

**ZONING BOARD OF ADJUSTMENT  
APPLICATION FOR USE VARIANCE AND/OR BULK VARIANCE(S)**

**Information on Subject Property:**

1. Property address: 1004-06 MAIN STREET

Block(s) 19 Lot(s) 15 Zone: C-13

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):

Fence Height (7' exists; 3' permitted in front yard AND 4' in side yard)  
Sideyard Setback of an Accessory structure (5' required; 3' exists).

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

Purpose of Zoning Ordinance would be  
Advanced by deviation from requirements  
and benefits outweigh any detriment to  
the public good.

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

**Contact Information:**

6. Name of applicant: BRADLEY INVESTORS, LLC

Mailing address: C/O Ampal Group, 239 US Highway 22, STE 307, Green Brook, N.J.

Phone # [REDACTED] Fax # [REDACTED] Cell # \_\_\_\_\_

E-mail address: [REDACTED]

7. 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):

8. Name of present owner: \_\_\_\_\_

Mailing address: \_\_\_\_\_

Phone # \_\_\_\_\_ Fax # \_\_\_\_\_ Cell # \_\_\_\_\_

E-mail address: \_\_\_\_\_

9. Contact Person: HARESH PATEL

Mailing address: 1004 MAIN Street, Bradley Beach, NJ 07720

Phone # [REDACTED] Fax # \_\_\_\_\_ Cell # \_\_\_\_\_

E-mail address: [REDACTED]

**Applicant's Professionals' Information:**

10. Name of applicant's Attorney (if applicable)  
(Companies/Corporations must be represented): Michael J Wenning

Mailing Address: PO Box 188, Bradley Beach, N.J 07720

Phone # 732-774-1212 Fax # 732-774-6183 Cell # \_\_\_\_\_

E-mail address: MWenning@kwilawfirm.com

11. Name of applicant's Engineer (if applicable): \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Phone # \_\_\_\_\_ Fax # \_\_\_\_\_ Cell # \_\_\_\_\_

E-mail address: \_\_\_\_\_

12. Name of applicant's Planner (if applicable): \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Phone # \_\_\_\_\_ Fax # \_\_\_\_\_ Cell # \_\_\_\_\_

E-mail address: \_\_\_\_\_

13. Name of applicant's Surveyor: DMC Associates, INC.

Mailing Address: 211 MAIN Street, Butler, N.J. 07405

Phone # 973-838-9187 Fax # 973-838-4389 Cell # \_\_\_\_\_

E-mail address: INFO@DMCSurveying.com

**Detail Property Information:**

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

<b><u>PRINCIPAL USE:</u></b>	<b><u>Required and/or Permitted</u></b>	<b><u>Existing</u></b>	<b><u>Proposed</u></b>
Minimum lot area	5,000 S.F.	14,640 S.F.	14,640 sq ft.
Minimum lot width	50'	100'	100'
Minimum lot depth	100'	155.75'	155.75'
Minimum lot frontage	50'	100.22'	100.22'
Minimum front yard setback	NONE	85.14' / 12.19'	85.14' / 12.19'
Minimum rear yard setback	10'	15.17'	15.17'
Minimum side yard setback	NONE	11.83'	11.83'
Maximum percent building coverage	90%	22%	22%
Maximum percent lot coverage	100%	97%	97%
Maximum number of stories	3	1	1
Maximum building height (in feet)	40'		
Square footage of principal structure		3,214 S.F.	3,214 sq ft.
Off-street parking spaces	11	15	15
Prevailing Setback of adjacent buildings within the block/within 200 ft.			
<b><u>ACCESSORY USE/STRUCTURE:</u></b>	<b><u>Required and/or Permitted</u></b>	<b><u>Existing</u></b>	<b><u>Proposed</u></b>
Minimum front yard setback		0'	0'
Minimum rear yard setback	5'	0.39'	0.39'
Minimum side yard setback	5'	0'	0'
Minimum combined side yard setback		0'	0'
Maximum percent building coverage		N/A	N/A
Maximum percent lot coverage		75%	75%
Maximum number of stories	1	N/A	N/A
Maximum building height (in feet)	16'	N/A	N/A
Square footage of accessory structure	120 S.F.	N/A	N/A
Distance between principal & accessory structure		N/A	
Existing use or uses on the lot: Convenience Store			
Proposed use or uses on the lot: SAME			
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:**

16. Existing and proposed number of units, if applicable: \_\_\_\_\_

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 :  
 : ss  
County of Monmouth :

HARESH PATEL being of full age, being duly sworn according to Law, on oath depose and says that all the above statements are true.

*Hareesh Patel* ✓  
(Original Signature of Applicant to be Notarized)

Hareesh Patel  
(Print Name of Applicant)

Sworn and subscribed before me this

12 day of July, 20 22

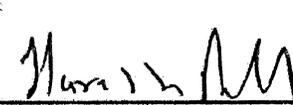
[NOTARY SEAL]

Signature of Notary Public

*Michael J. Wenning, Esq. A-114 or CHW 112*

**SITE VISIT AUTHORIZATION OF PROPERTY OWNER**

***I hereby authorize any member of the Borough of Bradley Beach Planning Board/Zoning Board of Adjustment, any of said of Board's professionals or reviewing agencies of the Board to enter upon the property which is the subject matter of this application, during daylight hours, for limited purpose of viewing same to report and comment to the Board as to the pending application.***

Date: July 12, 2022 ✓   
Signature of Property Owner

**Escrow Agreement**

I/we fully understand an "Escrow Account" will be established to cover the costs of the professional services which will include engineering, legal, planning, architectural, and any other expenses incurred in connection with the review of this application before the Board.

The amount of the Escrow Deposit will be determined by the Borough of Bradley Beach Ordinance Chapter 60. Land Use Procedures Section 60-29. Application fees and escrow requirements. Please see attached for details.

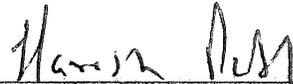
Any request for replenishment of escrow funds shall be due within fifteen [15] days of receipt of the request. If payment is not received within that time, applicant will be considered to be in default, and such default may jeopardize appearance before the Board and/or hold up of any and all pending approvals and building permits. Continued refusal will result in legal action against the property.

Also in accordance with N.J.S.A. 40:55D-53.1, all unused portion of the escrow account will be refunded upon written request from the applicant, and verification of completion by the board's professionals who reviewed the application.

By signature below, I/we acknowledge receipt of the Borough of Bradley Beach's Chapter 60. Land Use Procedures Section 60-29. Application fees and escrow requirements and agree to all conditions listed.

Name of Applicant: BRADLEY INVESTORS LLC  
[please print]

Property Address: 1004-1006 MAIN STREET Block 19 Lot 15

Applicant's Name: BRADLEY INVESTORS, LLC  ✓  
[Print Name] [Signature of Applicant]

Owner's Name: SAME \_\_\_\_\_  
[Print Name] [Signature of Owner]

Date: July 12, 2022

**RESOLUTION ADOPTED BY BRADLEY INVESTORS, LLC**  
**AT A MEETING HELD ON JULY 7, 2022**

Upon Motion duly made, seconded and unanimously passed, it was

RESOLVED, that the Company Bradley Investors, LLC make a Land Use Application before the Bradley Beach Land use board to seek a variance for fence height.

FURTHER RESOLVED, that Haresh Patel execute on behalf of the Company all documentation to facilitate the aforesaid transaction and Application.

  
HARESH PATEL

I hereby certify that the foregoing is a true copy of a resolution adopted by the Member of Bradley Investors, LLC.

  
HARESH PATEL  
Member