



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

Application Date: 11/28/2022

Application Number: ZA-22-0249

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

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

Fee: \$45

## Denial of Application

Date: 12/1/2022

To: SMITH, GREGORY J & BELLA C  
506 OCEAN PARK AVE  
BRADLEY BEACH, NJ 07720

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

RE: 506 OCEAN PARK AVE  
BLOCK: 21 LOT: 14 QUAL: ZONE:

DEAR SMITH, GREGORY J & BELLA C,

"\* NEW 2- STORY ADDITION W/ BASEMENT AT REAR OF EXISTING PRINCIPLE DWELLING STRUCTURE  
\* INTERIOR ALTERATIONS TO EXISTING 2- STORY STRUCTURE  
\* REPAIR/REFINISH EXISTING ONE-STORY ACCESSORY GARAGE STRUCTURE"

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 existing single family use.

Prior to issuance of a Zoning Permit, it will be necessary to obtain approvals from the Bradley Beach Land Use Board for: bulk "c" variances for the expansion of a nonconforming structure on a non-conforming lot; maximum building coverage (35% permitted, 40.7% proposed); maximum impervious coverage (60% permitted; 65.2% proposed); distance between principle structure and accessory garage (20' required, 16.5' proposed). A portion of the walkway pavers is located in the right of way and should be reviewed by the Board.

The application includes repair/refinishing of a garage, however plans have not been submitted. Also submit floor plans of the attic space for review and confirm that the space does not constitute a full or half story. A variance may be required.

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.

Any re-submission requires a new application and \$45.00 fee for review.

Sincerely,

\_\_\_\_\_  
DONNA BARR, ZONING OFFICER