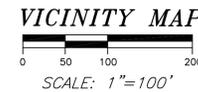
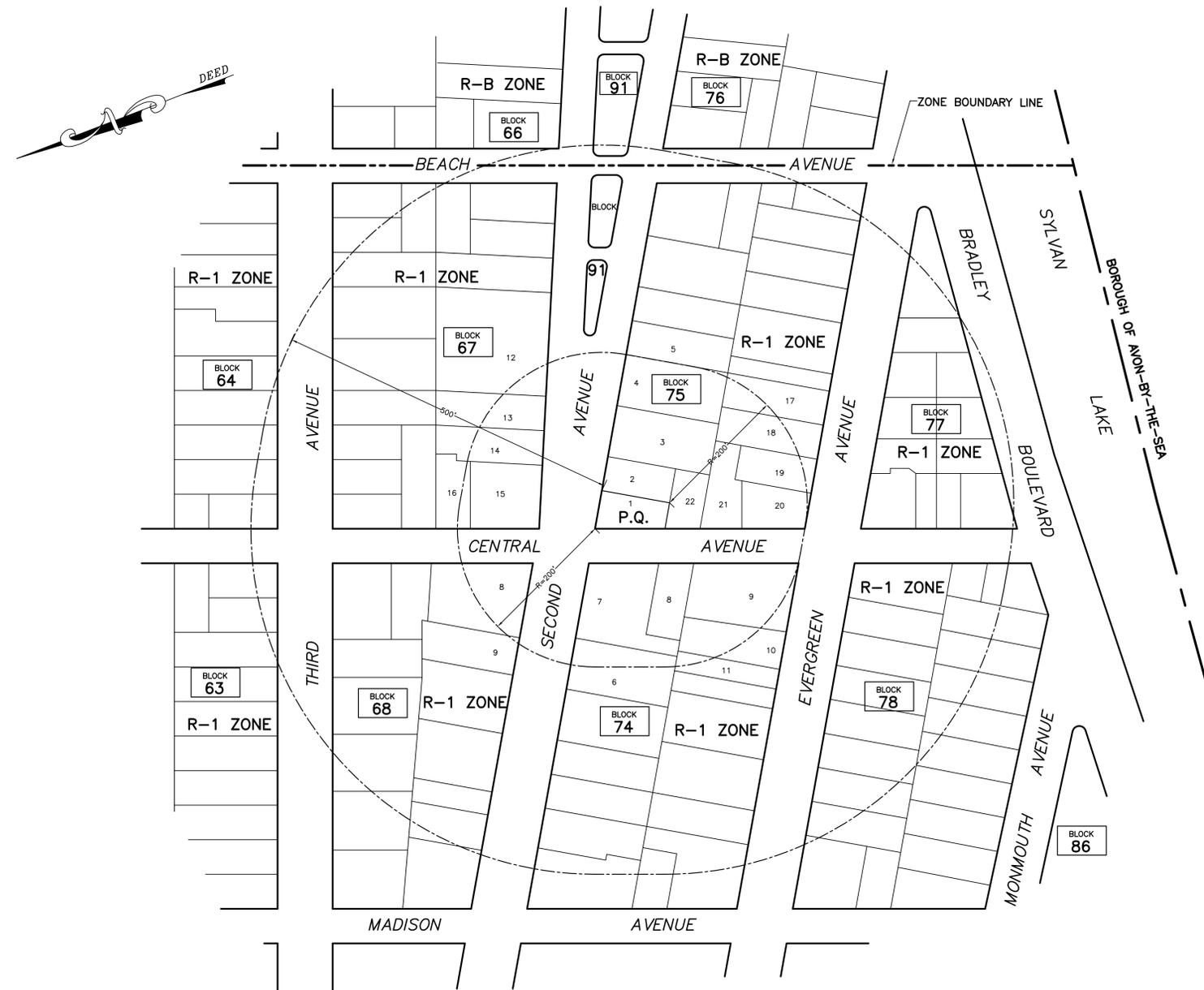


VARIANCE APPLICATION PLANS

106 CENTRAL AVENUE

BOROUGH OF BRADLEY BEACH, MONMOUTH COUNTY, NEW JERSEY



PROPERTY IN QUESTION

BLOCK 75 LOT 1

PROPERTY OWNERS WITHIN 200'

AS INDICATED ON A CERTIFIED LIST PROVIDED BY THE BOROUGH OF BRADLEY BEACH

BLOCK	LOT	PROPERTY ADDRESS	NAME & MAILING ADDRESS
67	12	208 SECOND AVE.	VICTOR & DANA MALANGA 208 SECOND AVE., BRADLEY BEACH, NJ 07720
67	13	212 SECOND AVE.	TIMOTHY D. BRIDGE 212 SECOND AVE., BRADLEY BEACH, NJ 07720
67	14	214 SECOND AVE.	RUTH H. LAKS 1392 HELLER DR., YARDELY, PA 19067
67	15	218 SECOND AVE.	DEVAN D. & MICHELE M. BHAGAT 157 DEMAREST AVE., CLOSTER, NJ 07624
67	16	202 CENTRAL AVE.	DOMINICK & JUDITH VIGLIOTTI 202 CENTRAL AVE., BRADLEY BEACH, NJ 07720
68	8	300 SECOND AVE.	ISAAC & WENDY SHULMAN 300 SECOND AVE., BRADLEY BEACH, NJ 07720
68	9	302 SECOND AVE.	ABBY JORDAN 302 SECOND AVE., BRADLEY BEACH, NJ 07720
74	6	303 SECOND AVE.	BUCHOLTZ FAMILY BRADLEY LLC 321 N. WYOMING AVE. 3A, SOUTH ORANGE, NJ 07079
74	7	301 SECOND AVE.	PETER & PATRICIA SHARPE 301 SECOND AVE., BRADLEY BEACH, NJ 07720
74	8	105 CENTRAL AVENUE	THOMAS EASTMAN & JANET METZ 105 CENTRAL AVE., BRADLEY BEACH, NJ 07720
74	9	300 EVERGREEN AVE.	MARY CLARE SERZAN & FRANK J. PRIME 300 EVERGREEN AVE., BRADLEY BEACH, NJ 07720
74	10	302 EVERGREEN AVE.	WILLIAM C. & THERESA M. LYNCH 302 EVERGREEN AVE., BRADLEY BEACH, NJ 07720
74	11	304 EVERGREEN AVE.	RYAN SEGEL & DAGMAR FISHER 304 EVERGREEN AVE., BRADLEY BEACH, NJ 07720
75	2	211 SECOND AVE.	CONTINO Z. & CYNTHIA M. RANIERI 211 SECOND AVE., BRADLEY BEACH, NJ 07720
75	3	209 SECOND AVE.	RICHARD PIOTROWICZ, ETALS 43 JOHNSON DR., BRIGHTWATERS, NY 11718
75	4	207 SECOND AVE.	RICHARD & SUSAN ROSENBLUTH 73 DANA PL., ENGLEWOOD, NJ 07631
75	17	212 EVERGREEN AVE.	HARRIET E. MAPHET 212 EVERGREEN AVE., BRADLEY BEACH, NJ 07720
75	18	214 EVERGREEN AVE.	THOMAS & DENISE M. KWATKOWSKI 214 EVERGREEN AVE., BRADLEY BEACH, NJ 07720
75	19	216 EVERGREEN AVE.	RAYMOND & DONNA PERRY 17 PINWOOD LANE, WARREN, NJ 07059
75	20	218 EVERGREEN AVE.	HAREN & GEORGE GOLDBERG 218 EVERGREEN AVE., BRADLEY BEACH, NJ 07720
75	21	102 CENTRAL AVE.	DOUGLAS & BARBARA ROSING, CO-TRUST 9508 BROOKE DR., BETHESDA, MD 20817
75	22	104 CENTRAL AVENUE	ROCCO J. & FREDERICK J. MAGLIOZZI 3 KINGS COURT, MARLBORO, NJ 07746

UTILITIES & PUBLIC AGENCIES

CABLEVISION
ATTN: LAND USE MATTERS
1501 EIGHTEENTH AVENUE
WALL, NJ 07719

JERSEY CENTRAL POWER & LIGHT
ATTN: LAND USE MATTERS
300 MADISON AVENUE
MORRISTOWN, NJ 07960

VERIZON - NJ
C/O WIRELINE ENGINEERING
999 WEST MAIN STREET., FLR. 2
FREEHOLD, NJ 07728-2525

NEW JERSEY AMERICAN WATER COMPANY
ATTN: DONNA SHORT, GIS SUPERVISOR
1025 LAUREL OAK ROAD
VOORHEES, NJ 08043

NEW JERSEY NATURAL GAS COMPANY
ATTN: RIGHT OF WAY DEPARTMENT
1450 WYKOFF ROAD
WALL, NJ 07719

THIS SITE PLAN APPLICATION WAS APPROVED BY THE
LAND USE BOARD OF THE BOROUGH OF BRADLEY BEACH
AT A MEETING HELD ON _____

CHAIRMAN _____ DATE _____

SECRETARY _____ DATE _____

BOARD ENGINEER _____ DATE _____

TITLE SHEET
SHEET SE-1

VARIANCE APPLICATION PLANS
FOR
NAN, POP & COMPANY, LLC
106 CENTRAL AVENUE
TAX LOT 1 BLOCK 75
THE BOROUGH OF BRADLEY BEACH
MONMOUTH COUNTY, NEW JERSEY

Cunningham Engineering & Design, LLC
Certificate of Authorization No. 24G428204100
213 NEWTON SWARTSWOOD ROAD, NEWTON, NEW JERSEY 07860
973-219-7546 RMCNPE@YAHOO.COM

OCTOBER 24, 2025
ORIGINAL DRAWING DATE:
OCTOBER 24, 2025

Robert M. Cunningham
ROBERT M. CUNNINGHAM
PROFESSIONAL ENGINEER N.J. LICENSE GE31540

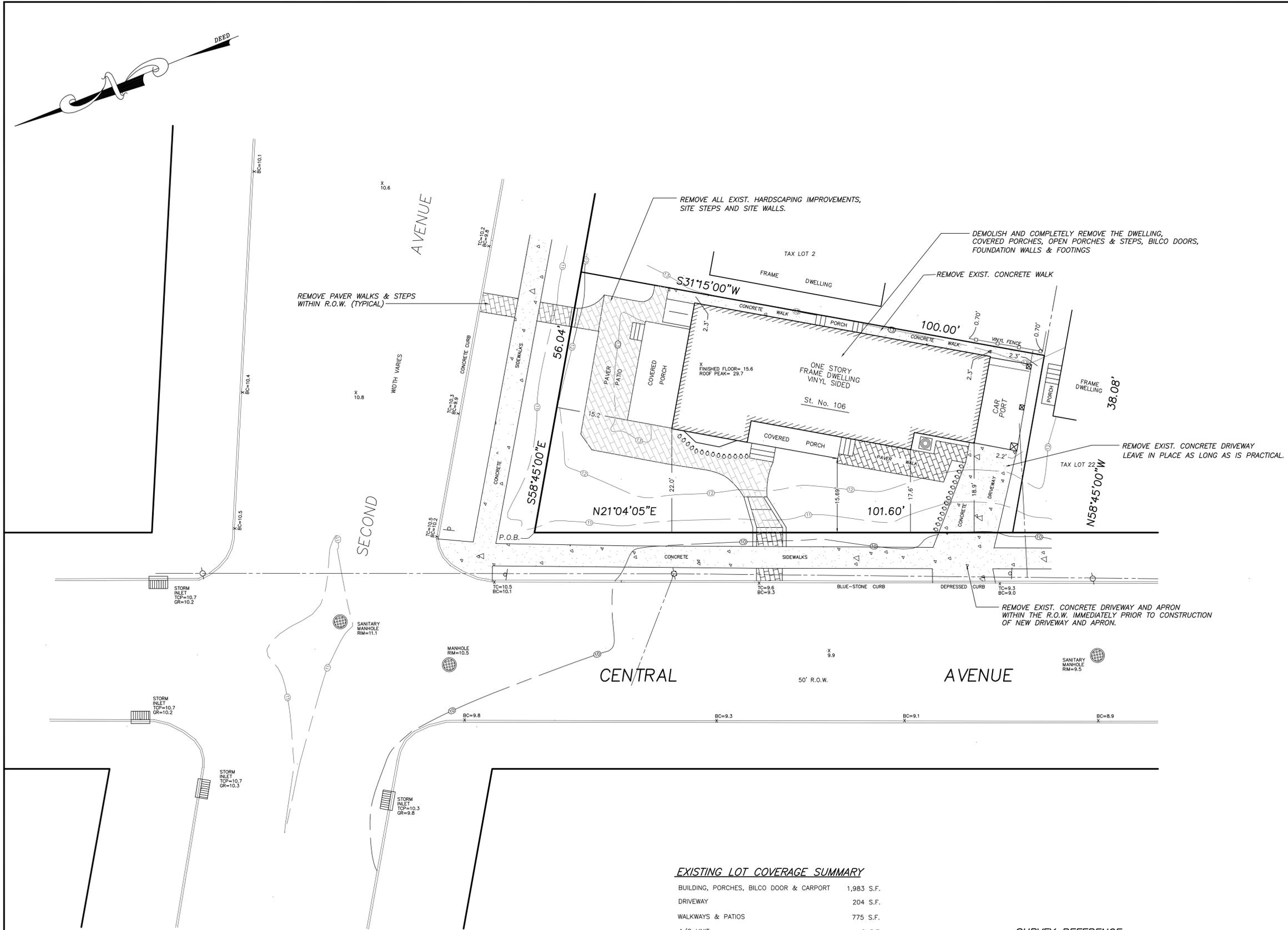
OWNER & APPLICANT
NAN, POP & COMPANY, LLC
16 STONEVIEW COURT
BASKING RIDGE, NEW JERSEY 07920
PHONE: (973) 919-9538

ARCHITECT
CORY FERNANDEZ, R.A.
TOTAL ARCHITECTURE
50 DIVISION ST., SUITE 501
SOMERVILLE, NEW JERSEY 08876
PHONE: (908) 625-6459

SITE ENGINEER
WILLIAM P. SWIFT, L.S.
WM. DIMARZO & SON, ASSOC., INC.
2204 MORRIS AVENUE, SUITE 103
UNION, NEW JERSEY 07083
PHONE: (908) 686-2380

SITE ENGINEER
ROBERT M. CUNNINGHAM, P.E.
CUNNINGHAM ENGINEERING & DESIGN, LLC
213 NEWTON-SWARTSWOOD ROAD
NEWTON, NEW JERSEY 07860
PHONE: (973) 219-7546

ATTORNEY
KEVIN ASADI, ESQ.
ZAGER FUCHS, PC
119 AVENUE AT THE COMMON, SUITE 4
SHREWSBURY, NEW JERSEY 07702
PHONE: (732) 747-3700 X211



REQUIRED PERMITS AND CERTIFICATIONS

PLUMBING PERMIT FOR THE CAPPING THE SEWER LATERAL, IF REQUIRED BY THE BRADLEY BEACH CONSTRUCTION DEPARTMENT
 DEMOLITION PERMIT FROM THE BRADLEY BEACH CONSTRUCTION DEPARTMENT
 THE FREEHOLD SOIL CONSERVATION DISTRICT HAS INDICATED THAT SOIL EROSION AND SEDIMENT CONTROL PLAN CERTIFICATION IS NOT REQUIRED DUE TO THE LIMIT OF DISTURBANCE BEING LESS THAN 5,000 SQUARE FEET.

FLOOD HAZARD LIMIT INFORMATION

THE FEMA FLOOD INSURANCE RATE MAP NO. 34025C0334G, EFFECTIVE 6/15/2022 INDICATES THA ZONE AE BASE FLOOD ELEVATION = 9.0 FEET.
 N.J.A.C. 7-13-4.3 SPECIFIES THAT THE FLOOD HAZARD AREA DESIGN FLOOD ELEVATION SHALL BE EQUAL TO THE FEMA 100 MYEAR BASE FLOOD ELEVATION.
 SECTION 217-12 OF THE ORDINANCES OF BRADLEY BEACH BOROUGH SPECIFIES THAT 1 FOOT OF FREEBOARD BE ADDED TO THE FEMA FLOOD HAZARD AREA ELEVATION OF 9.0 FEET TO DETERMINE THE LOCAL DESIGN FLOOD ELEVATION. THE LOCAL DESIGN FLOOD ELEVATION = 10.0 FEET.
 THE ENTIRE SITE IS ABOVE THE LOCAL DESIGN FLOOD ELEVATION.

DATE	REVISIONS

EXISTING CONDITIONS & DEMOLITION PLAN
SHEET SE-2

VARIANCE APPLICATION PLANS
 FOR
NAN, POP & COMPANY, LLC
106 CENTRAL AVENUE
TAX LOT 1 BLOCK 75
THE BOROUGH OF BRADLEY BEACH
MONMOUTH COUNTY, NEW JERSEY

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 Certificate of Authorization No. 289428204100
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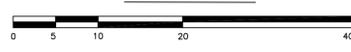
EXISTING LOT COVERAGE SUMMARY

BUILDING, PORCHES, BILCO DOOR & CARPORT	1,983 S.F.
DRIVEWAY	204 S.F.
WALKWAYS & PATIOS	775 S.F.
A/C UNIT	9 S.F.
TOTAL COVERAGE	2,971 S.F.
LOT AREA	4,706 S.F.
BUILDING COVERAGE (PERCENTAGE)	42.14%
LOT COVERAGE (PERCENTAGE)	63.13%

SURVEY REFERENCE

BOUNDARY & TOPOGRAPHIC SURVEY, ST. NO. 106 CENTRAL AVENUE TAX LOT 1, BLOCK 75, BOROUGH OF BRADLEY BEACH MONMOUTH COUNTY, NEW JERSEY BY WM. DIMARZO & SON, ASSOC., INC. 2204 MORRIS AVENUE, SUITE 103, UNION, NJ, 908-686-2380

GRAPHIC SCALE



SCALE: 1"=10'

PRIOR TO DEMOLITION, THE OWNER SHALL PROVIDE THE FOLLOWING DOCUMENTS TO THE BUILDING DEPARTMENT:

1. CONTRACTOR'S CERTIFICATE OF INSURANCE
2. UTILITY SHUT-OFF LETTERS
3. RODENT ABATEMENT LETTER
4. ASBESTOS INSPECTION / ABATEMENT LETTER
5. DOCUMENTATION OF NOTICES SENT TO ADJACENT PROPERTY OWNERS

PRIOR TO DEMOLITION, THE EXISTING SANITARY SEWER LATERAL SHALL BE LOCATED, CUT AND CAPPED AT THE STREET R.O.W. LINE AND A MARKER STAKE SHALL BE INSTALLED EXTENDING ABOVE THE GROUND SURFACE.

