

**LAW OFFICES OF
JAMES T. HUNDLEY, ESQ., LLC**

Attorneys at Law

35 Pilgrim Pathway
P.O. Box 488
Ocean Grove, New Jersey 07756

732-775-3100
Fax (732)775-3103

James T. Hundley
jth@jthundleylaw.com

**PLEASE NOTE OUR NEW FIRM
NAME AND EMAIL ADDRESS**

February 13, 2020

Hand Delivered

George Waterman, Zoning Official
701 Main Street
Bradley Beach, NJ 07720-1089

**RE: Owner: Irvington Manor LLC
Property: 217 McCabe Avenue
Bradley Beach, NJ 07720
Block: 37, Lot: 2**

**Notice of Appeal – January 24, 2020 Zoning Permit Denial
Our File: 1339-01-JTH**

Dear Mr. Waterman:

Please be advised I represent Irvington Manor, LLC, owner of the above Property.

By way of appeal of your January 24, 2020 denial of a Zoning Permit for the issuance of construction permits to repair the fire damaged roof of the hotel located on the Property, I have enclosed the following:

1. An original Notice of Appeal with attached January 24, 2020 Zoning Permit Denial.
2. Our Trust Check 1002 dated February 12, 2020 payable to the Borough of Bradley Beach in the amount of \$200.00 in payment of your application fee.
3. Our Trust Check 1003 dated February 12, 2020 payable to the Borough of Bradley Beach in the amount of \$500.00 in payment of the escrow fee.

Please file and process same in the usual manner.

February 13, 2020

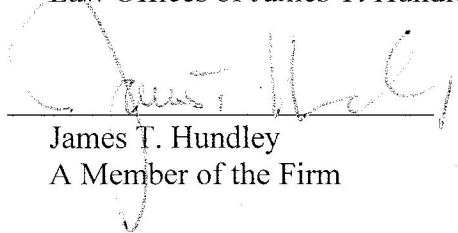
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Pursuant to Borough Ordinance 60-20A, I am forwarding a copy of this letter and three (3) copies of the Notice of Appeal to the secretary of the Board of Adjustment.

Please contact me if you have any questions or require any additional information.

Very Truly Yours,
Law Offices of James T. Hundley, Esq., LLC

By: _____


James T. Hundley
A Member of the Firm

JTH/jh

Cc: File
Client
Kristie Armour, Zoning Board of Adjustment Secretary

BOROUGH OF BRADLEY BEACH
ZONING BOARD OF ADJUSTMENT

NOTICE OF APPEAL

OFFICIAL USE ONLY

CASE # _____ DATE FILED _____

DISPOSITION _____ HEARING DATE _____

TO THE APPLICANT: Please complete sections in full for Relief Requested.

NOTICE OF APPEAL
ZONING OFFICER'S DECISION

TO THE ZONING ENFORCEMENT OFFICER:

The petition of Irvington Manor, LLC
Applicant's Name

shows that on or about the 15th day of January, 2020, an

application to the Zoning Officer (or Building Inspector) for the purpose of:

Describe intended action: Obtaining a Zoning Permit prior to obtaining a Construction Permit to
repair and replace a fire damaged roof of hotel located at below property

on the premises located at: 217 McCabe Avenue
Street Address

Block 37 Lot 2

as shown on the Municipal Tax Maps and owned, or optioned by this applicant was made; that after due consideration, the Zoning Enforcement Officer did on the 24th day of January, 2020, declined to issue said permit for the reasons stated in the attached copy of the Zoning Enforcement Officer's Refusal of Permit form. Applicant feeling aggrieved at the action of the Zoning Enforcement Officer, files this notice of appeal with Said officer, together with the

required fee of \$200.00, and requests that action of the Zoning Enforcement 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 all copies with Zoning Enforcement Officer, where appeal is sought



Signature of Applicant or Agent

Telephone No. 732-775-3100

Date: February 12, 2020



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

Date Issued: _____
 Application Number: ZA-20-0006
 Application Date: 1/15/2020
 Project Number: _____
 Permit Number: _____
 Fee: \$45.00 CHK 0109

Zoning Permit

Worksite: **217 MCCABE AVE**
 Location: **Borough of Bradley Beach, NJ 07720**

Contractor: **LISA PATRUNO**
217 MCCABE AVENUE
BRADLEY BEACH NJ 07720

Owner: **IRVINGTON MANOR LLC**
 Address: **217 MCCABE AVE**
BRADLEY BEACH, NJ 07720

Applicant: **LISA PATRUNO**
 Address: **217 MCCABE AVENUE**
BRADLEY BEACH, NJ 07720

Block: 37 Lot: 2 Qualifier: _____ Zone: _____

This Certifies that an application for the issuance of a Zoning Permit has been examined.

Present Use: **(None)**

Non Conforming Use

Non Conforming Structure

Proposed Use: **(None)**

Work Description:

HOTEL WAS DAMAGED BY FIRE. REQUESTING CONSTRUCTION PERMITS TO REPAIR DAMAGE. ROOF WILL BE REPLACED SIMILAR TO PRIOR STYLE AND MATERIAL. PROPOSED REPAIR WILL MEET ALL CURRENT BUILDING CODES.

Application Approved Date: _____

Upon review it was determined that the Zoning Permit:

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:

The applicant indicates the property to be located within the R-1 Zone. Per Ordinance 2019-15 the R-T Residential Transition Zone was eliminated and the zone district has been rezoned to be within the R-1 Residential Zone. The applicant indicates the present zoning use of the property to be "R-1 (Hotel)" and the proposed use of the property to be "No change". This is inaccurate. The prior use of the property has been abandoned. The property consists of one (1) vacant building.

The applicant describes the proposed work in detail:

"Hotel was damaged by fire. Requesting construction permits to repair fire damage. Roof will be replaced similar to prior style and material. Proposed repair will meet all current building codes."

The applicant indicates the premises has been the subject of prior application to the Planning Board. The applicant did not submit a copy of any supporting documentation of the Planning Board hearing.

ZONING NOTES:

- The applicant is proposing to add the Hotel use to the property.
- The applicant did not submit the required surveys/site plans as indicated on the zoning permit application information sheet.
- The applicant did not submit the required construction plans as indicated on the zoning permit application information sheet.
- The applicant does not display compliance with the conditions and requirements for Hotels.

Zoning Board of Adjustment approval is required.

1/24/2020

George Waterman, Zoning Official

Date

Please contact the Borough of Bradley Beach Construction Department and Code Enforcement Department, for possible required permits prior to commencing work.