



Borough of Bradley Beach
ZONING OFFICER
701 MAIN STREET
BRADLEY BEACH, NJ 07720
(732) 776-2999 EXT 1038
ZONINGOFFICER@BRADLEYBEACHNJ.GOV

Application Date:	12/17/2021
Application Number:	ZA-21-0253
Permit Number:	
Project Number:	
Fee:	\$45

Denial of Application

Date: 1/6/2022

To: Donald Passman
Passman Ercolino
1320 Allair Avenue 2nd Floor
Ocean, NJ 07712

CC: APP TELE: [REDACTED]
APP EMAIL: LPB@CINEMALAB.COM

RE: 110 MAIN ST
BLOCK: 71 LOT: 30 QUAL: ZONE:

Dear Mr. Passman;

ACTIVITIES: 3-AUDITORIUM CINEMA, CONCESSION STAND WITH TRADITIONAL SNACKS AND LOCAL FARE AND A FULL BAR WITH SEATING FOR PATRONS OF THE CINEMA.

CONSTRUCTION: INTERIOR ALTERATIONS FOR NEW AUDITORIUMS AND SEATING, NEW CONCESSION AREAS AND NEW TOILET ROOMS

EXTERIOR WINDOWS AT THE FRONT. POPPED UP ROOF FOR NEW STAIRWAY. HEADROOM AT SECOND FLOOR AT FORMER PROJECTION ROOM AND ADDED EXIT PLATFORMS AND STOPS. ADDED FENCE ON NORTH PROPERTY LINE

Your application referenced above has been reviewed for compliance with the Bradley Beach Ordinance. The property is located in the GB Zone.

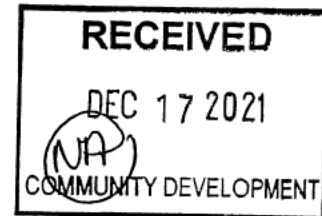
Prior to issuance of a Zoning Permit, it will be necessary to obtain site plan approval from the Bradley Beach Land Use Board. The proposed use is not permitted in the GB Zone, so the Board should decide if the proposed changes constitute a continuation of a pre-existing nonconforming use or whether a use "d" variance is required. Parking requirements should be determined by the Board, since there is no specific requirement for a theater use. Bulk "c" variances for the number of signs permitted (2 permitted per establishment, 4 proposed); and for 2 signs extending above the wall of the building.

To proceed with an application to the Board, contact Board Secretary, Kristie Dickert at kdickert@bradleybeachnj.gov. If you do not agree with this decision, you can appeal to the Zoning Board of Adjustment within 20 days of this decision.

The following comments were made during the denial process:

Sincerely,


DONNA BARR, ZONING OFFICER



ZONING PERMIT APPLICATION

Zoning Control Number ZA-21-0253 Date: 12/17/2021 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 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 checked="" 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: 110 MAIN ST. Block: 71 Lot: 30 Zone: GB

2. Applicant Name: CINEMA LAB Phone No. [REDACTED] Fax No. [REDACTED]

Applicant's Address: 17A MIDLAND AVE. MONTCLAIR NJ 07042

Email: lpb@cinemalab.com

3. Property Owner's Name: CINEMA ONE GLOBAL LLC Phone No. [REDACTED] Fax No. [REDACTED]

Property Owner's Address: 1106 BOND ST. ASBURY PARK, NJ 07712

Email: shawn@polyone.io

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

ACTIVITIES - 3-AUDITORIUM CINEMA, CONCESSION STAND

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BAR WITH SEATING FOR PATRONS OF THE CINEMA.

CONSTRUCTION - INTERIOR ALTERATIONS FOR NEW AUDITORIUMS & SEATING,

NEW CONCESSION AREA & NEW TOILET ROOMS.

EXTENSION WINDOWS AT THE FRONT. POPPER UP ROOF FOR NEW STAIRWAY

HEADROOM AT SECOND FLOOR AT FORWARD PROJECTION ROOM & ADD'D EXIT PLATFORMS
AND STOPS. ADD'D FENCE ON NORTH PROPERTY LINE.

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.

Building Coverage: 85.8 % Nº CHANG Lot Coverage: 94.1 % (Please include calculations) NO CHANGE

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 of Applicant

Date

Print Applicant's Name

Signature of Owner

Date

Print Owner's Name

FOR OFFICE USE

Fee date: _____ Check#: _____ Cash: _____

Received by: _____ Receipt#: _____