

GENERAL NOTES:

1. SUBJECT PROPERTY
904 HAMMOND AVENUE
BRADLEY BEACH, NEW JERSEY
LOT 1 BLOCK 21

2. OWNER/ APPLICANT
DENNIS & KRISTINE HOWAR
904 HAMMOND AVENUE
BRADLEY BEACH, NEW JERSEY 07720
PHONE NUMBER: 201-396-0856

3. PURPOSE OF THE PLAN SET
THIS PLAN SET HAS BEEN PREPARED TO SUPPORT AN APPLICATION TO THE TOWNSHIP FOR A BULK "C" VARIANCE(S) FROM THE TERMS OF

SECTIONS 450-26
R-1 RESIDENTIAL SINGLE FAMILY ZONE SUBSECTION
"D" (1) AREA, YARD AND BUILDING LIMITATIONS,
(D)MINIMUM FRONT YARD (15FT AND 25FT), (F) MINIMUM REAR YARD (25FT).

SECTION 450-13 PERMITTED YARD ENCROACHMENTS, C. BALCONIES SUBSECTIONS:
2 REQUIREMENTS,3
SETBACKS.

4. SURVEY DATA
SURVEY INFORMATION CONTAINED HEREON IS BASED ON A FIELD SURVEY PERFORMED BY PAUL K. LYNCH LAND SURVEYOR : SURVEY OF LANDS FOR DENNIS & KRISTINE HOWAR SITUATED IN THE BOROUGH OF BRADLEY BEACH, MONMOUTH COUNTY, NEW JERSEY KNOWN AND DESIGNATED AS LOT 1, BLOCK 21 AS SHOWN ON THE TAX MAP OP THE BOROUGH OF BRADLEY BEACH, MONMOUTH COUNTY, NEW JERSEY.
A COPY SHALL ALWAYS ACCOMPANY THIS SITE PLAN AS AN INDEPENDENT SHEET.

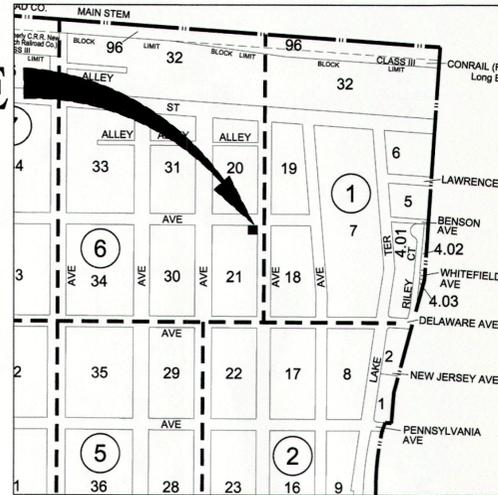
SITE



LOCATION MAP



SITE



TAX MAP

SCALE: NTS

PROPERTY DESCRIPTION

904 HAMMOND
LOT 1 BLOCK 21
BRADLEY BEACH NJ

ZONE DISTRICT: R-1 RESIDENTIAL ZONE

LOT DIMENSIONS LOT AREA
50' X 100' VARIES 5000 SQFT

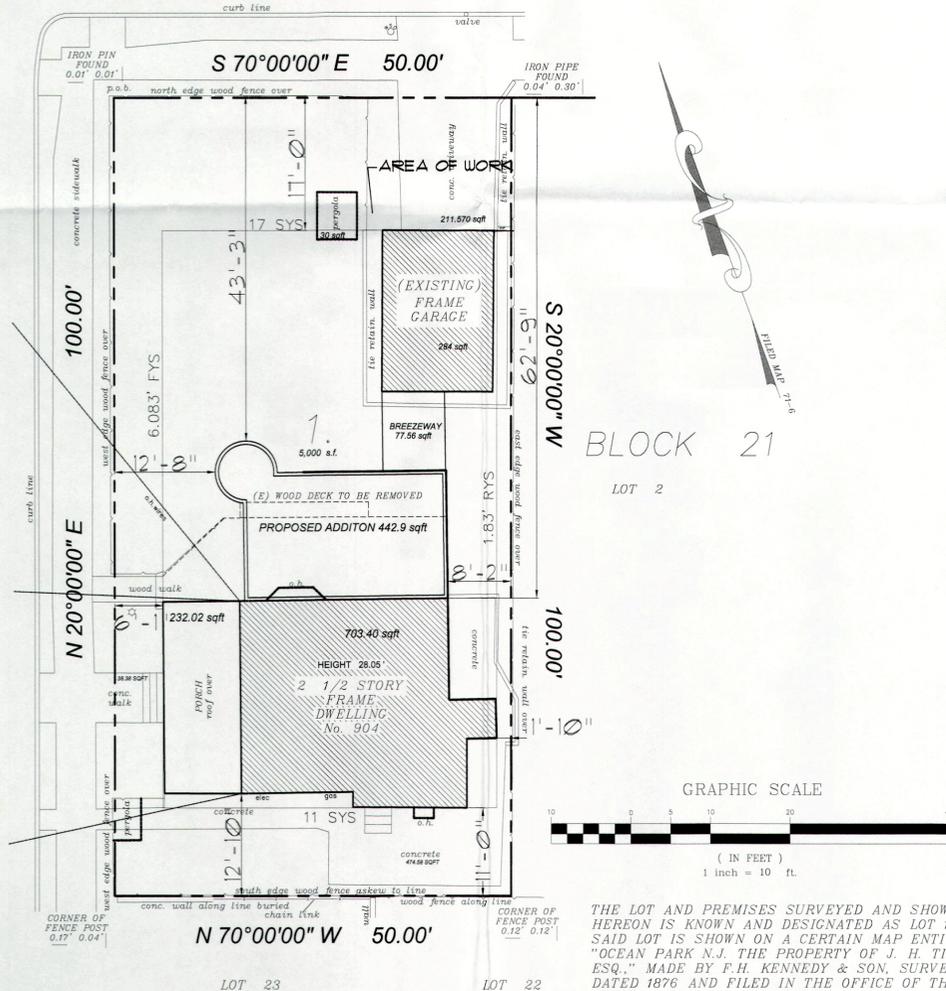
ZONE DISTRICT	REQUIRED	EXISTING	PROPOSED
EXISTING ZONING LOT ZONE R-1	R-1	R-1	R-1
PERMITTED USE(S)	AS PER ZONING OF R-1	AS PER ZONING OF R-1	AS PER ZONING OF R-1
MIN LOT AREA	5000 SQFT	5000SQFT	5000 SQFT
MIN LOT WIDTH	50'	100'	100'
MIN LOT DEPTH	100'	50'	50'
PRINCIPAL STRUCTURE FYS	FYS 15 & 25	FYS 6.08'&62.75'	FYS 6.08'& 43.25'
PRINCIPAL STRUCTURE RYS	25'	1.833'	1.833'
PRINCIPAL STRUCTURE SYS	5' & 10'	11' & 62.75'	11' & 43.25'
ACCESSORY STRUCTURE RYS	5'	2.16'	2.16'
ACCESSORY STRUCTURE SYS	5'	17'	17'
MAX. BUILDING COVERAGE %	35%	24%	34.8%
MAX. IMPERVIOUS COVERAGE %	60%	43.18%	51.30%
MAX. BUILDING BUILDING HEIGHT	35'	< 35	< 35

2 SITE DATA

SCALE: NTS

PARK-PLACE AVENUE

HAMMOND AVENUE



1 PROPOSED SITE PLAN

SCALE: 3/32 = 1'-0"

Muni-Block-Lot	Property Owner	Mailing Address	City State Zip
1308-21-15	LEVY SUSAN	635 SALTER PLACE	WESTFIELD NJ 07090
1308-21-16	GREGORY KEITH & RODRIGUEZ DENISE	508-1/2 OCEAN PARK AVE	BRADLEY BEACH NJ 07720
1308-20-8	MISYAK STEPHEN & JODI L	732 GARDEN ST	HOBOKEN NJ 07030
1308-21-17	MURRAY THOMAS A	510 OCEAN PARK AVE	BRADLEY BEACH NJ 07720
1308-21-18	HESTER DANIEL R & ADRIANA GARCIA DE	510-1/2 OCEAN PARK AVE	BRADLEY BEACH NJ 07720
1308-21-19	SZABO DAVID & KRISTEN R	512 OCEAN PARK AVE	BRADLEY BEACH NJ 07720
1308-21-20	DIMPERIO RAYMOND & DIANE	383 WILLOW DR	UNION NJ 07083
1308-21-21	JOHNSON DAVID M	516 OCEAN PARK AVE	BRADLEY BEACH NJ 07720
1308-21-22	ROTTENBORN MICHAEL	518 OCEAN PARK AVE	BRADLEY BEACH NJ 07720
1308-21-23	RENZO ANTHONY & EUGENIA	5 SCHEURMAN TERRACE	WARREN NJ 07059
1308-30-2	OHAGAN ERIN	515 OCEAN PARK AVE	BRADLEY BEACH NJ 07720
1308-30-3	JEM BEACH LLC C/O PATRICK MOONEY	5342 CLARK RD #1004	SARASOTA FL 34233
1308-30-4	VITALE FRANK	PO BOX 143	BRADLEY BEACH NJ 07720
1308-31-10	GOLDSTEIN CHARLES & GAIL	601 OCEAN PARK AVE	BRADLEY BEACH NJ 07720
1308-19-6	ARIAS ROBERTO	603-1/2 NEWARK AVENUE	BRADLEY BEACH NJ 07720
1308-19-7	DORRIS PETER M & MICHELE M	3 CARNATION COURT	MT. LAUREL NJ 08054
1308-18-3	HAHN MICHAEL & RACHEL C.	14 WINDERMERE ROAD	LINCROFT NJ 07738
1308-19-9	HEIDI SIROTA LIVING TRUST	3112 SUMATRA PLACE	COSTA MESA CA 92626
1308-18-2	BARRATT KELLY A & JONATHAN L	515 NEWARK AVE	BRADLEY BEACH NJ 07720
1308-18-4	MORACA MIRIAM	949 79TH ST	BROOKLYN NY 11228
1308-18-5	PERAZA LILLIAN	509 1/2 NEWARK AVE	BRADLEY BEACH NJ 07720
1308-18-14	IYER GURURAJ & SONEJA PRIYANKA	506 PARK PLACE AVE	BRADLEY BEACH NJ 07720
1308-18-16	RANDOLPH KENNETH F & CONSTANCE	508 PARK PLACE AVE	BRADLEY BEACH NJ 07720
1308-18-17	PREKOP JACQUELINE	508A PARK PLACE AVE	BRADLEY BEACH NJ 07720
1308-18-18	FALVO MICHAEL A & ACHUTHA-FALVO K	9 HARDIN COURT	CHESTER NJ 07930
1308-18-19	MATT ARLETTE	512 PARK PLACE AVE	BRADLEY BEACH NJ 07720
1308-18-20	AGUAM DARVYLE S & CINDY	514 PARK PLACE AVE	BRADLEY BEACH NJ 07720
1308-18-21	MCDONOUGH DENNIS P & ROBERTA B	516 PARK PLACE AVENUE	BRADLEY BEACH NJ 07720
1308-19-11	VELAZQUEZ ELISA	126 RUMSON RD	RUMSON NJ 07760
1308-19-12	MULE PAUL & KELLY	604 PARK PLACE AVE	BRADLEY BEACH NJ 07720
1308-20-10	O'NEILL MELISSA L	602 OCEAN PARK AVE	BRADLEY BEACH NJ 07720
1308-20-11	SORGE VINCENT & EVANS GERALD	604 OCEAN PARK AVE	BRADLEY BEACH NJ 07720
1308-20-5	MANDULEY ROBERT & LORI	607 PARK PLACE AVENUE	BRADLEY BEACH NJ 07720
1308-20-6	SUTHERLAND BARRY & FRANCES	605 PARK PLACE AVE	BRADLEY BEACH NJ 07720
1308-20-7	MAKKAY GREGORY T & JILL	603 PARK PLACE AVE	BRADLEY BEACH NJ 07720
1308-20-12	REIGHN BRIAN & LESLEY	606 OCEAN PARK AVE	BRADLEY BEACH NJ 07720
1308-20-13	ZANGARI JOSEPHINE	608 OCEAN PARK AVE	BRADLEY BEACH NJ 07720
1308-20-14	BRODWIN REAL ESTATE LLP	610 OCEAN PARK AVE	BRADLEY BEACH NJ 07720
1308-21-1	HOWAR DENNIS & KRISTINE	904 HAMMOND AVE	BRADLEY BEACH NJ 07720
1308-21-2	LA ROCCO JOSEPH C	21 CEDAR AVE	LINDEN NJ 07036
1308-21-3	OWENS ROBERT & CICCONE CARYN	511 PARK PLACE AVENUE	BRADLEY BEACH NJ 07720
1308-21-4	STOHON MICHAEL & MICHELE	509 PARK PLACE AVE	BRADLEY BEACH NJ 07720
1308-21-5	LEE RICHARD CARL JR & MICHELLE MARIE	507 PARK PLACE	BRADLEY BEACH NJ 07720
1308-21-6	URSBRUCH PATRICIA A	612 FAIRVIEW AVE	NEPTUNE NJ 07753
1308-18-15	MAFFIA JAMES A	1202 MARION AVE	OCEAN NJ 07712
1308-19-10	GIUMARAES MARIO & MARIA	600 PARK PLACE AVE	BRADLEY BEACH NJ 07720
1308-18-1	HOLLOWAY CANDACE	517 NEWARK AVE	BRADLEY BEACH NJ 07720
1308-19-8	KOEBLER AMY BLOCK	33 RANDOLPH ST	PARK RIDGE NJ 07656
1308-31-9	BRADLEY BEACH 603 LLC	9 FLORAL COURT	WESTFIELD NJ 07090
1308-30-1	USK RICHARD & THERESE	517 OCEAN PARK AVE	BRADLEY BEACH NJ 07720
1308-20-9	NAGY STEVEN	600 OCEAN PARK AVE	BRADLEY BEACH NJ 07720

3 PROPERTY OWNERS W/I 200FT

SCALE: NTS



SHAWM J. MAZUR ARCHITECT
N.J. LICENSE#21A102159000
N.Y. LICENSE # 043321
F.L. LICENSE # AR100922
1300 6TH AVE
NEPTUNE NJ 07753
732-759-5785
SMAZURARCHITECT
@GMAIL.COM

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DENNIS & KRISTINE HOWAR
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BRADLEY BEACH
LOT 1 BLOCK 21

DATE	DESCRIPTION
	ZONING SUBMISSION
6-21-23	LAND USE APP.
7-21-23	LAND USE APP.

PROPOSED PROJECT:

904 HAMMOND AVENUE
BRADLEY BEACH NJ

PROPOSED SITE PLAN & SITE DATA

OWNER/APPLICANT
I HEREBY CERTIFY THAT I AM THE OWNER & APPLICANT OF THE PROPERTY WHICH IS THE SUBJECT OF THIS APPLICATION AND THAT I CONSENT TO THE FILING OF THIS APPLICATION FOR A BULK VARIANCE.

OWNER
OWNER
NOTARY PUBLIC

SWORN AND SUBSCRIBED TO AND BEFORE ME THIS DAY OF

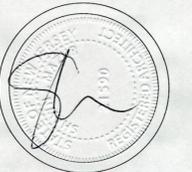
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-2022	2022-09
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OWNER	

APPROVED AS FINAL SITE PLAN AT REGULAR MEETING OF THE BORO OF BRADLEY BEACH, NEW JERSEY PLANNING BOARD/ BOARD OF ADJUSTMENT ON

PLANNING BOARD CHAIRMAN	DATE
PLANNING BOARD SECRETARY	DATE
TOWNSHIP CLERK	DATE
PLANNING BOARD PROFESSIONAL	DATE

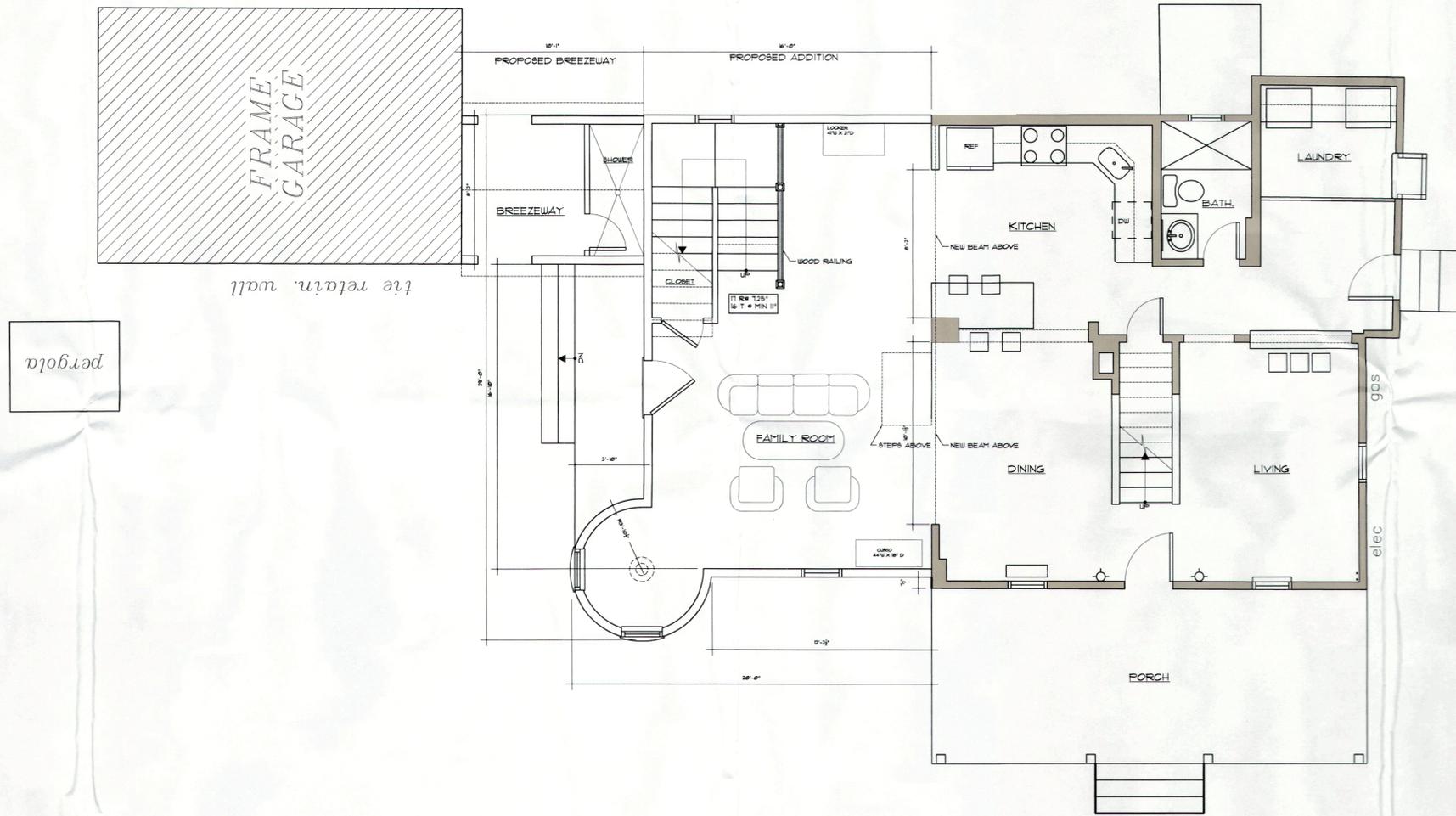




SHAWN J. MAZUR ARCHITECT
 N.J. LICENSE#21A102159000
 N.Y. LICENSE # 043321
 F.L. LICENSE # AR100922
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 BRADLEY BEACH
 LOT 1 BLOCK 21



1
A-4 **PROPOSED FIRST FLOOR PLAN**
 SCALE: 1/4" = 1'-0"

NO.	DATE	DESCRIPTION
		ZONING SUBMISSION
	6-21-23	LAND USE APP.

KEY PLAN:
PROPOSED PROJECT:
 904 HAMMOND AVENUE
 BRADLEY BEACH NJ

PROPOSED FIRST FLOOR PLAN

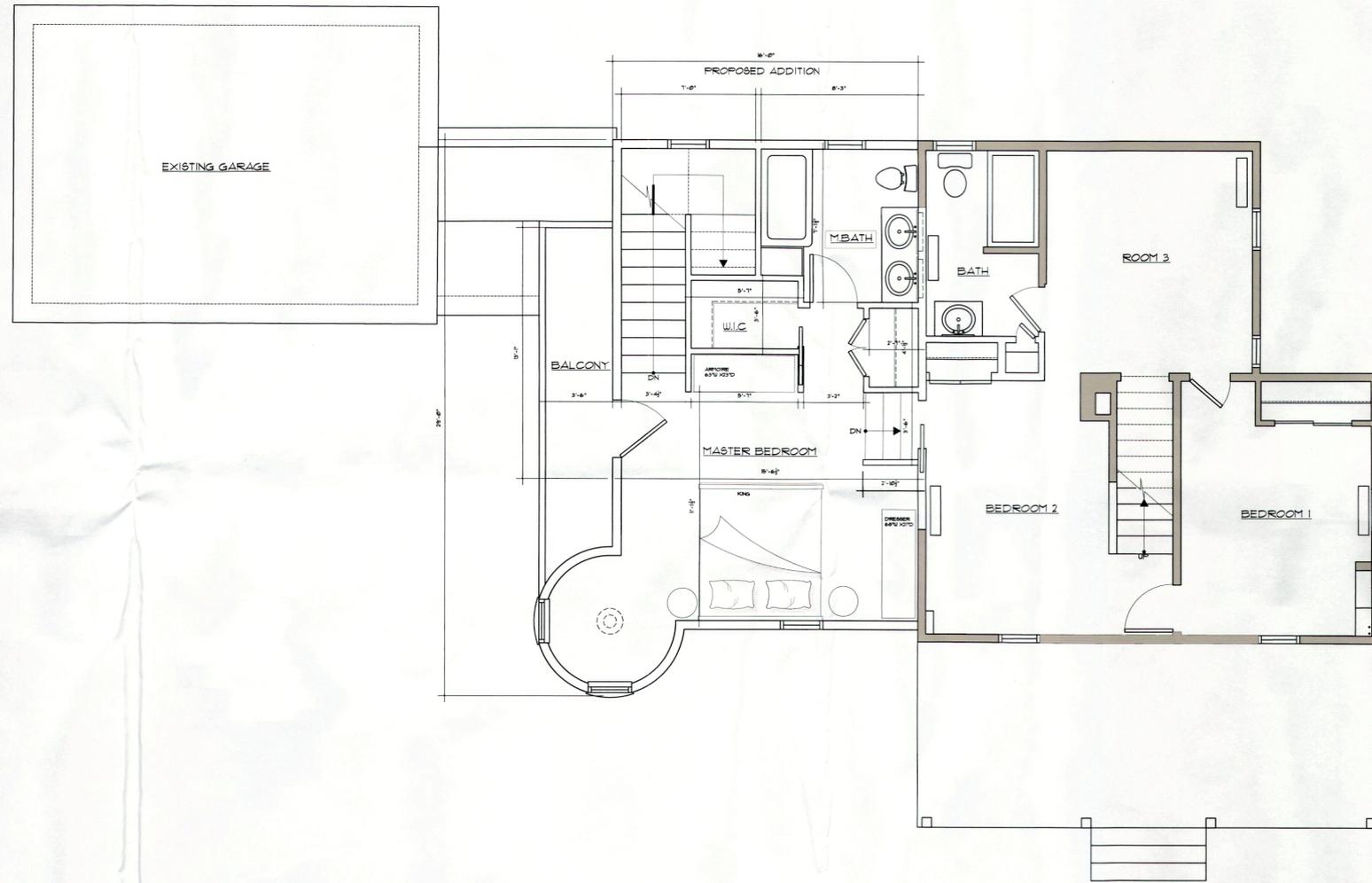
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SHAWN J. MAZUR ARCHITECT
 N.J. LICENSE#21A102159000
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 1300 6TH AVE
 NEPTUNE NJ 07753
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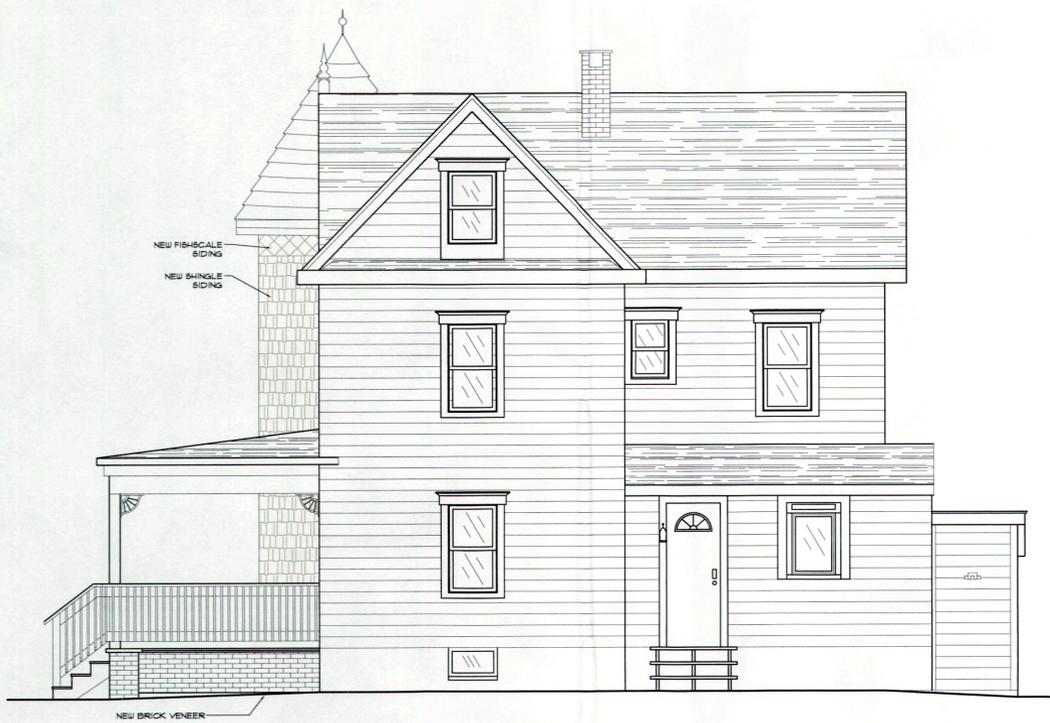
1
A-6 **PROPOSED SECOND FLOOR PLAN**
 SCALE: 1/4" = 1'-0"

NO	DATE	DESCRIPTION
		ZONING SUBMISSION
	6-21-23	LAND USE APP.

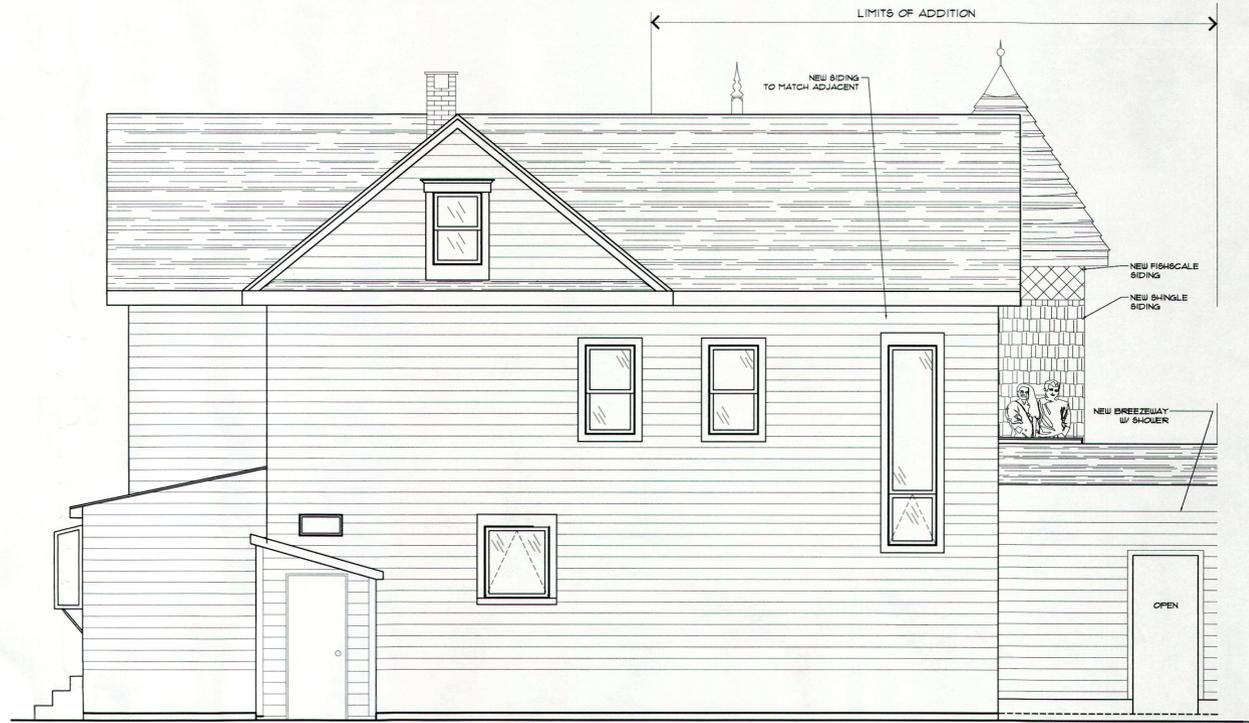
KEY PLAN:
PROPOSED PROJECT:
 904 HAMMOND AVENUE
 BRADLEY BEACH NJ

PROPOSED SECOND FLOOR PLAN

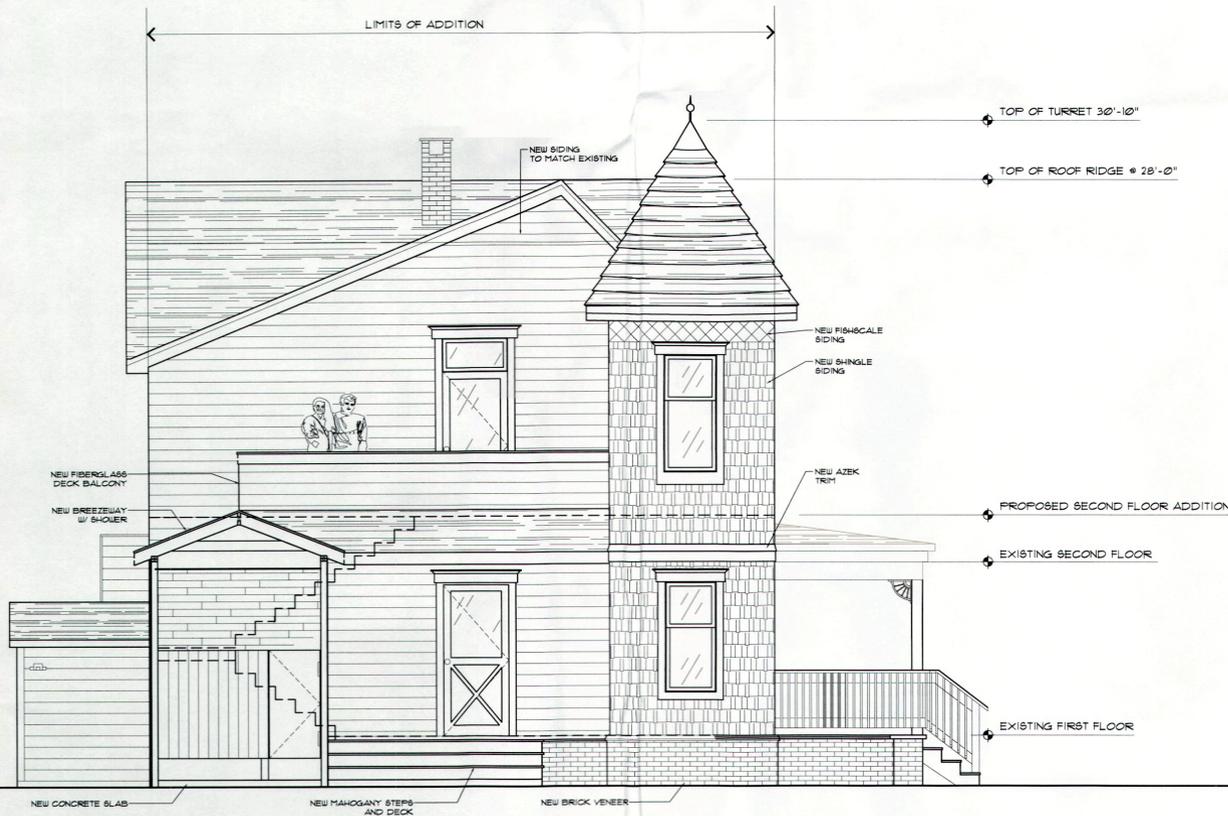
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-2022	2022-09
SCALE	DWG. NO
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DWN. BY	
SJM	
CHECKED	
OWNER	OF



4 PROPOSED RIGHT SIDE ELEVATION
A-6 SCALE: 1/4" = 1'-0"



3 PROPOSED REAR ELEVATION
A-6 SCALE: 1/4" = 1'-0"



2 PROPOSED LEFT SIDE ELEVATION
A-6 SCALE: 1/4" = 1'-0"



1 PROPOSED FRONT ELEVATION
A-6 SCALE: 1/4" = 1'-0"



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N.J. LICENSE#21A102159000
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F.L. LICENSE # AR100922
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NEPTUNE NJ 07753
732-759-5785
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NO	DATE	DESCRIPTION
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	6-21-23	LAND USE APP.

KEY PLAN:
PROPOSED PROJECT:

**904 HAMMOND AVENUE
BRADLEY BEACH NJ**

PROPOSED EXTERIOR ELEVATIONS

DATE -2022	JOB NO 2022-09
SCALE SEE DWG	DWG. NO A-3
DWN. BY SJM	CHECKED OWNER