

Keith, Winters, Wenning & Harris, LLC

COUNSELLORS AT LAW

MAIN STREET AND LAREINE AVENUE

Bradley Beach, New Jersey 07720

IRVING E. KEITH (1939-1987)

NESTOR A. WINTERS*

MICHAEL J. WENNING*

CERTIFIED BY THE SUPREME COURT OF
N.J. AS A CRIMINAL TRIAL ATTORNEY

BRIAN D. WINTERS**

CERTIFIED BY THE SUPREME COURT OF
N.J. AS A MATRIMONIAL LAW ATTORNEY

AMY B. HARRIS**

CIPORA WINTERS*

MACKENZIE F. DELEON

BURTON L. FUNDLER (1995-2009)

(732) 774-1212

TELEFAX (732) 774-6183

WEBSITE: www.kwwlawfirm.com

E-MAIL: kwwlawfirm@aol.com

ESTABLISHED 1944



March 31, 2022

PLEASE REPLY TO

P.O. BOX 188

BRADLEY BEACH, NEW JERSEY 07720

*MEMBER N.J. AND N.Y. BARS

**MEMBER N.J., N.Y. AND D.C. BARS

**MEMBER N.J. AND PA BARS

QUALIFIED MEDIATOR
RULE 1:40

Kristie Dickert
Bradley Beach Land Use Secretary
701 Main Street
Bradley Beach, New Jersey 07720

Re: Land Use board
Amended application of Eman Lab, LLC
110 Main Street

Dear Ms. Dickert,

Pursuant to a telephone conversation with Denis Higgins of Avakian Engineering, I enclose herewith an amended application for the above application to clarify that a minor site plan is sought together with variances for sign and fence height.

I attach 16 copies per requirement. I have forwarded a copy to Mr. Higgins for his review and comment.

Thank you.

Very truly yours,

A handwritten signature in black ink, appearing to read "C. W. Wenning".

MICHAEL J. WENNING

MJW:km
Enclosure

LAND/USE BOARD. Amended
ZONING BOARD OF ADJUSTMENT
APPLICATION FOR USE VARIANCE AND/OR BULK VARIANCE(S)

Information on Subject Property:

1. Property address: 110 MAIN STREET

Block(s) 71 Lot(s) 30 Zone: GB

2. Does the Applicant own adjoining property? ☐ YES ☒ NO

If answer to foregoing is yes, describe location and size of adjoining property: _____

3. An application is hereby made for a variance(s) from the terms of Article(s) and Section(s):

Interpretation of need for use variance due to prior use
of structure. If required a use variance is sought.
Variances for signs (§ 450-46; § 450-47).
Variance for fence regulations (sideyard). § 450-44.

4. Justification/Reasons why each variance should be granted [attach forms as necessary]

Prior use as Cinema. Proposal has less seating requiring
less parking. No expansion of building structure. Use
not being intensified.

5. If conditional use is required/requested with this application, detail conformance/deviation from the requirements of the zoning ordinance [attach forms as necessary].

N/A

Contact Information:

6. Name of applicant: EMAM LAB, LLC

Mailing address: 17A Midland Ave, Montclair, NJ

Phone # _____ Fax # _____ Cell # _____

E-mail address: _____

BOROUGH OF BRADLEY BEACH
PLANNING BOARD AND/OR
ZONING BOARD OF ADJUSTMENT
DEVELOPMENT APPLICATION FOR
SITE PLAN AND/OR SUBDIVISION

(Original and 16 copies to be filed along with appropriate plans and fees with Board Secretary)

(CHECK ALL THAT APPLY)

LAND USE Board.

PLANNING BOARD ☐

ZONING BOARD ☒

Conditional Use ☐

Use Variance ☒

Bulk Variance(s) ☒

Preliminary ☐

Minor Subdivision ☐

Minor Site Plan ☒

Final ☐

Major Subdivision ☐

Major Site Plan ☐

Explanation of Request: _____

Information on Property to be Developed:

1. Property address: 110 MAIN STREET

Block(s) 71 Lot(s) 30 Zone: GB.

2. Does the Applicant own adjoining property? ☐ YES ☒ NO

If answer to foregoing is yes, describe location and size of adjoining property: _____

Contact Information:

3. Name of applicant: EMAN LAB, LLC

Mailing address: 17 A Midland Ave, Montclair, N.J.

Phone # _____ Fax # _____ Cell # _____

E-mail address: _____

4. Interest of Applicant if other than owner (i.e. tenant, contract purchaser)(If applicant is not the owner, Owner(s)' Affidavit of Authorization and Consent must be completed & submitted with this application):

Tenant

- Tenant

E-mail address: _____

E-mail address: _____

14. Name of applicant's Architect (if applicable): PASSMAN / ERcolino Architects, P.C.

Mailing Address: 1320 ALLAINE Avenue, Ocean, N.J. 07712

Phone # 732-531-8709 Fax # 732-531-8706 Cell # _____

E-mail address: _____

15. Name of applicant's Other Professional (if applicable): _____

Mailing Address: _____

Phone # _____ Fax # _____ Cell # _____

E-mail address: _____

Detail Property Information:

(PLEASE INCLUDE INFORMATION FOR EACH ZONE/BLOCK/LOT INVOLVED BELOW – ATTACH ADDITIONAL SHEETS AS NECESSARY)

	<u>Required and/or Permitted</u>	<u>Existing</u>	<u>Proposed</u>
Minimum lot area	5000 sq ft	8860.8	8860.8
Minimum lot width	50 ft.	54.96	54.96
Minimum lot depth	100 ft.	157.6	157.6
Minimum lot frontage			
Minimum front yard setback	0	1.4 ft.	1.4 ft.
Minimum rear yard setback	10 ft.	12.4	12.4
Minimum side yard setback	0	0.2	0.2
Maximum percent building coverage	90%	85.1%	85.1%
Maximum percent lot coverage	100%	94.5%	94.5%
Maximum number of stories	3	2	2
Maximum building height (in feet)	40 ft.	40	40
Square footage of proposed structure	N/A	7539.5	7539.5
Off-street parking spaces			
Loading spaces			
Signs			
Existing use or uses: Cinema.			
Proposed use or uses: Cinema			
Is the property located in a special flood hazard area? No.			

NOTE: Any items that are not applicable to a particular application shall be marked with an "N/A".

Detail Proposed Information:

13. Proposed number of lots, if applicable: N/A

- a. Are all proposed lots conforming? YES ☐ NO ☐. If answer is NO, indicate how many are non-conforming and their size: _____
- b. Indicate intent: Sell lots only ☐ Construct houses on lots for sale ☐
- c. Have the new block and lot numbers been approved by the Tax Assessor? YES ☐ NO ☐
If YES, please attach proof of same.
- d. Does subdivision abut or affect any County, State, or Federal Highways, properties, or facilities?
If answer is YES, describe: _____

14. Proposed number of units, if applicable: N/A

15. Location of nearest sanitary sewer: _____

17. Are any extensions of municipal facilities or utilities involved with this application? Y ☐ N ☒

If answer is YES, describe: _____

18. Are drainage ditches, streams, or other water courses involved with this application? Y ☐ N ☒

If answer is YES, describe: _____

19. Has there been any previous applications before the Planning Board/Board of Adjustment involving these premises? Yes ☐ No ☒ Unknown ☐

If so, when: _____

Result of decision: _____ (attach copy of prior Resolution)

20. Has a Zoning denial been received as part of this application? YES ☒ NO ☐ If yes, please attach.

21. Tax and Assessment payment report indication of all taxes and/or assessment required to be paid attached to this application: ☐ YES ☐ NO

22. Are any easements or special covenants by deed involved with this application?
☐ YES (If yes, attach copy) ☒ NO

AFFIDAVIT OF APPLICATION

State of New Jersey :
County of Monmouth : ss

EMAM LAB, LLC / Andrew Childs being of full age, being duly sworn according to Law, on oath depose and says that all the above statements are true.

[Signature] ✓
(Original Signature of Applicant to be Notarized)

ANDREW CHILDS.
(Print Name of Applicant)

Sworn and subscribed before me this

4th day of March, 20 22

[NOTARY SEAL]

[Signature]
Signature of Notary Public

Michael J. Wimmer, Esq. ATTORNEY AT LAW, N.J.