

**BOROUGH OF BRADLEY BEACH**  
**LAND USE BOARD**  
**NOTICE OF APPEAL OF ZONING OFFICER'S DETERMINATION**

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**OFFICIAL USE ONLY**

CASE # \_\_\_\_\_ DATE FILED \_\_\_\_\_  
DISPOSITION \_\_\_\_\_ HEARING DATE \_\_\_\_\_

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**TO THE ZONING ENFORCEMENT OFFICER:**

The petition of PETER + ANNE POLITI  
Applicant's Name

shows that on or about the 27<sup>TH</sup> day of JUNE, 2023, an application to

the Zoning Officer for the purpose of (Describe intended action): REPAIRING/REPLACING THE

CURRENT DRIVEWAY, PATIO AND FRONT WALKWAY

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on the premises located at: 512 BRADLEY BOULEVARD BRADLEY BEACH, N.J. 07720  
Street Address

Block 88 Lot 18

as shown on the Municipal Tax Maps and owned, or optioned by this applicant was made; that after due consideration, the Zoning Officer did on the 29<sup>TH</sup> day of JUNE, 2023, decline to issue said permit for the reasons stated in the attached copy of the Zoning Officer's Refusal of Permit form.

Applicant feeling aggrieved at the action of the Zoning Officer, files this notice of appeal with said officer, and requests that action of the Zoning Officer be reversed or modified as the facts may be determined and the applicant further requests that a day be fixed for hearing on this appeal and states that the proper notice will be given to all owners of property situated **within two hundred (200) feet** of all property specified above, and others required by statute.

**File a copy of this sheet/notice with the Zoning Officer, where appeal is sought.**

1. Property Address: 516 BRADLEY BOULEVARD BRADLEY BEACH, NJ 07740
2. Block 88 Lot 18
3. Property is located in a L-1 Zoning District according to the Borough of Bradley Beach Zoning Map.
4. Name of applicant: PELLE E. POLITI  
 Mailing address: 516 BRADLEY BOULEVARD BRADLEY BEACH, N.J. 07740  
 Phone # [REDACTED] Fax # [REDACTED] Cell # [REDACTED]  
 E-mail address: [REDACTED]
5. Name of owner: ANNE POLITI  
 Mailing address: 516 BRADLEY BOULEVARD BRADLEY BEACH, N.J. 07740  
 Phone # [REDACTED] Fax # - Cell # [REDACTED]  
 E-mail address: [REDACTED]
6. Name of contact person: \_\_\_\_\_  
 Mailing address: \_\_\_\_\_  
 Phone # \_\_\_\_\_ Fax # \_\_\_\_\_ Cell # \_\_\_\_\_  
 E-mail address: \_\_\_\_\_
7. Interest of applicant, if other than owner: \_\_\_\_\_

**Detailed Information:**

- Existing use of property: to REPAIR/REPLACE CURRENT DRIVEWAY, BACK PATIO + FRONT WALKWAY.
- Proposed use of property: \_\_\_\_\_
- Special Flood Hazard Area: \_\_\_\_\_

8. Has there been any previous Planning Board, Board of Adjustment, or Land Use Board applications involving these premises?  
 Yes  No   
 If so, when \_\_\_\_\_  
 Result of decision \_\_\_\_\_

**(If yes, include copy of prior resolution)**

9. Justification/Reason for appeal of decision [be as specific as possible attach additional sheets as necessary]  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

*SEE ATTACHED.*

Peter and Anne Politi  
Zoning Appeal  
Bradley Beach, NJ 07720

#9-JUSTIFICATION/REASON FOR APPEAL OF DECISION:

Application was made on June 27, 2023 (copy attached) and a denial was received. This followed an application on May 25, 2023 (copy attached) which had a denial issued also.

The second application was to merely repair/replace the current driveway with pavers, to do the same with the backyard patio, with a five foot setback from the neighbors property line and to replace the front walkway.

The front walkway was allowed.

The driveway was disallowed due to the fact that a three foot setback did not exist nearest the street. Given the fact that a one foot setback is being discussed as a change in zoning, that setback would not be met either. The driveway was installed over fifty years ago, the house being constructed in the early 1920's. The driveway can not be moved east since a water company meter was installed on the property several years ago. Given the review by the Zoning Officer, this property could not have a driveway under current ordinances and we believe that is not the intention of the Borough.

The patio has been on the property for over twenty years and at certain points abuts the property line of the neighbor in back. The neighbor's property has a patio that abuts our property line. While the need to align with the ordinances is understood, it is also understood that the patio has existed for years with no harm done to anyone or anything and that most of Bradley beach has patios that do not conform.

Copies of both applications (the first for reference) are enclosed as is a letter from our neighbor to the west indicating no opposition to the driveway repair/replacement. Since Mr. DiLouie's property would be the most impacted by the driveway work it is our hope that his letter has some bearing on your decision.

Richard DiLouie, Jr  
514 Bradley Boulevard  
Bradley Beach, NJ 07720

Land Use Board  
Bradley Beach, NJ 07720

Re: Politi, 512 Bradley Boulevard, Bradley Beach, NJ 07720  
Zoning Application, Upgrade of Driveway and Patio

To the Board:

I have owned the property at 514 Bradley Boulevard, Bradley Beach, NJ 07720 since May 24, 2010. For thirteen years Peter and Anne Polit have been neighbors and friends. They maintain their property at 512 Bradley Boulevard in a better than average condition.

It is my understanding that Peter and Anne want to improve their property by replacing/repairing their driveway and backyard patio. It is also my understanding that certain setback requirements exist that are hindering such improvements. Since their driveway is at least fifty years old and the current patio is at least twenty years old it would appear that the current setbacks were not an issue at the time of their installation.

Since my property borders the Politi's on the west side and the setback requirements for the driveway improvements are related to our property lines I would like to offer that I have NO opposition to the proposed improvements.

Yours truly,

A handwritten signature in cursive script, appearing to read "Richard DiLouie, Jr.", written in black ink.

Richard DiLouie, Jr

**SITE VISIT AUTHORIZATION OF PROPERTY OWNER**

*I hereby authorize any member of the Borough of Bradley Beach Land Use Board and 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: 7-13-23

Peter Politi / Anne Politi

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 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: Peter E. Politi / Anne Politi  
[please print]

Property Address: 512 BRADLEY BLVD. Block 88 Lot 18

Applicant's Name: \_\_\_\_\_  
[Print Name] Peter Politi / Anne Politi  
[Signature of Applicant]

Owner's Name: Peter E. Politi / Anne Politi Anne Politi / Peter Politi  
[Print Name] [Signature of Owner]

Date: 7-13-23