



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

Application Date: 5/6/2022  
 Application Number: ZA-22-0102  
 Permit Number: \_\_\_\_\_  
 Project Number: \_\_\_\_\_  
 Fee: \$45

## Denial of Application

Date: 5/12/2022

To: DEANNA JOSKO  
 705 RT 71  
 BRIELLE, NJ 08730

CC: APP TELE:(732) 528-4710  
 APP EMAIL:DEANNA@ROCON.COM

RE: 408 BRADLEY BLVD  
 BLOCK: 87 LOT: 9 QUAL: ZONE:

DEAR DEANNA JOSKO,

"renovate 1st floor, add 2nd story addition  
 currently 1.5 story, will be 2.5 story

1 new HVAC condenser will be installed as noted next to existing"

Your application described above 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 Land Use Boardt for: bulk "c" variances for the expansion of a nonconforming structure, front yard setback (25' required, 13' proposed) - Section 450-26 and 450-12. The application does not explain how the "balcony" is modified on the second floor. The "balcony" appears to meet the definition of an upper porch and should be relabelled. The porch on the attic level is not permitted and will require a variane/design waiver from the Board - Section 450-13.

The location of the proposed HVAC unit is not shown on the plan. It should be shown on the plan with proposed setbacks. A certified survey must be submitted. Upon review by the Board Engineer, a determination may be made that additional variances and/or design waivers are required.

To proceed with an application to the Bradley Beach Land Use 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.

Sincerely,

  
 DONNA BARR, ZONING OFFICER



RECEIVED

ZONING PERMIT APPLICATION MAY 06 2022

Zoning Control Number 2A-22-0102 Date: 5/5/22 Fee: \$45

TYPE OF APPLICATION COMMUNITY DEVELOPMENT

- |                                                                                         |                                                                      |                                                                 |
|-----------------------------------------------------------------------------------------|----------------------------------------------------------------------|-----------------------------------------------------------------|
| <input type="checkbox"/> Adding a New Use to a Property (\$45)                          | <input type="checkbox"/> New Accessory Structure (\$45)              | <input checked="" 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 checked="" type="checkbox"/> Interior Remodeling (Commercial/Residential) (\$45) | <input checked="" type="checkbox"/> Other: <u>2 type condos</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: 408 Bradley Blvd. Block: 87 Lot: 9 Zone: .
- Applicant Name: Deanna Jostko Phone No. 732 528-4710 Fax No. .  
Applicant's Address: 705 Rt. 71 Brielle NJ 08730  
Email: deanna@wccm.com
- Property Owner's Name: Greg & Leslie Rehrenbach Phone No. [REDACTED] Fax No. [REDACTED]  
Property Owner's Address: 408 Bradley Boulevard  
Email: [REDACTED]

4. Present Approved Zoning Use of the Property SFR
5. Proposed Zoning Use of the Property NO change
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 renovate 1st floor, add 2nd story addition  
currently 1.5 story, will be 2.5 story  
new HVAC condenser will be installed  
as noted next to existing

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. on plans  
Building Coverage 31.61%  $1128 + 330 + 195 + 677 + 361 = 2691$  SF total Coverage: 51.4% (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.

[Signature]  
Signature of Applicant

5/5/22  
Date

Deanna Jasko  
Print Applicant's Name

Leslie A. Fehrenbach  
Signature of Owner

5/5/22  
Date

Leslie A. Fehrenbach  
Print Owner's Name

FOR OFFICE USE

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

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