

COVER SHEET	1 OF 2
VARIANCE PLAN	2 OF 2

VARIANCE PLAN

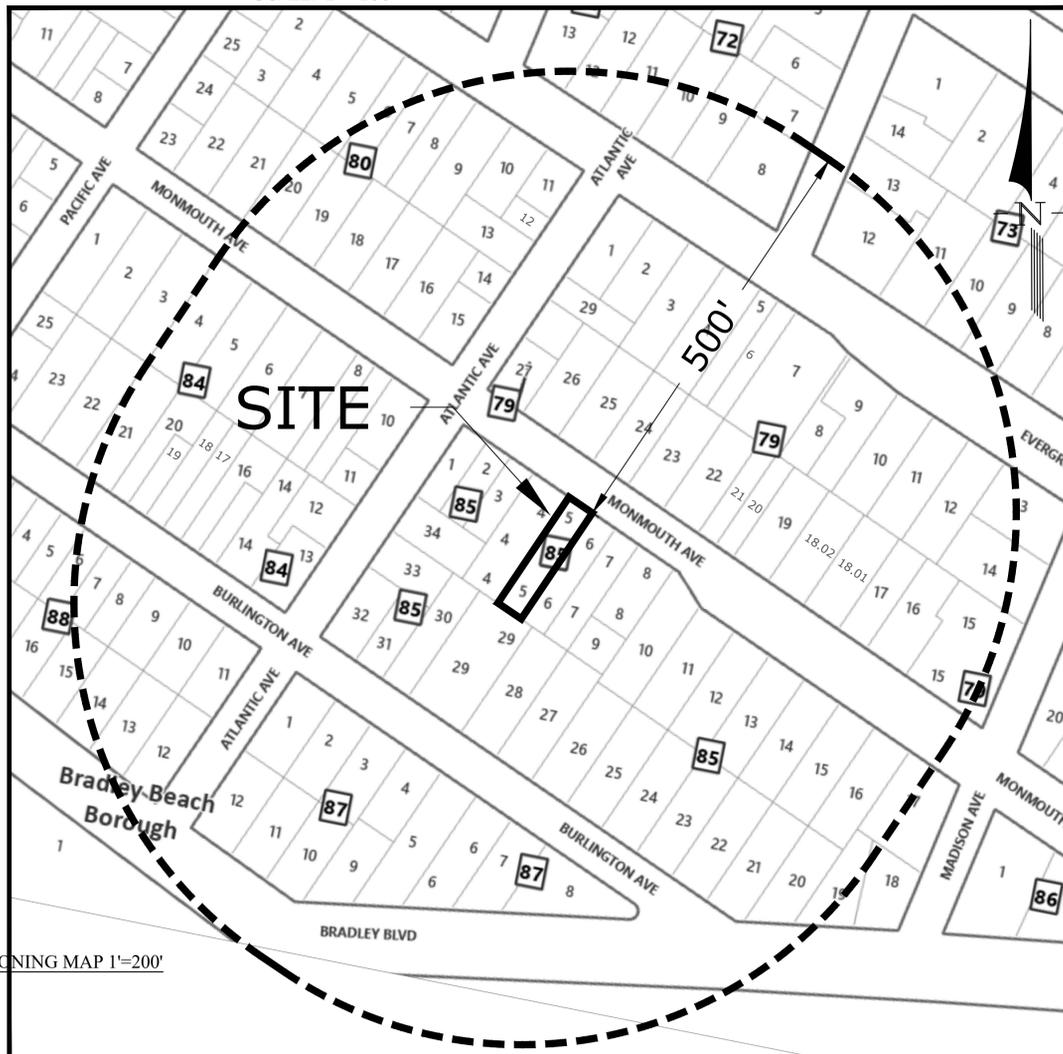
APPLICANT
BARBARA A. O'CONNELL & JEFFERSON BERRY

PROJECT:
TWO-CAR GARAGE WITH SECOND FLOOR LIVING SPACE

BLOCK 85, LOT 6
423.5 MONMOUTH AVENUE
BOROUGH OF BRADLEY BEACH
MONMOUTH COUNTY, NEW JERSEY



TAX MAP
SCALE: 1"=100'



TAX MAP
SCALE: 1"=100'



KEY MAP
SCALE: 1"=100'

CERTIFIED PROPERTY OWNER'S LIST

MUN	BLOCK	LOT	QUAL	Location	Owner Name	Owner Street	Owner Csz
Bradley Beach Boro	79	3		419 EVERGREEN AVE	SHINDLER, MARTIN L & RUTH E	419 EVERGREEN AVE	BRADLEY BEACH, NJ 07720
Bradley Beach Boro	79	4		417 EVERGREEN AVE	PREVOZNIK, JOYCE	417 EVERGREEN AVE	BRADLEY BEACH, NJ 07720
Bradley Beach Boro	79	5		415 1/2 EVERGREEN AVE	DOSTERT, ROBERT	415 1/2 EVERGREEN AVE	BRADLEY BEACH, NJ 07720
Bradley Beach Boro	79	6		415 EVERGREEN AVE	CASTELL, DENNIS M & KATHERINE E	41 CYPRESS POINT LANE	JACKSON, NJ 08527
Bradley Beach Boro	79	7		413 EVERGREEN AVE	PATRINO, LISA A	57 SOUTH MAIN ST, #149	NEPTUNE, NJ 07753
Bradley Beach Boro	79	19		414 MONMOUTH AVE	JANOFF, GREGORY P & SHANA G	414 MONMOUTH AVE	BRADLEY BEACH, NJ 07720
Bradley Beach Boro	79	20		416 MONMOUTH AVE	HALLER, KEITH D & HIRSCHBERG, RANDI J	416 MONMOUTH AVENUE	BRADLEY BEACH, NJ 07720
Bradley Beach Boro	79	21		416 MONMOUTH AVE	HALLER, KEITH D & HIRSCHBERG, RANDI J	416 MONMOUTH AVENUE	BRADLEY BEACH, NJ 07720
Bradley Beach Boro	79	22		418 MONMOUTH AVE	RIPKE, SUSAN	418 MONMOUTH AVE	BRADLEY BEACH, NJ 07720
Bradley Beach Boro	79	23		420 MONMOUTH AVE	VIRTUE, JAMES & MARY	420 MONMOUTH AVENUE	BRADLEY BEACH, NJ 07720
Bradley Beach Boro	79	24		422 MONMOUTH AVE	CLIFFORD, DANIEL & CATHERINE	422 MONMOUTH AVENUE	BRADLEY BEACH, NJ 07720
Bradley Beach Boro	79	25		424 MONMOUTH AVE	CASAGRANDE, CAROL A	102 ORCHARD COURT	BLUE BELL, PA 19422
Bradley Beach Boro	79	26		426 MONMOUTH AVE	SWEENEY, DENIS & MONAHAN, JOANNE	426 MONMOUTH AVENUE	BRADLEY BEACH, NJ 07720
Bradley Beach Boro	79	27		430 MONMOUTH AVE	MONMOUTH AVENUE REALTY, INC	133 COMANCHE DRIVE	OCEANPORT, NJ 07757
Bradley Beach Boro	79	28		26 ATLANTIC AVE	FREEMAN, PATRICK & KATHY	26 ATLANTIC AVENUE	BRADLEY BEACH, NJ 07720
Bradley Beach Boro	79	29		28 ATLANTIC AVE	ENNIS, HELEN L	28 ATLANTIC AVE	BRADLEY BEACH, NJ 07720
Bradley Beach Boro	85	1		431 MONMOUTH AVE	LOWE, HAROLD JR & TOMOKO	431 MONMOUTH AVENUE	BRADLEY BEACH, NJ 07720
Bradley Beach Boro	85	2		429 MONMOUTH AVE	MOSS, MICHAEL J	429 MONMOUTH AVENUE	BRADLEY BEACH, NJ 07720
Bradley Beach Boro	85	3		427 MONMOUTH AVE	SALVATORE, JOSEPH & PATRICE	69 HEIGHTS RD	WAYNE, NJ 07470
Bradley Beach Boro	85	4		425 MONMOUTH AVE	DEVANEY, EDMUND J & JANET	425 MONMOUTH AVENUE	BRADLEY BEACH, NJ 07720
Bradley Beach Boro	85	5		423 1/2 MONMOUTH AVE	O'CONNELL, BARBARA & JEFFERSON	887 NORTH 21ST STREET	PHILADELPHIA, PA 19130
Bradley Beach Boro	85	6		423 MONMOUTH AVE	ZIELINSKI, ROBERT & ANNE	423 MONMOUTH AVENUE	BRADLEY BEACH, NJ 07720
Bradley Beach Boro	85	7		421 MONMOUTH AVE	MC KIM, CHRISTINE	421 MONMOUTH AVENUE	BRADLEY BEACH, NJ 07720
Bradley Beach Boro	85	8		417 MONMOUTH AVE	ANSBRO, CHRISTINE	50 ESTHER DEWEY STREET	STATEN ISLAND, NY 10306
Bradley Beach Boro	85	10		415 MONMOUTH AVE	MACALUSO, CHRISTOPHER C.	48 ELMWOOD AVE	RYE, NY 10580
Bradley Beach Boro	85	11		413 MONMOUTH AVE	DAVIS, MORRIS A & KIMBERLY	413 MONMOUTH AVENUE	BRADLEY BEACH, NJ 07720
Bradley Beach Boro	85	25		414 BURLINGTON AVE	YOSHA, ANDREW	414 BURLINGTON AVENUE	BRADLEY BEACH, NJ 07720
Bradley Beach Boro	85	26		416 BURLINGTON AVE	BIKE RUN 194, LLC	375 JOHNSON AVENUE	ENCLIEWOOD, NJ 07631
Bradley Beach Boro	85	27		418 BURLINGTON AVE	SERYMASH LLC	418 BURLINGTON AVENUE	BRADLEY BEACH, NJ 07720
Bradley Beach Boro	85	28		420 BURLINGTON AVE	ARKILL, ARMAN & PHAN, ANNIE	33 COUNTRY CLUB DRIVE	NEPTUNE, NJ 07753
Bradley Beach Boro	85	29		422 BURLINGTON AVE	PAINTER, BROOKMAN & DARRRELL, CO-TRUST	422 BURLINGTON AVENUE	BRADLEY BEACH, NJ 07720
Bradley Beach Boro	85	30		424 BURLINGTON AVE	DANIELE, RICHARD A & SUSAN L	424 BURLINGTON AVENUE	BRADLEY BEACH, NJ 07720
Bradley Beach Boro	85	31		426 BURLINGTON AVE	HARRIS, KELLY ANN	426 BURLINGTON AVENUE	BRADLEY BEACH, NJ 07720
Bradley Beach Boro	85	32		428 BURLINGTON AVE	FRANKEL, HOWARD & CINDY	96 FARDALE AVE	MAYWAH, NJ 07430
Bradley Beach Boro	85	33		6 ATLANTIC AVE	MCCOVERS, WILLIAM & EILEEN CALLAHAN	6 ATLANTIC AVENUE	BRADLEY BEACH, NJ 07720
Bradley Beach Boro	85	34		4 ATLANTIC AVE	MORETTO, JOHN A & JENNIE C.	4 ATLANTIC AVENUE	BRADLEY BEACH, NJ 07720

UTILITY COMPANIES TO BE NOTIFIED

- 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 St., Flr 2
Freehold, NJ 07728-2525
- N.J. Natural Gas Co.**
Attn: Right of Way Department
1450 Wyckoff Rd.
Wall, NJ 07719
- New Jersey American Water Co.**
Attn: Donna Short GIS Supervisor
1025 Laurel Oak Road
Voorhees, NJ 08043

CURRENT PROPERTY OWNER
BARBARA A. O'CONNELL & JEFFERSON BERRY
423.5 MONMOUTH AVENUE
BRADLEY BEACH, NJ 07720
PHONE NUMBER 215-327-0565

APPLICANT
BARBARA A. O'CONNELL & JEFFERSON BERRY
423.5 MONMOUTH AVENUE
BRADLEY BEACH, NJ 07720
PHONE NUMBER 215-327-0565

SURVEY
CURRENT PROPERTY SURVEY PREPARED BY JOSEPH J. WRIGHT,
LICENSE NUMBER GS-348500
BOUNDARY & TOPOGRAPHIC SURVEY, GREENSITE ENGINEERING & CONSULTING, LLC, #423 & #423 1/2 MONMOUTH AVENUE, LOT 6 & LOT 5, BLOCK 85, BOROUGH OF BRADLEY BEACH, MONMOUTH COUNTY, STATE OF NEW JERSEY. PREPARED BY BLUE MARSH ASSOCIATES, LLC, DATED FEBRUARY 25, 2025.

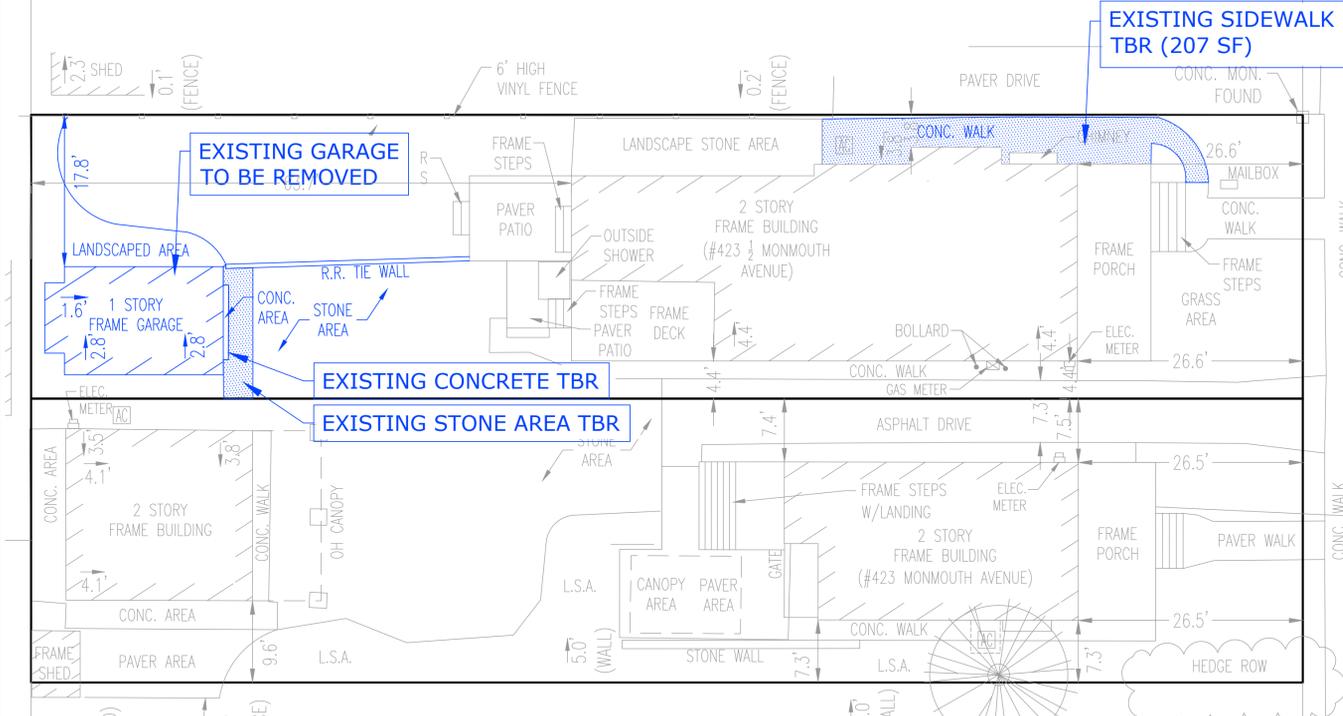
VARIANCES/DESIGN EXCEPTIONS
450-26.B(1)(a) MIN. LOT SIZE
450-26.D(1)(h) MAX IMPERVIOUS COVERAGE
450-41.A(1) MIN. 8 FT WIDE DRIVEWAY

NOTE:
1. ACCORDING TO THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 34025C0334G, DATED JUNE 15, 2022, THE PROPERTY IS LOCATED IN ZONE "X".

REV.	DATE	COMMENTS
2	9/22/25	COMPLETENESS COMMENTS
1	5/14/25	ISSUED

LAURENCE G. MURPHY
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE # 44495

COVER SHEET
PREPARED FOR
LOTS 5, BLOCK 85
#423 1/2 MONMOUTH AVENUE
BOROUGH OF BRADLEY BEACH
MONMOUTH COUNTY, NJ
1 OF 2



DEMOLITION PLAN 1"=10'

GENERAL NOTES:

- THIS PLAN REFERENCES A "BOUNDARY & TOPOGRAPHIC SURVEY, GREENSITE ENGINEERING & CONSULTING, LLC, #423 & #423 1/2 MONMOUTH AVENUE, LOT 6 & LOT 5, BLOCK 85, BOROUGH OF BRADLEY BEACH, MONMOUTH COUNTY, STATE OF NEW JERSEY", PREPARED BY BLUE MARSH ASSOCIATES, LLC, DATED FEBRUARY 28, 2025.
- THESE PLANS ARE NOT FOR CONSTRUCTION AND ARE FOR GENERAL REVIEW AND APPROVAL ONLY. THESE PLANS SHALL NOT BE USED FOR CONSTRUCTION UNTIL THEY HAVE BEEN STAMPED AND APPROVED BY THE MUNICIPALITY AND ALL CONDITIONS HAVE BEEN SATISFIED.
- ANY DAMAGE TO PROPERTY IMPROVEMENTS OR PUBLIC IMPROVEMENTS SHALL BE REPAIRED OR REPLACED BY PROPERTY OWNER.
- NO WETLANDS OR WETLANDS BUFFER HAVE BEEN LOCATED.
- ALL ELECTRICAL WORK MUST COMPLY WITH THE LATEST EDITION OF THE NATIONAL ELECTRIC CODE.
- ALL DISTURBED AREAS SHALL BE STABILIZED WITH SEED OR LANDSCAPING WHERE THE BUILDING AND OTHER IMPROVEMENTS ARE NOT LOCATED.
- THE CONTRACTOR AND PROPERTY OWNER SHALL VERIFY THE LAYOUT AND ALL DIMENSIONS PRIOR TO CONSTRUCTION. THE POOL, IMPERVIOUS AREAS, AND WALLS SHALL BE STAKED OUT BY A PROFESSIONAL SURVEYOR.
- THE PROPERTY OWNER IS RESPONSIBLE FOR OBTAINING ANY NECESSARY ENVIRONMENTAL PERMITS, TREE CLEARING PERMITS, SOIL DISTURBANCE PERMIT, STEP SLOPE PERMITS, ETC. PRIOR TO CONSTRUCTION.
- BY USE OF THIS PLAN AND GRADING PLAN FOR MUNICIPAL APPROVAL, THE PROPERTY OWNER AND POOL CONTRACTOR AGREE AND ACCEPT THE PROPOSED LOCATION AND OTHER IMPROVEMENTS AS SHOWN, ANY DEVIATION FROM THE PLANS SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- CONTRACTOR SHALL COMPLY WITH ALL NOTES, DETAILS, AND SPECIFICATIONS CONTAINED WITHIN DRAWING SETS AND THE DOCUMENTS REFERENCED BELOW. ALL CONSTRUCTION AND INSTALLATION WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS AND ALL APPLICABLE REQUIREMENTS AND STANDARDS OF ALL GOVERNMENTAL ENTITIES HAVING JURISDICTION OVER THIS PROJECT.
- CONTRACTOR SHALL PERFORM ALL CONSTRUCTION AND MEANS AND METHODS IN ACCORDANCE WITH REQUIREMENTS, STANDARDS, SPECIFICATIONS, AND DETAILS OF THE CONTRACT WORK. TIMES, METHODS, AND SAFETY STANDARDS ACT 40 U.S.C. 3701 ET AL., SECS. 4, 6, AND 8, OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 (29 U.S.C. 653, 655, 657), SECRETARY OF LABOR'S ORDER NO. 12-1 (36 FR 8754), 8-76 (41 FR 25091), 9-83 (48 FR 35796), 6-96 (62 FR 111), 5-2007 (72 FR 31160), 4-2010 (75 FR 55355), AS APPLICABLE; 29 CFR PART 1926; THE NEW JERSEY UNDERGROUND FACILITY PROTECTION ACT, N.J.S.A. 48:2-73, ET SEQ. AS AMENDED; AMERICANS WITH DISABILITIES ACT (ADA) CODE (42 U.S.C. 41201 ET SEQ. AND 41 U.S.C. 4151 ET SEQ.) OR THE LOCAL REQUIREMENTS WHICHVER IS MORE RESTRICTIVE, APPLICABLE MUNICIPALITY, COUNTY, NJDOT, UTILITY AUTHORITY, AND OTHER APPLICABLE AGENCIES.
- PRIOR TO AND DURING CONSTRUCTION CONTRACTOR SHALL AT A MINIMUM, CONTRACTOR SHALL REVIEW ALL CONSTRUCTION DOCUMENTS PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD CONTRACTOR FIND A CONFLICT WITHIN THE CONSTRUCTION DOCUMENTS RELATIVE TO ITSELF OR APPLICABLE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY ENGINEER IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF WORK AS DEFINED BY CONSTRUCTION DOCUMENTS AND FULL COMPLIANCE WITH LOCAL AND STATE REGULATIONS AND CODES. OBTAIN ALL REQUIRED PERMITS AND MAINTAIN THE SAME ON SITE FOR REVIEW BY THE ENGINEER AND OTHER PUBLIC AGENCIES HAVING JURISDICTION. NOTIFY THE MUNICIPAL ENGINEER, ENGINEER, AND LOCAL SOIL CONSERVATION DISTRICT 72 HOURS PRIOR TO THE START OF WORK CALL THE BOARD OF PUBLIC UTILITIES ONE CALL DAMAGE PROTECTION SYSTEM OR OTHER APPLICABLE NOTIFICATION SYSTEM FOR UTILITY MARK OUT IN ADVANCE OF ANY EXCAVATION. UTILITIES SHOWN ARE APPROXIMATE BASED ON PRIOR MARK-OUTS. INSTALL THE REQUIRED PROTECTIVE SOIL EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO SITE DISTURBANCE. COORDINATE WITH APPLICABLE UTILITY COMPANY TO DISCONNECT, MAINTAIN, AND/OR REROUTE ANY UTILITY SERVICE REQUIRED TO CONSTRUCT THE PROJECT IN ACCORDANCE WITH THEIR APPLICABLE RULES AND REGULATIONS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SHORING REQUIRED DURING EXCAVATION AND ANY ADDITIONAL PRECAUTIONS NECESSARY TO ENSURE THE STABILITY OF ADJACENT AND CONTIGUOUS STRUCTURES. PROVIDE ALL "MEANS AND METHODS" NECESSARY TO PREVENT MOVEMENT, SETTLEMENT, OR COLLAPSE OF EXISTING STRUCTURES, AND ANY OTHER IMPROVEMENTS ARE TO REMAIN ON OR OFF SITE. BE RESPONSIBLE FOR JOB SAFETY INCLUDING, BUT NOT LIMITED TO, INSTALLATION AND MAINTENANCE OF BARRIERS, FENCING, AND OTHER APPROPRIATE SAFETY ITEMS NECESSARY TO PROTECT THE PUBLIC FROM AREAS OF CONSTRUCTION AND CONSTRUCTION ACTIVITY. PROCEED WITH ALL CONSTRUCTION IN A SYSTEMATIC AND SAFE MANNER. SAFEGUARD SITE AS NECESSARY TO PREVENT THE CONSTRUCTION IN SUCH A MANNER AS TO PREVENT THE ENTRY OF UNAUTHORIZED PERSONS AT ANY TIME. RETAIN COPIES OF ALL PERMITS AND APPROVALS ON SITE FOR REVIEW. MAINTAIN ON-SITE SOIL EROSION CONTROL MEASURES WHERE MORE THAN 5,000 SF OF SOIL IS DISTURBED BY CONSTRUCTION ACTIVITIES OR SHALL MAINTAIN THE MEASURES WITHIN ON-SITE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) IN COMPLIANCE WITH EPA REQUIREMENTS FOR SITES WHERE ONE (1) ACRE OR MORE IS DISTURBED BY CONSTRUCTION ACTIVITIES.
- THESE CONSTRUCTION DOCUMENTS ARE BASED ON INFORMATION PROVIDED AT THE TIME OF PLAN PREPARATION. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER IF CURRENT SITE CONDITIONS VARY FROM CONSTRUCTION DOCUMENTS OR PROPOSED WORK CONFLICTS WITH ANY SITE FEATURES.
- ENGINEER IS NOT RESPONSIBLE FOR JOB SITE SAFETY OR SUPERVISION. CONSTRUCTION METHODS MEANS FOR COMPLETION OF THE WORK DEPICTED ON THE CONSTRUCTION DOCUMENTS NOR FOR ANY REVISIONS RESULTING FROM SEQUENCING.
- THIS PROPERTY IS IN ZONE X-R PER FEMA MAP NUMBER 1405C0346 MAP REVISED JUNE 15, 2022.

MAINTAIN AND CLEAN ADJACENT STREETS AND PROPERTIES OF CONSTRUCTION DEBRIS AND DUST DURING THE CONSTRUCTION PROJECT. REVIEW ALL PLANS AND IDENTIFY ANY CONSTRUCTION ISSUES PRIOR TO INITIATING CONSTRUCTION. THEN NOTIFY ENGINEER IN WRITING OF ANY CONSTRUCTION ISSUES AND WORK TO RESOLVE THOSE ISSUES. NOTIFY ENGINEER IN WRITING OF ANY PLAN MODIFICATIONS THAT WILL BE REQUIRED BASED ON SUBMITTALS OR ANY OTHER REASON. DISPOSE OF ALL CONSTRUCTION DEBRIS IN ACCORDANCE WITH ALL GOVERNING MUNICIPAL, COUNTY, STATE, AND FEDERAL LAWS AND APPLICABLE CODES. DEBRIS SHALL NOT BE BURIED ON-SITE AND SHALL BE REMOVED FROM THE SITE AT THE TIME OF EXCAVATION OR CONSTRUCTION. STOCKPILING OF DEBRIS IS PROHIBITED. CONCRETE SHALL HAVE A MIN SLOPE OF 0.50% MAX. CROSS SLOPE OF 2% FOR SIDEWALKS.

VEGETATIVE COVER SHALL HAVE A MIN SLOPE OF 1.00% AND MAX SLOPE OF 3 TO 1.

GRADE FINISHED SURFACES TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS AND TOWARDS DRAINAGE FEATURES WITH A POSITIVE OUTLET OR AN APPROVED RETENTION SYSTEM.

UTILITIES - CONTRACTOR SHALL COMMENCE CONSTRUCTION AT THE LOWEST INVERT AND/OR POINT OF CONNECTION TO STREET AND PROGRESS UP GRADIENT. INSTALL ALL STORM SEWER AND SANITARY SEWER COMPONENTS WHICH FUNCTION BY GRAVITY PRIOR TO THE INSTALLATION OF ALL OTHER UTILITIES. PROTECT AND MAINTAIN ALL ACTIVE SYSTEMS THAT ARE NOT BEING REMOVED/RELOCATED DURING SITE ACTIVITY. ENSURE THAT ALL UTILITY TRENCHES LOCATED BY EXISTING PAVED ROADWAYS SHALL BE REPAIRED IN ACCORDANCE WITH APPLICABLE UTILITY COMPANY, MUNICIPAL, COUNTY AND/OR NJDOT DETAILS. CONSTRUCT ALL NEW UTILITIES SERVICES UNDERGROUND UNLESS OTHERWISE NOTED.

ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI AT 28 DAYS UNLESS OTHERWISE NOTED.

IMPERVIOUS COVERAGE CALCULATIONS FOR LOT 5

IMPROVED AREAS	EXISTING AREA	PROPOSED AREA
HOUSE	1,204 SF	1,204 SF
FRONT PORCH	201 SF	201 SF
FRONT PORCH STEPS	33 SF	33 SF
CHIMNEY	7 SF	7 SF
FRONT CONCRETE WALK	282 SF	75 SF
CONCRETE ON LEFT SIDE OF HOUSE	156 SF	156 SF
REAR PAVER PATIO	166 SF	166 SF
REAR DECK	167 SF	167 SF
OUTDOOR SHOWER	16 SF	16 SF
PAVED DRIVEWAY	165 SF	165 SF
STONE DRIVEWAY	592 SF	620 SF
CONCRETE GARAGE APRON	5 SF	- SF
GARAGE	258 SF	- SF
GARAGE WITH LIVING SPACE	- SF	381 SF
	- SF	- SF
TOTAL AREA	3,252 SF	3,191 SF
TOTAL LOT AREA	4,950 SF	4,950 SF
LOT COVERAGE	65.70% (EN)	64.46% (V)
MAX. IMP COVERAGE ALLOWED	60%	60%

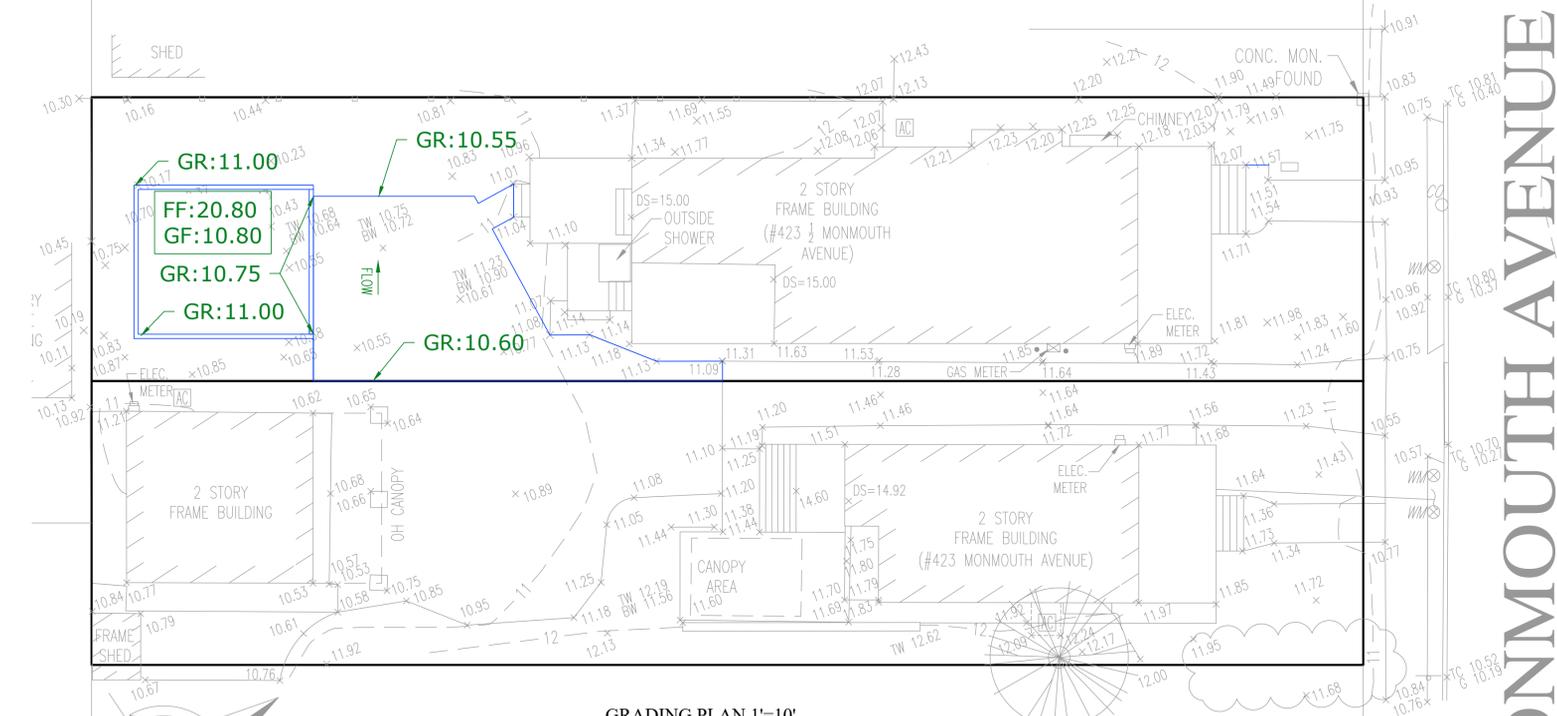
ZONING INFORMATION

THIS SITE PLAN REFERENCES THE FOLLOWING DOCUMENTS:

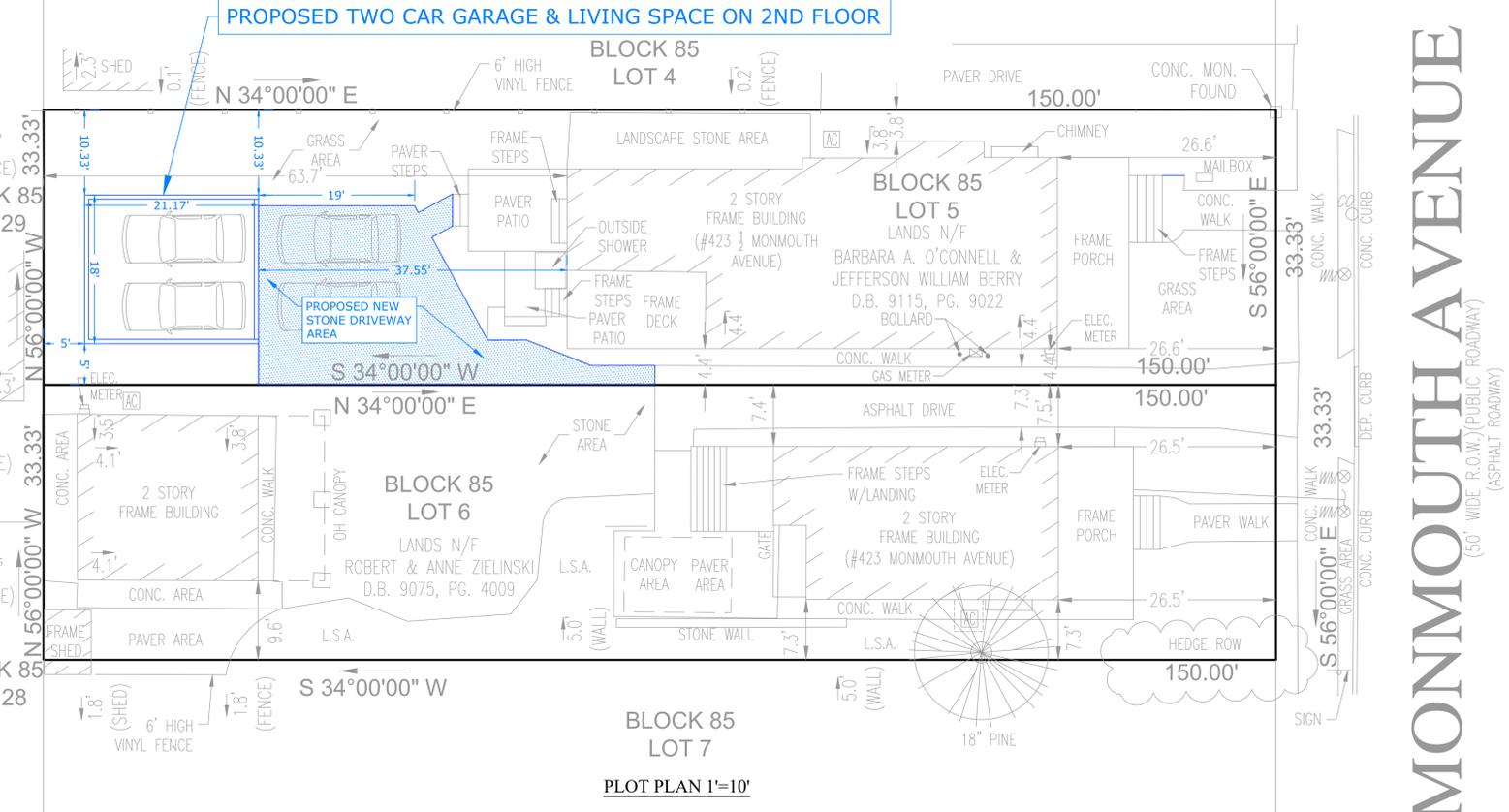
PARCEL INFORMATION
OWNERS
ZONE:
PERMITTED USES:

BULK TABLE	REQUIREMENT	EXISTING	PROPOSED
MIN. LOT AREA	5,000 SF	4,999.5 SF (EN)	4,999.5 SF (EN)
MIN. LOT AREA		0.114 ACRES	0.114 ACRES
MIN. LOT WIDTH	50 FT	33 FT (EN)	33 FT (EN)
MIN. LOT DEPTH	100 FT	150 FT	150 FT
PRINCIPAL STRUCTURE	REQUIREMENT	EXISTING	PROPOSED
MIN. FRONT YARD	25 FT	26.6 FT	26.6 FT
MIN. REAR YARD	25 FT	63.7 FT	63.7 FT
MIN. SIDE YARD 10% LOT WIDTH OR 4 FT MIN	4 FT	3.81 FT (EN)	3.81 FT (EN)
MIN. OTHER SIDE YARD 20% LOT WIDTH	6.6 FT	4.4 FT (EN)	4.4 FT (EN)
MAXIMUM BUILDING COVERAGE	35%	29.2% (1,462 SF)	31.7% (1,585 SF)
MAXIMUM IMPERVIOUS COVERAGE	60%	65.7% (EN)	64.46% (EN)
MAX. BUILDING HEIGHT	35 FT	COMPLIES	COMPLIES
MIN. NUMBER OF PARKING SPACES	2	2	2
ACCESSORY STRUCTURE	REQUIREMENT	EXISTING	PROPOSED
MIN. REAR YARD SETBACK	5 FT	1.6 FT (EN)	5 FT
MIN. SIDE YARD SETBACK	5 FT	2.8 FT (EN)	5 FT
MIN. DISTANCE TO PRIMARY STRUCTURE	20 FT	41 FT	37.55 FT
RESIDENTIAL PARKING & DRIVEWAYS	REQUIREMENT	EXISTING	PROPOSED
DRIVEWAYS AND PARKING AREAS SHALL BE EIGHT FEET IN WIDTH		7.3 FT (EN)	7.3 FT (EN)
DRIVEWAYS AND PARKING AREAS SHALL BE ONE FOOT FROM A SIDE LOT LINE		SHARED (EN)	SHARED (EN)
GARAGE APARTMENT (FOR REFERENCE ONLY)			
MIN LOT SIZE	7,500 SF	4,999.5 SF (V)	
MAXIMUM GARAGE FLOOR AREA (FIRST FLOOR)	800 SF	381 SF	
MAXIMUM APT. FLOOR AREA (SECOND FLOOR)	800 SF	381 SF	
MAX ONE BEDROOM		COMPLIES	
MAX BLDG PEAK HEIGHT	25 FT	25 FT	
MAX. EAVE HEIGHT OF GARAGE	12 FT	8.5 FT	
MIN. NUMBER OF INTERNAL PARKING SPACE	2	2 SPACES	

(EN) - EXISTING NON-CONFORMITY
(V) - VARIANCE
(W) - WAIVER



GRADING PLAN 1"=10'



PLOT PLAN 1"=10'

CURRENT PROPERTY OWNER
BARBARA A. O'CONNELL & JEFFERSON BERRY
423 5 MONMOUTH AVENUE
BRADLEY BEACH, NJ 07720
PHONE NUMBER: 215-327-0565

APPLICANT
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423 5 MONMOUTH AVENUE
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PHONE NUMBER: 215-327-0565

SURVEY
CURRENT PROPERTY SURVEY PREPARED BY JOSEPH J. WRIGHT,
LICENSE NUMBER GS-348800
"BOUNDARY & TOPOGRAPHIC SURVEY, GREENSITE ENGINEERING & CONSULTING, LLC, #423 & #423 1/2 MONMOUTH AVENUE, LOT 6 & LOT 5, BLOCK 85, BOROUGH OF BRADLEY BEACH, MONMOUTH COUNTY, STATE OF NEW JERSEY", PREPARED BY BLUE MARSH ASSOCIATES, LLC, DATED FEBRUARY 28, 2025.

REV.	DATE	COMMENTS
2	9/22/24	COMPLETENESS COMMENTS
1	5/14/24	ISSUED

LAURENCE G. MURPHY
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE # 44495

GREENSITE ENGINEERING & CONSULTING, LLC
536 ROUTE 206, TRENTON, NJ 08616
C (609) 751-8479 O (609) 751-0287 F (609) 228-8319
CERT. OF AUTHORIZATION 24GA2819600

DRAWN BY: LGM | SCALE: PLAN

VARIANCE PLAN
PREPARED FOR
LOTS 5, BLOCK 85
#423 1/2 MONMOUTH AVENUE
BOROUGH OF BRADLEY BEACH
MONMOUTH COUNTY, NJ

2 OF 2

MONMOUTH AVENUE

MONMOUTH AVENUE
(50' WIDE R.O.W. (PUBLIC ROADWAY)
(ASPHALT ROADWAY)