

**Don Reese**

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**From:** Do Not Reply <noreply@govpilot.com>  
**Sent:** Thursday, February 23, 2023 12:08 PM  
**To:** admin@govpilot.com; Don Reese  
**Subject:** Zoning Permit: Status Update

BOROUGH OF BRADLEY BEACH  
Zoning Office  
701 Main Street  
Bradley Beach NJ 07720  
732-776-2999 .x. 1038  
[zoning@bradleybeachnj.gov](mailto:zoning@bradleybeachnj.gov)



APPLICATION NUMBER: ZA-2023-0043  
APPLICATION DATE: 1/13/2023  
12:00:00 AM  
DECISION DATE: 02/23/2023  
APPLICATION FEE: \$45.00

## DENIAL OF APPLICATION

**To REESE DONALD**

**Address:** 107 MADISON AVE, BRADLEY BEACH NJ 07720

**Email:** [REDACTED]

**Phone:** [REDACTED]

**RE: Property Address:** 107 MADISON AVE, BRADLEY BEACH BOROUGH, NJ, 07720

**Block/Lot:** 73/7.02

**Zone:** R-1

Dear REESE DONALD,

You have submitted a Zoning Permit application for the work described below:

Re-submission - Survey dated 1/4/23 by Morgan Engineering and Surveying

`-DISASSEMBLE CURRENT 2ND FLOOR 1/2 STORY AND REPLACE WITH FULL 2ND FLOOR STORY + 3RD STORY ATTIC (HABITABLE)

-ALL WORK WILL STAY WITHIN CURRENT HOME FOOTPRINT`

Your application has been reviewed for compliance with Borough of Bradley Beach Ordinance Bulk `c` variances for expansion of a nonconforming structure; front setback (15` required, 14.3` proposed); sideyard setback (5` required, 3.3` proposed). Information should be submitted to the Land Use Board showing compliance with the definition of a half story per Ordinance 450-4. Additional variances may be required by the Bradley Beach Land Use Board.

To proceed with an application to the Board, please 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 Borough of Bradley Beach Land Use Board within 20 days of this decision.

Sincerely,