



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

Application Date: 1/6/2022  
 Application Number: ZA-22-0006  
 Permit Number: \_\_\_\_\_  
 Project Number: \_\_\_\_\_  
 Fee: \$45

# Denial of Application

Date: 1/24/2022

To: Jeffrey M. Beides, Esq.  
 3 Second Street, Suite 1203  
 Jersey City, NJ 07311

CC: APP TELE: [REDACTED]  
 APP EMAIL: [REDACTED]

RE: 1004-06 MAIN ST  
 BLOCK: 19 LOT: 15 QUAL: ZONE:

Dear Mr. Beides,

"Applicant seeks approval of a 7 foot high wooden fence enclosing an existing refuse area consisting of 11 feet by 16 feet at the northerly end of the subject property, which refuse enclosure is more particularly shown and designated on attached survey dated June 7, 2021 made by DMC Associates, Inc, Professional Land Surveyors, and the "Refuse Enclosure Detail" depicted thereon"

The application described above has been reviewed for compliance with the Bradley Beach Ordinance. The property is located in the GB Zone, which permits the existing use.

Prior to issuance of a Zoning Permit, it will be necessary to obtain site plan approval from the Bradley Beach Land Use Boardt for: a bulk "c" variance for fence height (7' exists; 3' permitted in front yard area and 4' permitted in side yard area); and for sideyard setback of an accessory structure (5' required; approximately 3' exists).

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, an appeal may be filed with the Bradley Beach Land Use Board within 20 days of this decision.

The following comments were made during the denial process:

Sincerely,

  
 \_\_\_\_\_  
 DONNA BARR, ZONING OFFICER



1/6/22



### ZONING PERMIT APPLICATION

Zoning Control Number ZA-22-0006 Date: \_\_\_\_\_ 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 type="checkbox"/> Interior Remodeling (Commercial/Residential) (\$45)        | <input checked="" type="checkbox"/> Other: <u>REFUSE FENCE ENCLOSURE</u> |   |

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)

- Location of property for which zoning permit is desired:  
Street Address: 1004-1006 MAIN STREET Block: 19 Lot: 15 Zone: \_\_\_\_\_
- Applicant Name: BRADLEY FOOD, INC Phone No. 201 519-3217 Fax No. 732 529-5861  
Applicant's Address: 1004 MAIN STREET, BRADLEY BEACH, NJ 07720  
Email: SPEEDYMART 96 @ GMAIL.COM
- Property Owner's Name: BRADLEY INVESTORS LLC Phone No. 732-752-2002 X205 Fax No. 732-752-0517  
Property Owner's Address: C/O AMPAL GROUP, 239 US HIGHWAY 22, STE 307, GREEN BROOK NJ 0881  
Email: BIPIN @ AMPAL GROUP.COM

4. Present Approved Zoning Use of the Property: COMMERCIAL - CONVENIENCE STORE
5. Proposed Zoning Use of the Property N.A.
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. \_\_\_\_\_

APPLICANT SEEKS APPROVAL OF A 7 FOOT HIGH WOODEN FENCE ENCLOSING AN EXISTING REFUSE AREA CONSISTING OF 11 FEET BY 16 FEET AT THE NORTHERLY END OF THE SUBJECT PROPERTY, WHICH REFUSE ENCLOSURE IS MORE PARTICULARLY SHOWN AND DESIGNATED ON ATTACHED SURVEY DATED JUNE 7, 2021 MADE BY DMC ASSOCIATES, INC, PROFESSIONAL LAND SURVEYORS, AND THE "REFUSE ENCLOSURE DETAIL" DEPICTED THEREON

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: \_\_\_\_\_ % Lot Coverage: \_\_\_\_\_ % (Please include calculations)

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.

Hareesh Patel  
 Signature of Applicant

JANUARY 6, 2022  
 Date

BRADLEY FOOD, INC BY HAREESH PATEL, PRESIDENT  
 Print Applicant's Name

Hareesh Patel  
 Signature of Owner

JANUARY 6, 2022  
 Date

BRADLEY INVESTORS, LLC, BY HAREESH PATEL, MEMBER  
 Print Owner's Name

----- FOR OFFICE USE -----

Fee date: \_\_\_\_\_ Check#: \_\_\_\_\_ Cash: \_\_\_\_\_

Received by: \_\_\_\_\_ Receipt#: \_\_\_\_\_