

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



APPLICATION NUMBER: ZA-2025-0149
APPLICATION DATE: 9/23/2025 9:44:00 AM
DECISION DATE: 09/24/2025
APPLICATION FEE: \$45.00

DENIAL OF APPLICATION

To PAMELA KINNEY

Address: [REDACTED]

Email: [REDACTED]

Phone: [REDACTED]

RE: Property Address: 106 CENTRAL AVE, BRADLEY BEACH BOROUGH, NJ, 07720
Block/Lot: 75/1
Zone: R-1

Dear PAMELA KINNEY,

You have submitted a Zoning Permit application for the work described below:
PROJECT PROPOSES TO COMPLETELY DEMOLISH THE EXISTING RESIDENCE & SITE IMPROVEMENTS & TO CONSTRUCT A NEW SINGLE FAMILY RESIDENCE W/NEW SITE IMPROVEMENTS.
PROPOSED SETBACKS & OTHER BULK STANDARDS ARE DEACTED ON DRAWING SHEET A001 DATED 9/17/25

Your application has been reviewed for compliance with Borough of Bradley Beach Ordinance REVIEWED BY T. BIANCHI - NOT IN SYSTEM: The application submitted will require approval from the Land Use Board for the following: 1) The front yard setback on the Second Ave side requires a 25 ft setback, proposed 24 ft 11.2 inches; 2) The Central Ave front yard requires a 15 ft setback; proposed 14 ft 5.3 inches. The plan has Central Ave setback at 25 ft and the 2nd Ave setback at 15 ft.; 3) The east side of the structure requires a 5 ft setback, proposed is 2 ft 3'; 4) The south side yard setback required is 5 ft, proposed is 2 ft 8.2 inches; 5) Maximum permitted building coverage is 35%, proposed is 45.90%; 6) The dwelling requires 2 parking spaces, one is provided. The driveway is required to be 20 ft on the property to be counted as a parking space, it does not comply (450-41); 7) Maximum width of a driveway in front yard is 12 ft, this appears to be 15 ft; 8) Permitted curb cut is 12 ft; this also appears to be 15 ft`

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.

Sincerely,

Borough of Bradley Beach