



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

Application Date: 8/1/2022
Application Number: ZA-22-0166
Permit Number: _____
Project Number: _____
Fee: \$45

Denial of Application

Date: 8/10/2022

To: REYNOLDS, REGINA
MARIE, ETAL, TRUSTEE
100 OCEAN PARK AVE
BRADLEY BEACH, NJ 07720

CC: APP [REDACTED]
APP EMAIL [REDACTED]

RE: 100 OCEAN PARK AVE
BLOCK: 25 LOT: 14 QUAL: ZONE:

Dear Ms. Reynolds,,

"Lift existing 2 story structure & existing front porch; upper porch. Provide new garage & storage basement Construct 2 story addition at rear of structure. remodel existing 2nd floor Remove existing roof & construct new roof with 1/2 story addition New deck on grade; paved driveway for 2 cars & new curb cut at street."

Your application described above has been reviewed for compliance with the Bradley Beach Ordinance. The property is located in the R-B Zone, which permits the existing family 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 (15' required for N/S streets, 14' proposed); front setback for porch (6.24' proposed); sideyard setback (3' required, 2.50' proposed); height (30' permitted, 31.50' proposed); number of stories (2 stories permitted, 2 1/2 stories proposed); covered porch on second floor not permitted and 3rd floor balcony extending more than 2' from the wall not permitted (see Section 450-13). Additional variances/design waivers may be determined after review by the Board Engineer and Land Use Board.

To proceed with an application to the Board, contact Board Secretary, Kristie Dickert at 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.

The following comments were made during the denial process:

Sincerely,

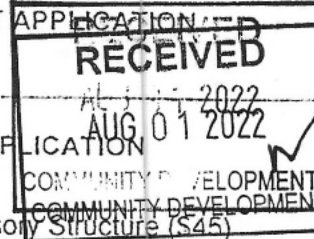


DONNA BARR, ZONING OFFICER



N 8/1/22

ZONING PERMIT APPLICATION



Zoning Control Number ZA-22-0166

Date: _____

Fee: \$45

TYPE OF APPLICATION

- | | | |
|---|--|---|
| <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 type="checkbox"/> Interior Remodeling (Commercial/Residential) (\$45) | <input type="checkbox"/> Other: _____ | |

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://ccode360.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)

1. Location of property for which zoning permit is desired:

Street Address: 100 OCEAN PARK AVE Block: 25 Lot: 14, 15 Zone: R-B

2. Applicant Name: Regina Reynolds & James Palmerin Phone No. [REDACTED] Fax No. [REDACTED]

Applicant's Address: 100 Ocean Park Ave. Bradley Beach, NJ 07720

Email: [REDACTED]

3. Property Owner's Name: Same as above Phone No. [REDACTED] Fax No. [REDACTED]

Property Owner's Address: _____

Email: _____

- 4 Present Approved Zoning Use of the Property TWO FAMILY DWELLING
- 5 Proposed Zoning Use of the Property TWO FAMILY DWELLING
- 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

- REMOVED UPPER PORCH. PROVIDE NEW GARAGE & STORAGE BASEMENT
- LIFT EXISTING 2 STORY STRUCTURE & EXISTING FRONT PORCH;
 - CONSTRUCT 2 STORY ADDITION AT REAR OF STRUCTURE.
 - REMODEL EXISTING 2ND FLOOR
 - REMOVE EXISTING ROOF & CONSTRUCT NEW ROOF WITH 1/2 STORY ADDITION
 - NEW DECK ON GRADE, PAVED DRIVEWAY FOR 2 CARS & NEW CURB CUT AT STREET.

- 7 Has the above referenced premises been the subject of any prior application to the ZONING BOARD OF ADJUSTMENT or PLANNING BOARD?

Yes No X 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.

Building Coverage 34.9 % 1403 SF Lot Coverage 53.7 % (Please include calculations)
2157 SF

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.

Regina Reynolds
Signature of Applicant

James Palmer

Date

7/19/22

Regina Reynolds
Print Applicant's Name

James Palmerin

Regina Reynolds
Signature of Owner

James Pal

Date

7/19/22

Regina Reynolds
Print Owner's Name

James Palmerin

Previously under our LLC GEAR Properties

----- FOR OFFICE USE -----

Fee date: Check#: Cash

Received by: Receipt#: