



Jeffrey Beekman <jeffrey.beekman@beekmanlaw.com>

1111 MAIN - OPRA REQUEST

1 message

Department, Construction <construction@bradleybeachnj.gov>
To: Jeffrey Beekman <Jeffrey.Beekman@beekmanlaw.com>
Cc: Erica Kostyz <ekostyz@bradleybeachnj.gov>

Mon, Aug 12, 2024 at 10:47 AM

Good morning, Jeff,

Attached, please find the lone CCO found in our records, as well as listings of Construction and Zoning Permits for 1111 Main St.

If you want copies of any of the permits, please indicate on the lists and send back. Be forewarned: I am leaving for vacation tomorrow, and won't be back until the 22nd. So, if you want copies, we may ask for an extension ...

I see there are other departments involved in this. The information provided here applies only to records kept by the Community Development Department; I expect other departments will respond independently.

--

Pamela Valentine
Technical Assistant to the Construction Official
Manager, Office of Community Development
732-776-2999 .x. 1016

2 attachments

1111 MAIN - pmts.docx
95K



1111 MAIN - CCO 16-0363.pdf
959K



No. 15-0363

Bradley Beach Dept. of Community Development

CERTIFICATE OF OCCUPANCY SALE

ISSUED TO:

STEVEN REZNIKOV
(Applicant)

1111 MAIN ST
(Street Address)

Was inspected by the Code Enforcement Officer of Bradley Beach pursuant to the Borough of Bradley Beach ordinances and certifies that the building is in conformity with the provisions of the ordinances on this day and is permitted for occupancy as listed above.

This certificate includes the smoke and CO detector, fire extinguisher requirements per State Uniform Fire Code N.J.A.C. 5:70

By issuance of this certificate, neither the Borough nor any of its officers or employees assume any liability, either expressed or implied in connection therewith. Only listed occupants on this certificate are permitted to live at the above property, any additional occupants requires a new certificate

This Certificate of Occupancy shall be posted in rental properties and available when requested.

Tenants

STEVE REZNIKOV-No DOB

DATE ISSUED

7/30/15

Code Enforcement Officer

1111 MAIN - ZONING PERMITS

Reference No.	Property Address	Block	Lot	Project Description	Status
ZA-18-0034	1111 MAIN ST & RAILR...	32	5	Information imported from...	Approved

Reference No.	Property Address	Block	Lot	Project Description	Status
ZA-18-0159	1111 MAIN ST & RAILR...	32	5	"New pay stations concrete island."	Approved
ZA-18-0091	1111 MAIN ST & RAILR...	32	5	"New pay stations concrete island."	Denied
ZA-18-0123	1111 MAIN ST & RAILR...	32	5	"Replacing existing wire fence with a PVC ... CAR WASH- REMAINING THE SAME	Denied

REALTY APPRAISAL COMPANY

TOWN: BRADLEY BEACH

BLOCK: 32 OWNERS NAME: JANCON ASSOCIATES, LLC
 LOT: 5 STREET ADDR: 47 MANHASSET WAY
 QUAL: CITY/STATE/ZIP: LONG BRANCH, NJ 07740
 BLDG: A PROPERTY LOC: 1111 MAIN ST & RAILROAD
 DATE: 11/12/14

WALL RATIO: 12 BASEMENT WALL RATIO: 0 AVG# ROOMS: 0

CODE	HT	ST	Q	DESCRIPTION	AREA	RATE	CONST	QF	VALUE
103	12	1	3	STRCT SHELL:MASONRY FRAME	2146	@ 7.58	+	0 x1.00=	16267
2.5			3	ADJ BSE CST:BRICK	1704	@ 4.00	+	0 x1.00=	6816
3.11			3	INT FINISH :WAREHOUSE	377	@ 0.83	+	0 x1.00=	313
6.2			3	ELECTRICAL :COMM. LIGHT -AD	2146	@ 2.25	+	0 x1.00=	4829

TOTAL BASE COST: 28,225
 COST CONVERSION: 5.18 146,205

YEAR BUILT: 1991 EFF AGE: 23 (Y) COND:NORMAL
 EFF AGE DEPR: 25% Y PHYS DEPR: 0% NET: 0.75
 FUNC DEPR: 0% ECON DEPR: 0% NET: 1.00
 BUILDING APPRAISED VALUE 109,654

DETACHED ITEMS:
 TOTAL DETACHED ITEMS: 0

TOTAL BUILDING VALUE: 109,700

COST/SQ FT: (SHELL AREA: 2146) 68.13

BOROUGH OF BRADLEY BEACH

PHONE: 732-776-2999
FAX: 732-775-1782
EMAIL: INFO@BRADLEYBEACHNJ.GOV

701 MAIN STREET
BRADLEY BEACH NJ 07720-1089
WWW.BRADLEYBEACHNJ.GOV

GARY ENGELSTAD, MAYOR
JOYCE M. WILKINS, ADMINISTRATOR
MARY ANN SOLINSKI, MUNICIPAL CLERK

Block: 32 Lot: 6 4A
Property Location: 1111 MAIN ST & RAILROAD
BRADLEY BEACH, NJ
JANCON ASSOCIATES, LLC
47 MANHASSET WAY
LONG BRANCH, NJ 07740

July 14, 2014

COPY

Re: Information Request Pursuant to N.J.S.A. 54:4-34

Dear Property Owner:

Each municipality in New Jersey is charged with the task of assuring that every property is assessed at its full and fair market value, as of October 1st, of the pre-tax year. The Borough of Bradley Beach is currently undergoing a municipal-wide revaluation program by Realty Appraisal Company of West New York, New Jersey.

In accordance with N.J.S.A. 54:4-34, as amended, please furnish detailed income and expense information for the year ending 12/31/13, or the most recent fiscal year available, as requested on the enclosed form. The use of the form is not mandatory, provided that the information requested on the form is supplied.

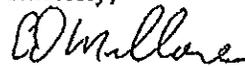
If your property is 100% owner-occupied, (no rental income from any source, including a related entity), please state that on the first page of the enclosed form. You need not fill out the remainder of the form. However, if there is rental income from any source (including cell tower, billboard or parking), please provide that information. If you have recently acquired the property, and therefore do not possess income and expense data for the most recent twelve-month period, please provide information covering the time period the property has been in your possession.

New Jersey law provides that this requested information be furnished within forty-five (45) days of your receipt of this request. In the event that you do not comply with this request, the law provides that you will lose the right to pursue a tax appeal on the captioned property. Please return the completed form to:

Office of Borough Assessor
Bradley Beach Borough
701 Main Street
Bradley Beach, NJ 07720-1089

If you have any questions concerning this letter, please contact my office. Printed on the reverse of this letter is a copy of N.J.S.A. 54:4-34, which you should read.

Sincerely,



Edward Mullane, CTA
Tax Assessor

Enclosure

NEW JERSEY'S FAMILY RESORT

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Block: 32 Lot: 5 4A
 Property Location: 1111 MAIN ST & RAILROAD
 BRADLEY BEACH, NJ
 JANCON ASSOCIATES, LLC
 47 MANHASSET WAY 07740
 LONG BRANCH, NJ

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
X  Addressee

B. Received by (Printed Name) JANCON / CH / PUTIN Date of Delivery

D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No
1111 MAIN ST

3. Service Type
 Certified Mail Express Mail
 Registered Return Receipt for Merchandise
 Insured Mail C.O.D.

4. Restricted Delivery? (Extra Fee) Yes

2. Article Number 7012 1010 0000 7155 7838
 (Transfer from service label)

U.S. Postal Service™

CERTIFIED MAIL™ RECEIPT

(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

OFFICIAL USE

Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	6.49

Postmark
Here

7/14/14

Total Postage Block: 32 Lot: 5 4A

Sent To Property Location: 1111 MAIN ST & RAILROAD
 BRADLEY BEACH, NJ
 Street, Apt. N JANCON ASSOCIATES, LLC
 or PO Box No. 47 MANHASSET WAY
 City, State, ZIP LONG BRANCH, NJ 07740

9502 5572 0000 0707 2502