

June 18, 2020

Dear Chairman Rosenberg:

Attached to this email are nine (9) files containing documentation related to the Application for the Zoning Board of Adjustments' meeting on Thursday, June 18, 2020 for the property located at 306 Monmouth Avenue, Block 78, Lot 14. Please enter these exhibits into evidence for the public meeting that will be conducted via a Zoom conference.

I object to the notification that was published, as it was inaccurate in many areas thereby giving the public – and the Board of Adjustment – false impressions as to the foundation of this application. The demolition of the “existing garage” has already taken place. Further, the public notice proposes a two-story structure with a two-car garage, while the application and plans reflect a two and a half story building and a one-car garage. Also, there is no notice that a new structure is in place that does not comply with plans originally submitted and approved in 2018. Finally, the proper Public Notice should reference that a “Stop Construction Order” was issued on August 1, 2019. Therefore, the public notice is improper and fictional.

I request that the application be corrected, re-noticed, and scheduled for the July 2020 Zoning Board of Adjustment meeting.

Thomas "T.J." Coan
Bradley Beach Public Advocate
732-539-3320

Objector Exhibits

306 Monmouth Avenue

Exhibit #1: “Zoning Denial 306” (Ref date: August 1, 2018)

Initial denial of application by Bradley Beach Zoning Officer, G. Waterman. Applicant does not comply with eve height and minimum number of internal garage parking spaces.

Documents included: Zoning Denial 306, “Denial of Application” (Application date July 20, 2019; Denial date August 1, 2018 - 2 pages).

Exhibit #2: “306 Approved Plans” (Ref date: September 13, 2018)

Approval of plans stamped by Bradley Beach Zoning Officer G. Waterman dated September 13, 2018 reflecting conforming 2-car garage and conforming one-bedroom apartment.

Documents included: Approved Plans of September 18, 2018 (6 pages)

Exhibit #3: “Zoning Approval 306” (Ref date: August 6, 2018 and September 26, 2018)

Approved Zoning Permit by Bradley Beach Zoning Officer G. Waterman. Approval date September 26, 2018

Documents included: Zoning Permit of August 6, 2018 (2 pages)

Exhibit #4: “Approved App 306” (Ref date: September 20, 2018)

Zoning permit application with “Exempt” fee status. Fee date noted as September 20, 2019

Documents included: Zoning Permit Application (2 pages)

Exhibit #5: “SDL Approval 306” (Ref date: September 26, 2018)

Series of Permit entries in the Bradley Beach SDL Portal noting: Approval to demolish existing single-story garage and second floor one-bedroom apartment. Confirms September 26, 2018 approval date.

Documents included: Bradley Beach Borough Construction Permit document – last updated 4/30/19

Exhibit #6: “Building Permits 306” (Ref date: April 30, 2019)

Copy of Building Permits issued by Borough of Avon-by-the-Sea, including Plumbing Subcode, Electrical Subcode, Building Subcode, and Fire Protection Subcode permits. Demolition instruction includes “existing one car garage, build new 2-car garage, with apartment above *as per plans*”.

Documents included: Six, one-page documents for subcodes

Exhibit #7: “306 Email Chain” (Ref date: July 30, 2019)

Series of emails from July 15, 2019 through July 30, 2019. Bradley Beach Borough Administrator requesting Bradley Beach Zoning Officer to “keep posted” and “Not cause delays”. July 30, 2019 from Avon-by-the-Sea SubCode Official, Richard Connors declares:

- Did not receive Foundation location approval
- Did not receive Height certification
- References changes to the original approved drawings including the following:
 - “There is a sliding glass door on the Eastern side of the building that is not on the original approval”
 - “Eastern-most garage door has been eliminated and a side-hinged, standard sized door added. This reduces the amount of parking spaces.”
 - “There have been dormers added to the roof of the structure that are not on the original approved plans”
 - “It appears that a half-story/loft area has been added to the building that is not on the original approved plans”
 - “The added half-bath/Laundry area on the ground floor has been discussed previously”

Documents included: One email chain document (6 pages)

Exhibit #8: “Stop Work Order 306” (Ref date: August 1, 2019)

Stop Construction Order issued by Avon-by-the-Sea SubCode Official, Richard Connors, indicating “Zoning approval required for changes to garage apartment”.

Documents included: Stop Work Order document (1 page)

