

LAND USE BOARD
APPLICATION FOR USE VARIANCE AND/OR BULK VARIANCE(S)

Information on Subject Property:

1. Property address: 705 BRINLEY AVENUE

Block(s) 45 Lot(s) 2 Zone: GB

2. Does the Applicant own adjoining property? YES NO

If answer to foregoing is yes, describe location and size of adjoining property: _____

3. An application is hereby made for a variance(s) from the terms of Article(s) and Section(s):

ADD SERVICE TO EXISTING COSMETIC FACILITY TO ADMINISTER
PERMANENT MAKEUP SERVICES - NOT A SPECIFIC PERMITTED
USE

4. Justification/Reasons why each variance should be granted [attach forms as necessary]

SERVICE IS NOT A TRADITIONAL TATTOO. NO USE OF BODY
ART OR BODY INK. SEE ATTACHED

5. If conditional use is required/requested with this application, detail conformance/deviation from the requirements of the zoning ordinance [attach forms as necessary].

Contact Information:

6. Name of applicant: MARKED WITH BEAUTY LLC c/o MAREAN TWEED

Mailing address: 705 BRINLEY AVE, BRINLEY BEACH, NJ 07720

Phone # [REDACTED] Fax # _____ Cell # _____

E-mail address: [REDACTED]

August 28, 2024

Dear Donna Barr & the Township of Bradley Beach Land and Use Team,

I hope this message finds you well. I'm writing to seek approval for my business, Marked with Beauty, to be permitted to offer permanent cosmetics services in our space.

For the past seven years, our sister salon, Lash & Brow Boutique, has been proudly serving the Bradley Beach community.

Introducing permanent makeup services would create a seamless cross-marketing opportunity between the two businesses, enhancing the beauty offerings available in town.

I understand that there may be some misconceptions about this procedure, often categorizing it under 'tattooing.' However, I want to clarify that this is a beauty service designed to protect and enhance an individual's natural beauty. Unlike traditional tattoos, there is no use of body art or body ink. The procedure involves creating hair-like strokes in the eyebrows of those who have sparse hair, resulting in a natural and refined look.

I've attached some pictures to illustrate exactly what we intend to offer.

The procedure is semi-permanent, typically requiring annual touch-ups to maintain the desired look—further differentiating it from conventional body tattoos.

Over the years, we have referred clients to other salons for permanent makeup services, especially those who don't have enough brows to shape through traditional methods like tweezing or waxing. We've realized that this is a service that Bradley Beach residents should have access to locally, as well as an opportunity to attract out-of-towners to our community. In fact, we've already started a list of people over the last two months who are eager to get this procedure done and are simply waiting for approval to do so.

Our experienced technicians, with over 10 years in the permanent makeup industry, are ready to bring this offering to our town. Clients who would benefit from these services range from young adults to seniors and appreciate the ease and convenience it offers. It's considered a high-value service, with appointments limited to 1-2 clients at a time, and by appointment only, which also helps address the limited parking situation in town.

My husband has owned Jersey Shore Supplements in Bradley Beach for over 11 years, and together, we are committed to contributing to the health and beauty of our community, expanding on the wonderful offerings that this town already provides.

Thank you for considering this request.

Sincerely, Megan Tweer, Member of the Bradley Beach Business Alliance,
Owner, Marked with Beauty and Lash & Brow Boutique



7. Interest of Applicant if other than owner (i.e. tenant, contract purchaser)(If applicant is not the owner, Owner(s)' Affidavit of Authorization and Consent must be completed & submitted with this application):

TENANT

8. Name of present owner: MAKRAM ABDOU

Mailing address: 3 Hillside Road, MANALAPAN NJ 07726

Phone # [REDACTED] Fax # [REDACTED] Cell # [REDACTED]

E-mail address: [REDACTED]

9. Contact Person: SAME

Mailing address: _____

Phone # _____ Fax # _____ Cell # _____

E-mail address: _____

Applicant's Professionals' Information:

10. Name of applicant's Attorney (if applicable)
(Companies/Corporations must be represented): MARK A. STEINBERG Esq.

Mailing Address: 685 Neptune Blvd Neptune NJ 07753

Phone # 732 774 5645 Fax # _____ Cell # [REDACTED]

E-mail address: MSTEINBERG17@aol.com

11. Name of applicant's Engineer (if applicable): N/A

Mailing Address: _____

Phone # _____ Fax # _____ Cell # _____

E-mail address: _____

12. Name of applicant's Planner (if applicable): Allison Coffin PP JWHiggins Assoc

Mailing Address: 1301 West Park Ave, Ocean NJ 07712

Phone # 732-245-0273 Fax # _____ Cell # [REDACTED]

E-mail address: Alli.COFFIN@gmail.com

13. Name of applicant's Surveyor: N/A

Mailing Address: _____

Phone # _____ Fax # _____ Cell # _____

E-mail address: _____

14. Name of applicant's Architect (if applicable): Michael James Monroe

Mailing Address: 788 Shrewsbury Ave, Ste 201, Tinton Falls NJ 07724

Phone # 732 219 9227 Fax # _____ Cell # _____

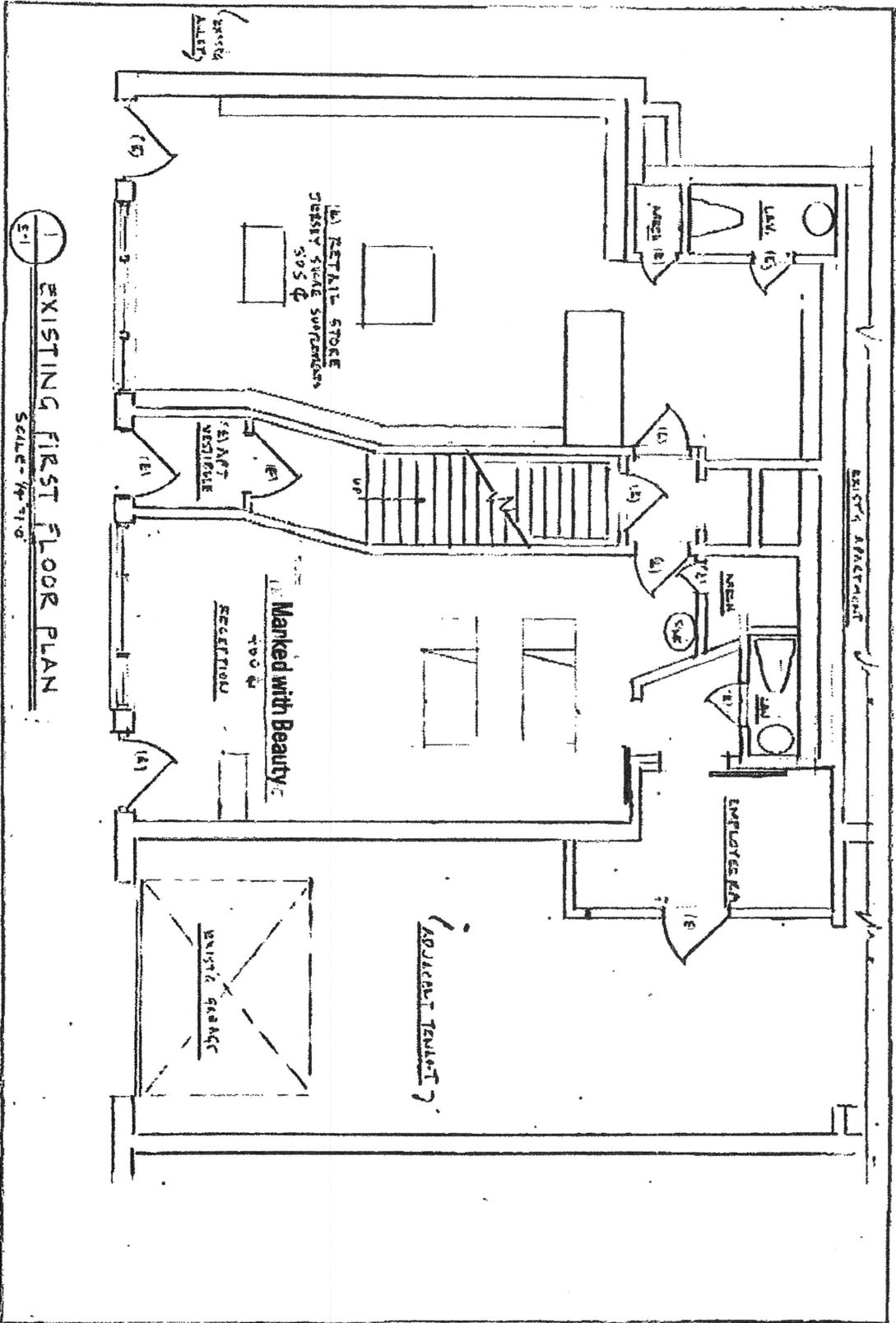
E-mail address: _____

15. Name of applicant's Other Professional (if applicable): N/A

Mailing Address: _____

Phone # _____ Fax # _____ Cell # _____

E-mail address: _____



1 EXISTING FIRST FLOOR PLAN
SCALE - 1/4" = 1'-0"

<p>DATE: 11/1/00 BY: M.J.M. CHECKED: M.J.M. SCALE: 1/4" = 1'-0"</p>	<p>MICHAEL JAMES MONROE ARCHITECT REGISTERED ARCHITECT BRADLEY BEACH, FLORIDA</p>	<p>Marked with Beauty 705 Brinley Ave Bradley Beach</p>	<p>LJE2 BRINLEY ARCHITECTS</p>
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Detail Property Information:

(PLEASE INCLUDE INFORMATION FOR EACH ZONE/BLOCK/LOT INVOLVED BELOW – ATTACH ADDITIONAL SHEETS AS NECESSARY)

PRINCIPAL USE:	Required and/or Permitted	Existing	Proposed
Minimum lot area			
Minimum lot width			
Minimum lot depth			
Minimum lot frontage	N/A		
Minimum front yard setback			
Minimum rear yard setback			
Minimum side yard setback			
Maximum percent building coverage			
Maximum percent lot coverage			
Maximum number of stories			
Maximum building height (in feet)			
Square footage of principal structure			
Off-street parking spaces			
Prevailing Setback of adjacent buildings within the block/within 200 ft.			
ACCESSORY USE/STRUCTURE:	Required and/or Permitted	Existing	Proposed
Minimum front yard setback			
Minimum rear yard setback	N/A		
Minimum side yard setback			
Minimum combined side yard setback			
Maximum percent building coverage			
Maximum percent lot coverage			
Maximum number of stories			
Maximum building height (in feet)			
Square footage of accessory structure			
Distance between principal & accessory structure			
Existing use or uses on the lot:			
Proposed use or uses on the lot:			
Is the property located in a special flood hazard area?			

NOTE: Any items that are not applicable to a particular application shall be marked with an "N/A".

Detail Proposed Information:

16. Existing and proposed number of units, if applicable: N/A

17. Are any extensions of municipal facilities or utilities involved with this application? Y N

If answer is YES, describe: _____

18. Are drainage ditches, streams, or other water courses involved with this application? Y N

If answer is YES, describe: _____

19. Has there been any previous applications before the Planning/Zoning Board/Land Use Board involving these premises? Yes No Unknown

If so, when: _____

Result of decision: _____ (attach copy of prior Resolution)

20. Has a Zoning denial been received as part of this application? YES NO If yes, please attach.

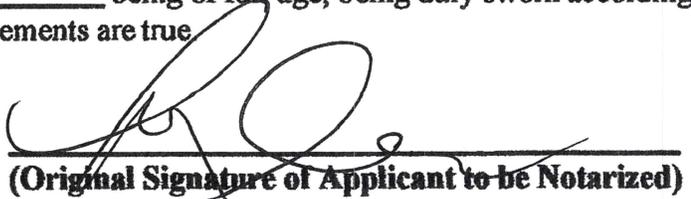
21. Tax and Assessment payment report indication of all taxes and/or assessment required to be paid attached to this application: YES NO

22. Are any easements or special covenants by deed involved with this application?
 YES (If yes, attach copy) NO

AFFIDAVIT OF APPLICATION

State of New Jersey :
: ss
County of MONMOUTH :

MEGAN TWEEER being of full age, being duly sworn according to Law, on oath depose and says that all the above statements are true


(Original Signature of Applicant to be Notarized)

MEGAN TWEEER
(Print Name of Applicant)

Sworn and subscribed before me this
23rd day of September, 2024

[NOTARY SEAL]


Signature of Notary Public
MARK A. STEINBERG
Attorney at Law of N.J.

SITE VISIT AUTHORIZATION OF PROPERTY OWNER

I hereby authorize any member of the Borough of Bradley Beach Land Use Board, 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: 9/18/24 _____
Makram Abdul Abdu
Signature of Property Owner
MAKRAM ABDU

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/or 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: MARKED w/ Beauty LLC c/o Megan Tweener
[please print]

Property Address: 705 Bramley Ave Block 45 Lot 2

Applicant's Name: Megan Tweener
[Print Name] *Megan Tweener*
[Signature of Applicant]

Owner's Name: MAKRAM ABDU
[Print Name] *Makram Abdul Abdu*
[Signature of Owner]

Date: 9/18/24

OWNER(S)' AFFIDAVIT OF AUTHORIZATION AND CONSENT
STATEMENT OF LANDOWNER WHERE APPLICANT IS NOT LANDOWNER
[Original signatures only – copies will not be accepted]

IN THE MATTER BEFORE THE LAND USE BOARD

IN THE BOROUGH OF BRADLEY BEACH, STATE OF NEW JERSEY, COUNTY OF MONMOUTH.

I/WE, MAKRAM ABOU, WITH MAILING ADDRESS OF
(Insert Property Owner's Name)

3 Hillside Rd MANTHAN NJ 07724 OF FULL AGE BEING DULY
(Insert Property Owner's Mailing Address)

SWORN ACCORDING TO LAW AND OATH DEPOSES AND SAYS:

"I/WE ARE THE OWNER(S) OF THE SUBJECT PROPERTY IN CONNECTION WITH

THIS APPLICATION DESIGNATED AS BLOCK(S) 45 LOT(S) 2

ALSO KNOWN AS 705 BRIMLEY Avenue
(Insert physical address of the subject property)

I/WE AUTHORIZE Megan Tweer / MARKED WITH BEAUTY LLC
(Insert name of Owner(s)' representative appearing before the Board)

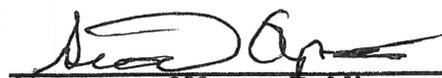
TO APPEAL TO THE LAND USE BOARD OF THE BOROUGH OF BRADLEY BEACH FOR SUCH RELIEF AS MAY BE REQUIRED RELATING TO THE PROPERTY LISTED ABOVE, CONSENT TO SUCH APPEAL AND APPLICATION, AND AGREE THAT ANY DECISION OF THE LAND USE BOARD ON SUCH APPEAL SHALL BE BINDING UPON ME/US AS IF SAID APPLICATION/APPEAL HAS BEEN BROUGHT AND PROSECUTED DIRECTLY BY ME/US AS THE OWNER(S).


(Original Signature of Owner to be Notarized)
MAKRAM ABOU

(Original Signature of Owner to be Notarized)

Sworn and subscribed before me this

18 day of September, 2024


Signature of Notary Public

SAMANTHA APOLITO [NOTARY SEAL]
NOTARY PUBLIC OF NEW JERSEY
Comm. No. 2428858
My Commission Expires Jan. 15, 2028

BOROUGH OF BRADLEY BEACH
Zoning Office
701 Main Street
Bradley Beach NJ 07720
732-776-2999 .x. 1038
zoning@bradleybeachnj.gov



APPLICATION NUMBER: ZA-2024-0163
APPLICATION DATE: 8/29/2024 9:59:00 AM
DECISION DATE: 08/29/2024
APPLICATION FEE: \$45.00

DENIAL OF APPLICATION

To Megan Tweer

Address: [REDACTED]
Email: [REDACTED]
Phone: [REDACTED]

RE: **Property Address:** 705 BRINLEY AVE, BRADLEY BEACH BOROUGH, NJ, 07720
Block/Lot: 45/2
Zone: GB

Dear Megan Tweer,

You have submitted a Zoning Permit application for the work described below:
add permanent cosmetics to existing Marked w/Beauty

Your application has been reviewed for compliance with Borough of Bradley Beach Ordinance. The property is located in the GBW Zone, and the use proposed (permanent cosmetic services) is not specifically listed as a permitted use in the zone. The proposed use is similar to a tattoo business, which is not permitted in Bradley Beach, therefore a use `d` variance is required from the Land Use Board. In the alternative, you could seek an interpretation from the Board or appeal this decision to determine whether the use falls into a personal service category that is permitted. The Zoning Officer does not have the authority to interpret the ordinance when there is a question.

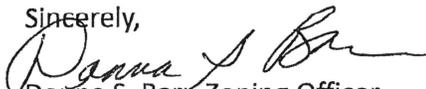
To proceed with an application to the Board, please contact Board Secretary, Kristie Dickert at kdickert@bradleybeachnj.gov.

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.

Ordinances:

Ordinance #	Description	Comments
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Sincerely,


Donna S. Barr, Zoning Officer

