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PLEASE REPLY TO

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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

June 27, 2022

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

via email kdickert@bradleybeachnj.gov

Re: Land Use Board
Amended application of Eman Lab, LLC
110 Main Street
Resolution Number 2022-09

Dear Ms. Dickert,

Please be advised that I continue to represent Emam Lab, LLC (d/b/a Cinema Labs) in connection with the land use application resulting in approval pursuant to Resolution No: 2022-09.

Kindly forward this correspondence to Chairman Dennis D. Mayer for his consideration.

On behalf of my client, we would like to request the ability to open the Bradley movie theater, as is, and with proper inspections, for a special summer Popup from July 1 throughout September 10, 2022 at which point the theater will be closed for renovations. Cinema Lab understands now that ideally this request should have been made when they initially went for approvals, however, they didn't know at that time that they were going to open. They believe that having the theater closed for a third summer in a row is detrimental to the town, to Main Street and to their future business. They appreciate this is a slight modification but are clear that the usage is the same for what was approved. To open by July 1st, they would need to receive the approvals and their mercantile license as soon as possible so that Fire and Health inspections can take place.

Celebrating Our 78th Anniversary

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June 27, 2022

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Secondly, they would like to open the theater as-is, with the ability to sell canned beer, wine, and hard cider only-no hard liquor will be sold. They will not be selling prepared food, any hot food or food brought in from outside vendors. They will only be selling candy, popcorn, and snacks for the summer. As they will be operating the theater at a loss for these two months, this component is essential to their ability to run the business in a way that financially makes sense.

If they need to have a special session of the Land Use Board to achieve these approvals, Cinema Lab would like to request one immediately so that they can open by July 1st as planned, with the ability to sell beer, wine, and hard cider.

Thank you.

Very truly yours,


MICHAEL J. WENNING

MJW:km
Enclosure