 16, 2020 continuation hearing:

1. Plan of 200" Average Setback – Leeper Land Group LLC dated July 1, 2020
2. Photographs that will be authenticated by the testimony of Greg Makkay:
 - a. 12 photographs of 603 Park Place Avenue depicting pre-renovation condition on May 26, 2019 and renovation progress condition on June 23, 2020.
 - b. One photograph depicting the second floor close-in/addition pre-renovation condition on January 13, 2019.

The contact information for Mr. Kyle is:

James Kyle, AICP/PP
Kyle Planning and Design, LLC
PO Box 236
Hopewell, New Jersey 08525

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Telefax 1-609-751-9022

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Email jkyle@kyleplanning.com

Our contact information is:

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Electronic Mail rfornaro@fornarofrancioso.com

If additional copies of these submissions are required, kindly advise and we will have the same hand-delivered on Tuesday, July 7, 2020.

Thank you for your attention to the foregoing.

Very truly yours,
FORNARO FRANCIOSO LLC
Richard D. Fornaro
Richard D. Fornaro, Esq.

RDF/
enclosures

c: Gregory & Jill Makkay
Mark G. Kitrick, Esq., King Kitrick Jackson & McWeeney LLC
Counsel for the Bradley Beach Zoning Board of Adjustment
Gerard J. Freda, PE, Leon S. Avakian, Inc.
Consulting Engineer for the Bradley Beach Zoning Board of Adjustment
Daniel Fortunato, AIA, Fortunato Architecture
James Kyle, AICP/PP, Kyle Planning and Design, LLC