



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

Application Date: 11/15/2021  
Application Number: ZA-21-0237  
Permit Number: \_\_\_\_\_  
Project Number: \_\_\_\_\_

Fee: \$45

## Denial of Application

Date: 12/9/2021

To: MOSS ARCHITECTURE LLC  
429 MONMOUTH AVE  
BRADLEY BEACH, NJ 07721

CC: 

RE: 905 CENTRAL AVE  
BLOCK: 23 LOT: 14 QUAL: ZONE:

DEAR MOSS ARCHITECTURE LLC,

Your application to demolish an existing single family dwelling and construct a new single family dwelling has been reviewed for compliance with the Bradley Beach Ordinance. The property is located in the R-1 Zone, which permits the proposed use.

Prior to issuance of a Zoning Permit, it will be necessary to obtain approvals from the Bradley Beach Zoning Board of Adjustment for: bulk "c" variances for Minimum lot area (5,000 s.f. required, 2,500 s.f. exists); minimum lot width (50' required, 25' exists); building coverage (35% maximum permitted, 40.5% proposed); maximum impervious coverage (60% permitted, 67.6% proposed); height (30' permitted, 32.75' proposed); parking, 2 spaces required, 1 space proposed, sideyard setback of an entry platform (3' required, approx 1.5' proposed). Design waivers for driveway length (20' minimum required, approx 17.5' proposed); patio setback (5' required, approx 4' and 2' proposed). Additional variances or waivers may be required if determined by the Board.

Note that plans for the south elevation were not provided and should be submitted to the Board.

To proceed with an application, contact Board Secretary Kristie Dickert at [kdickert@bradleybeachnj.gov](mailto: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.

Sincerely,



DONNA BARR, ZONING OFFICER