



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

Application Date: 3/24/2022

Application Number: ZA-22-0061

Permit Number: \_\_\_\_\_

Project Number: \_\_\_\_\_

Fee: \$45

## Denial of Application

Date: 3/24/2022

To: BRET MORGAN  
1411 WOODLOCK AVE  
OCEAN, NJ 07712

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

RE: 506 BRINLEY AVE  
BLOCK: 43 LOT: 17 QUAL: ZONE:

DEAR BRET MORGAN,

"Adding HVAC pads to the exterior of each unit as depicted in the drawings."

Your request is hereby denied based upon the following requirements:

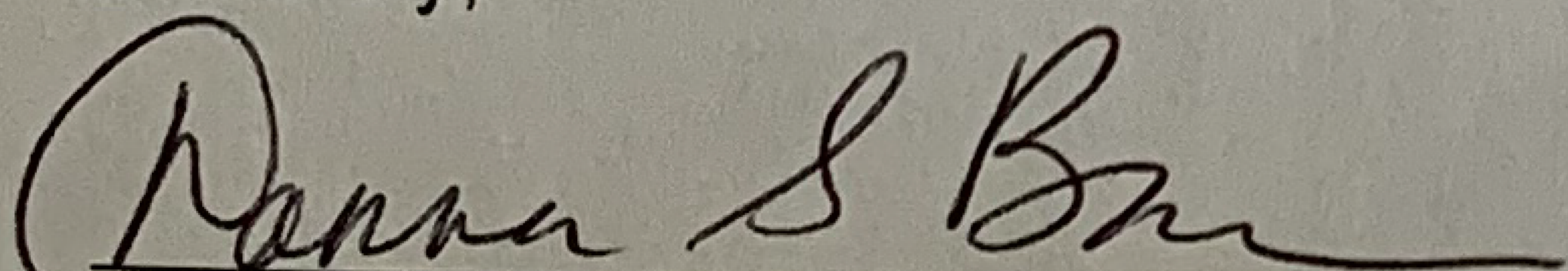
Your application described above has been reviewed for compliance with the Bradley Beach Ordinance. The property is located in the R-1 Zone, and the existing multi-family use is not a permitted use.

Prior to issuance of a Zoning Permit, it will be necessary to obtain approvals from the Bradley Beach Land Use Boardt for: site plan approval and a bulk "c" variance for maximum building coverage (35% permitted, 39.7% proposed);

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