

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-2023-0113  
APPLICATION DATE: 5/11/2023 12:00:00 AM  
DECISION DATE: 05/11/2023  
APPLICATION FEE: \$45.00

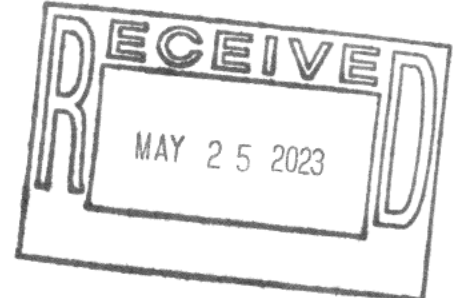
## DENIAL OF APPLICATION

To RIVERA STEPHEN & MARIA

Address: 402 SECOND AVE, BRADLEY BEACH NJ 07720

Email: [REDACTED]

Phone: [REDACTED]



RE: Property Address: 402 SECOND AVE, BRADLEY BEACH BOROUGH, NJ, 07720

Block/Lot: 69/7

Zone: R-1

Dear RIVERA STEPHEN & MARIA,

You have submitted a Zoning Permit application for the work described below:  
`CONSTRUCTION OF AN EXPANDED PORCH AND A ROOF DECK FOR A SINGLE FAMILY  
RESIDENCE. SEE PLAN FOR SETBACKS AND REQUIRED VARIANCES.`

Your application has been reviewed for compliance with Borough of Bradley Beach Ordinance Bulk `c` variances must be obtained from the Bradley Beach Land Use Board for lot coverage (35% max permitted; 37% proposed); front setback of porch (note: porch may extend 8` into the required setback, 8`6` extension proposed). Please clarify the proposed front yard setback of the porch. A variance for the proposed rooftop deck is required in accordance with Section 450-13.G.

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,

Donna S. Barr, Zoning Officer