

**KEY MAP**  
SCALE: 1" = 100' ±

**TAX MAP SHEET NO. 8**  
SCALE: 1" = 150' ±

**PROPERTY OWNERS WITHIN 200 FT (BOROUGH OF BRADLEY BEACH)**

Muni-Block-Lot	Property Owner	Mailing Address	City State Zip
1308-40-20	CONDOMINIUM ASSOC.	206 BRINLEY AVE	BRADLEY BEACH NJ 07720
1308-40-28	MIRIONE DONATO & PHYLLIS	8032 24TH STREET	BROOKLYN NY 11234
1308-40-29	RESSELES JOHANNA	303 BRINLEY AVE	BRADLEY BEACH NJ 07720
1308-50-21	VIOLA JAMES	216 FIFTH AVENUE	BRADLEY BEACH NJ 07720
1308-50-18	ENGLER DONALD J	208 FIFTH AVE	BRADLEY BEACH NJ 07720
1308-50-19	DECKER IRVING & VALERIE	213 FIFTH AVE	BRADLEY BEACH NJ 07720
1308-50-20	MOORE WILLIAM F JR & CLAIRE D.	214 FIFTH AVE	BRADLEY BEACH NJ 07720
1308-50-22	MAGEN DAVID CONGREGATION INC/MARARY	1616 OCEAN PARKWAY	BROOKLYN NY 11223
1308-50-23	WINNICK DEBORAH L & KEPLER BETH E	504 CENTRAL AVE	BRADLEY BEACH NJ 07720
1308-50-24	DOUGHERTY JAMES E & KELLY A	61 DAVENPORT AVENUE	BRADLEY BEACH NJ 07720
1308-40-27	DUDAL MARY	218 BRINLEY AVENUE	BRADLEY BEACH NJ 07720
1308-50-6	POULKE CHRISTOPHER L	209 BRINLEY AVE	BRADLEY BEACH NJ 07720
1308-50-7	HEWLETT STEVEN C & JOY N	277 MEADOWBROOK RD	ROBINSVILLE NJ 08891
1308-50-15	KALLER CHARLES & ANTONIETTE M	204 FIFTH AVE	BRADLEY BEACH NJ 07720
1308-50-16	STRULOWITZ LEONARD & SANDRA	206 FIFTH AVE	BRADLEY BEACH NJ 07720
1308-50-17	ENGLER DONALD & MERITENS CONSTANCE	208 5TH AVENUE	BRADLEY BEACH NJ 07720
1308-49-15	MORTORANO CHARLENE	303 FIFTH AVE	BRADLEY BEACH NJ 07720
1308-50-1	STURM JACOB & LISA	219 BRINLEY AVENUE	BRADLEY BEACH NJ 07720
1308-50-2	DOUGHERTY JAMES E & JANE E	217 BRINLEY AVE	BRADLEY BEACH NJ 07720
1308-40-10	REDFY BRIAN & WEBB ANNE M	300 BRINLEY AVENUE	BRADLEY BEACH NJ 07720
1308-49-10	FIELDS JUDY	303 BRINLEY AVENUE	BRADLEY BEACH NJ 07720
1308-49-11	509 CENTRAL AVENUE PROPERTIES LLC	509 CENTRAL AVE	BRADLEY BEACH NJ 07720
1308-49-12	RANN MARK & PALLUA	26 LIVINGSTON AVE	EDISON NJ 08820
1308-49-13	SMITH BRIAN T & PRICE SHARON L	509 CENTRAL AVE	BRADLEY BEACH NJ 07720
1308-49-14	BANNON KEVIN	435 LOCUST AVENUE	GARWOOD NJ 07027
1308-40-21	DI BELLA AGOSTINO & GRAZIA	703 NORTH AVE	WESTFIELD NJ 07090
1308-40-22	PACHKOWSKI LAURIE	210 BRINLEY AVENUE	BRADLEY BEACH NJ 07720
1308-40-23	KALLER MICHAEL B & MADELINE	66 N MAIN ST	YORKLE PA 15097
1308-40-24	SHERMAN MARK S & BRENDA G	212 BRINLEY AVE	BRADLEY BEACH NJ 07720
1308-40-25	COTLER HARRISON MAX & BETH E	214 BRINLEY AVE	BRADLEY BEACH NJ 07720
1308-40-26	KENNY HERBERT B III & BARBARA M	216 BRINLEY AVE	BRADLEY BEACH NJ 07720
1308-50-5	LIGATTUTA SALVATORE & RANCI	213 BRINLEY AVE	BRADLEY BEACH NJ 07720
1308-40-20-01	WALK CHRISTOPHER T & HELEN J	206 BRINLEY AVE UNIT A	BRADLEY BEACH NJ 07720
1308-40-20-02	WALK CHRISTOPHER T	206 BRINLEY AVE UNIT B	BRADLEY BEACH NJ 07720
1308-40-20-03	STEPHANICH MICHAEL K & ROSEMARY D	116 BRUNSON PLACE	LITTLE SEVER NJ 07739
1308-40-20-04	SPIEGEL DANIEL P & LISA A	206 BRINLEY AVE UNIT C	BRADLEY BEACH NJ 07720
1308-50-3	215 BRINLEY AVE LLC	795 WATCHUNG RD	BOUND BROOK NJ 08805
1308-50-4	VAN CAUWENBERG MARIANNE	11 ELP ROAD	WEST ORANGE NJ 07052
1308-50-8	TEAGRO JOHN	206 BRINLEY AVENUE	BRADLEY BEACH NJ 07720

**R-1 RESIDENTIAL SINGLE-FAMILY ZONE DISTRICT REQUIREMENTS**

REQUIRED	PROVIDED	VARIANCE REQ.	
MINIMUM LOT AREA	5,000 S.F.	7,500 S.F.	NO
MINIMUM LOT WIDTH	50 FT	50 FT	NO
MINIMUM LOT DEPTH	100 FT	150 FT	NO
<b>PRINCIPAL BUILDING SETBACKS</b>			
MINIMUM FRONT YARD	15 FT	N/A	NO
N-S STREETS	25 FT	24.5 FT	+
E-W STREETS	5 / 10 FT	7.0 / 10.8 FT	+
MINIMUM SIDE YARD (FRONT BLDG.)	5 / 10 FT	4.1 / 5.6 FT	NO
MINIMUM REAR YARD	25 FT	6.6 FT	+
<b>BLDG. COVERAGE</b>			
MAXIMUM PERMITTED	35%	34.1% (2,557 S.F.)	NO
<b>LOT COVERAGE</b>			
MAXIMUM PERMITTED	60%	72.4% (5,433 S.F.)	YES
<b>HEIGHT LIMITATIONS</b>			
MAX. BLDG. HEIGHT (FRONT)	35 FT	28 FT	NO
		2 1/2 STORIES	NO
MAX. BLDG. HEIGHT (REAR)	35 FT	18 FT	NO
		2 1/2 STORIES	NO

**EXISTING LOT COVERAGE CALCULATIONS**

DESCRIPTION	TOTAL AREA
FRONT DWELLING FOOTPRINT	1,313 S.F.
COVERED PORCH	168 S.F.
FRONT STEPS	17 S.F.
DECKS & STEPS	344 S.F.
WALKWAYS	179 S.F.
REAR DWELLING FOOTPRINT	1,045 S.F.
COVERED PORCH	31 S.F.
DECK & STEPS	92 S.F.
WALKWAYS	533 S.F.
DRIVEWAY	1,236 S.F.
GRAVEL DRIVEWAY	583 S.F.
TOTAL EXISTING LOT COVERAGE:	5,541 S.F.

**PROPOSED LOT COVERAGE CALCULATIONS**

DESCRIPTION	TOTAL AREA
FRONT DWELLING FOOTPRINT	1,313 S.F.
COVERED PORCH	168 S.F.
FRONT STEPS	17 S.F.
UPPER DECK	118 S.F.
LOWER DECK & LOWER PATIO	223 S.F.
STEPS & WALKWAYS	228 S.F.
REAR DWELLING FOOTPRINT	1,045 S.F.
COVERED PORCH	31 S.F.
DECK & STEPS	89 S.F.
WALKWAYS	382 S.F.
DRIVEWAY	1,236 S.F.
GRAVEL DRIVEWAY	583 S.F.
TOTAL EXISTING LOT COVERAGE:	5,433 S.F.

**OFF-STREET PARKING CALCULATIONS (CH. 450-26)**

REQUIREMENT	RESIDENTIAL UNIT	THREE EXISTING UNITS
FRONT BUILDING: TWO, 2-BR APTS.		
REAR BUILDING: ONE, 3-BR RANCH		
REQUIREMENT	2 SPACES/UNIT	6 SPACES REQUIRED
PARKING PROVIDED: 3 SPACES (WITHOUT BLOCKING OTHERS)		

**SIGNATURE BLOCKS**

APPLICATION NO. \_\_\_\_\_ APPROVED BY THE BOROUGH OF BRADLEY BEACH LAND USE BOARD AS A VARIANCE PLAN ON \_\_\_\_\_ DATE \_\_\_\_\_

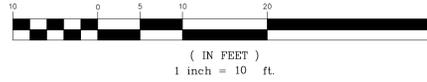
BOARD CHAIRMAN \_\_\_\_\_

BOARD SECRETARY \_\_\_\_\_

BOARD ENGINEER \_\_\_\_\_

PROJECT DECREASES THE EXISTING LOT COVERAGE BY 108 S.F.

**GRAPHIC SCALE**



**GENERAL NOTES**

- SITE IS KNOWN AS BLOCK 50, LOT 3 AS DEPICTED ON SHEET 8 OF THE BOROUGH OF BRADLEY BEACH TAX MAPS. TOTAL LOT AREA IS 7,500 S.F. (0.172 ACRES).
- OWNER/APPLICANT: 215 BRINLEY AVENUE, LLC, 795 WATCHUNG ROAD, BOUND BROOK, NJ 08805, TEL: (908) 256-2156
- OUTBOUND SURVEY INFORMATION OBTAINED FROM A PLAN ENTITLED, "SURVEY OF PROPERTY, TAX LOT 3 - BLOCK 50, 215 BRINLEY AVENUE, BOROUGH OF BRADLEY BEACH, MONMOUTH COUNTY, NEW JERSEY," PREPARED BY LAKELAND SURVEYING, DATED OCTOBER 26, 2023.
- HORIZONTAL CONTROL BASED ON DEED NORTH.
- F.E.M.A. FLOOD ZONE: THE SITE IS NOT LOCATED WITHIN A FLOOD HAZARD AS DEPICTED ON F.E.M.A. FLOOD MAP No. 3402503346 WITH EFFECTIVE DATE JUNE 15, 2022.
- THE PROPERTY IS LOCATED WITHIN THE R-1 "RESIDENTIAL SINGLE-FAMILY ZONE" DISTRICT.
- DO NOT SCALE DRAWINGS WITH RESPECT TO THE LOCATION OF SURROUNDING EXISTING FEATURES, ADJACENT AND SURROUNDING PHYSICAL CONDITIONS, BUILDINGS, STRUCTURES, ETC. ARE SCHEMATIC ONLY EXCEPT WHERE DIMENSIONS ARE SHOWN THERETO.
- CONSTRUCTION OF SITE IMPROVEMENTS AND BUILDINGS SHALL BE IN COMPLIANCE WITH THE APPLICABLE BUILDING CODES, FEDERAL AND STATE BARRIER FREE AND A.D.A. REQUIREMENTS, TOWNSHIP DESIGN STANDARDS, AND NOISE CODE.
- APPLICANT PROPOSES MINOR ENHANCEMENTS TO THE EXISTING DWELLING AT THE FRONT OF THE PROPERTY.
- NO CHANGES TO UTILITIES ARE PROPOSED.
- THE CONTRACTOR SHALL NOTIFY THE UNDERSIGNED PROFESSIONAL IMMEDIATELY IF SITE CONDITIONS OR TOPOGRAPHY DIFFER MATERIALLY FROM THOSE PRESENTED HEREON. THE UNDERSIGNED PROFESSIONAL SHALL BE GRANTED ACCESS TO REVIEW SAID CONDITION, AND/OR RENDER THE DESIGN SHOWN HEREON TO THE APPROPRIATE MUNICIPAL, COUNTY OR STATE OFFICIAL'S AND/OR UNDERSIGNED PROFESSIONAL SATISFACTION.
- STRUCTURAL / GEOTECHNICAL ENGINEER TO PROVIDE PLANS AND CALCULATIONS FOR ALL STRUCTURES AND FOUNDATIONS AS SHOWN ON THIS PLAN. THIS PLAN DOES NOT INCLUDE BUILDING CALCULATIONS EITHER STRUCTURAL OR GEOTECHNICAL AND THE UNDERSIGNED ASSUMES NO RESPONSIBILITY FOR SAME.
- THE OWNER IS RESPONSIBLE FOR SITE SAFETY. THE OWNER, OR HIS REPRESENTATIVE, IS TO DESIGNATE AN INDIVIDUAL RESPONSIBLE FOR CONSTRUCTION SITE SAFETY DURING THE COURSE OF SITE IMPROVEMENTS PURSUANT TO N.J.A.C. 5:23-2.21(E) OF THE N.J. UNIFORM CONSTRUCTION CODE AND CFR 1926.32(F) (OSHA COMPLIANT PERSON).
- UPON ISSUANCE OF CONSTRUCTION DOCUMENTS, IT IS EXPLICITLY UNDERSTOOD THAT THE ENGINEER IS NOT RESPONSIBLE FOR THE PROSECUTION OF THE WORK, THE MEANS AND METHODS OF CONSTRUCTION, PROTECTION OF ADJACENT STRUCTURES OR PROPERTY, AND IS NOT TO BE HELD RESPONSIBLE FOR ANY DAMAGE WHATSOEVER TO ANY PROPERTY, INCLUDING OFFSITE LANDS, ASSOCIATED WITH CONSTRUCTION OF THE PROJECT.
- REFER TO ARCHITECTURAL PLANS PREPARED BY CERMNARA ARCHITECT FOR CONSTRUCTION DETAILS.
- PRIOR TO ORDERING ANY MATERIALS OR COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO CONTACT THE ENGINEER TO VERIFY THAT THE CONSTRUCTION DOCUMENTS ARE THE MOST CURRENT VERSION OF THE APPROVED SET OF CONSTRUCTION DOCUMENTS.
- AN AS-BUILT SURVEY MAY BE REQUIRED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

**UTILITY NOTE**

- EXISTING UTILITY INFORMATION IS BASED ON INFORMATION OF RECORD AND HAS BEEN GATHERED FROM NUMEROUS SOURCES AND IS NOT GUARANTEED AS TO ACCURACY OR COMPLETENESS. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO THE START OF CONSTRUCTION AND REQUEST A MARKOUT BY CONTACTING N.J. ONE-CALL AT (800) 272-1000. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION.

215 BRINLEY AVENUE  
VARIANCE PLAN  
BLOCK 50, LOT 3  
TAX MAP SHEET NO. 8  
BOROUGH OF BRADLEY BEACH  
MONMOUTH COUNTY, NEW JERSEY

**EAST POINT ENGINEERING, LLC**  
NEW JERSEY CERTIFICATE OF AUTHORIZATION NO. 240A28169800

11 South Main Street  
Marlboro, NJ 07746  
Tel: 732.577.0180

DATE: 06-28-24  
PROJECT NUMBER: 23-042-D  
SCALE: 1" = 10'  
CHECKED BY: BNP  
DATE: 06-28-24  
SHEET NO. 1 OF 1

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