

PRELIMINARY & FINAL SITE PLAN

BLOCK 82 - LOT 14.01

BOROUGH OF BRADLEY BEACH

MONMOUTH COUNTY, NEW JERSEY

PROPERTY OWNERS WITHIN 200 FT.

OWNER & ADDRESS REPORT
10/23/25 Page 1 of 1

BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
3	1		15C	BORO OF AVON-BY-THE-SEA 301 MAIN STREET AVON-BY-THE-SEA, NJ	MAIN STREET	
3	2		15C	BORO OF AVON-BY-THE-SEA 301 MAIN STREET AVON-BY-THE-SEA, NJ	817 MAIN STREET	
3	2	B01	4A	OUTDOOR SYSTEMS, INC. 185 US HIGHWAY 46 FAIRFIELD, NJ	817 MAIN STREET	
3	3		15C	BORO OF AVON-BY-THE-SEA 301 MAIN STREET AVON-BY-THE-SEA, NJ	815 MAIN STREET	
55	1		5A	NEW JERSEY TRANSIT PO BOX 10009 NEWARK, NJ	RAILROAD	

Muni-Block-Lot-Qual	Property Owner	Mailing Address	City/State/Zip
1308-82-5	BOROUGH OF BRADLEY BEACH	MAIN STREET	BRADLEY BEACH NJ 07720
1308-82-9	BRADLEY PLAZA LLC	PO BOX 698	ALLENWOOD NJ 08720
1308-82-14.01	THINKER INVESTMENTS LLC	642 WOODLAND AVE	BRIELLE NJ 08730
1308-82-15.01	QUARANTELLA RICHARD JR	30 WOODHULL STREET	BROOKLYN NY 11231
1308-82-16	BOROUGH OF BRADLEY BEACH	MAIN ST	BRADLEY BEACH NJ 07720
1308-82-19	VARCOE ROBERT S	1 MAIN ST	BRADLEY BEACH NJ 07720
1308-83-14	BCCX LLC	21 MAPLE DRIVE	SPRING LAKE NJ 07762
1308-96-1	RAILROAD PROPERTY C/O NJ TRANSIT	PENN STATION	NEWARK NJ 07101
1306-3-2	BORO OF AVON-BY-THE-SEA	301 MAIN STREET	AVON-BY-THE-SEA NJ 07717
1306-3-3	BORO OF AVON-BY-THE-SEA	301 MAIN STREET	AVON-BY-THE-SEA NJ 07717
1306-3-1	BORO OF AVON-BY-THE-SEA	301 MAIN STREET	AVON-BY-THE-SEA NJ 07717
1308-83-13	SACCI TINA	28 MAIN ST	BRADLEY BEACH NJ 07720
1308-83-10	DUFFY MARY	604 BURLINGTON AVENUE	BRADLEY BEACH NJ 07720
1308-82-17	YOUNG PATRICK	7 MAIN STREET	BRADLEY BEACH NJ 07720
1308-82-11	ANASTASIA WAYNE	19 MAIN STREET	BRADLEY BEACH NJ 07720
1308-82-12.01	LLORE ULISES & ELBA	15 MAIN ST	BRADLEY BEACH NJ 07720
1308-82-10	23 MAIN STREET BRADLEY LLC	401 WEST PALMER AVENUE	WEST ALLENHURST NJ 07711
1308-89-2	PERE CHRISTIAN & CARLY	605 BURLINGTON AVE	BRADLEY BEACH NJ 07720
1308-83-11	HEK HELEN M	20 MAIN STREET	BRADLEY BEACH NJ 07720
1308-83-12	SRH ASSOCIATES LLC	405 SOMERSET WAY	NEW FORT N.C. 28570

- GENERAL NOTES:**
1. THE PROPERTY IS KNOWN AS LOT 14.01 IN BLOCK 82 AS SHOWN ON SHEET 16 OF THE OFFICIAL TAX MAPS OF THE BOROUGH OF BRADLEY BEACH, MONMOUTH COUNTY, N.J.
 2. THE PROPERTY IS LOCATED IN THE O-P OFFICE PROFESSIONAL ZONE AND CONTAINS A TOTAL OF 0.1 ACRES (4,587.16 S.F.).
 3. THE VERTICAL DATUM IS NAVD83. THE HORIZONTAL DATUM IS NAD83.
 4. OWNER/APPLICANT: THINKER INVESTMENTS, LLC
642 WOODLAND AVE
BRIELLE, NJ 08730
 5. APPLICANT PROPOSES TO CONSTRUCT A 3 STORY MIXED USE BUILDING WITH 1ST FLOOR PROFESSIONAL OFFICES, 2ND & 3RD FLOOR APARTMENTS.
 6. NO FRESHWATER WETLANDS EXIST ON THE SITE.
 7. PROPOSED WATER SERVICES TO BE CONNECTED TO MAIN LOCATED ON MAIN STREET. EXACT LOCATIONS TO BE FIELD VERIFIED BY CONTRACTOR FOR CONFLICTS.
 8. PROPOSED SEWER SERVICES TO BE CONNECTED TO MAIN LOCATED ON MAIN STREET. EXACT LOCATIONS TO BE FIELD VERIFIED BY CONTRACTOR FOR CONFLICTS.
 9. GAS, ELECTRIC, LIGHTING, CABLE AND TELEPHONE SERVICES, TO BE COORDINATED BY CONTRACTOR.
 10. THE PROJECT PROPOSES LESS THAN 1/4 ACRE OF ADDITIONAL IMPERVIOUS COVERAGE AND PROPOSES DISTURBANCE OF LESS THAN 1 ACRE. THEREFORE THE STORMWATER MANAGEMENT REQUIREMENTS FOUND WITHIN THE TOWNSHIP ORDINANCE AND N.J.A.C. 7:8 DO NOT APPLY.
 11. REFUSE PICKUP SHALL BE PROVIDED BY THE PROPERTY OWNER. SINGLE PROPOSED REFUSE ENCLOSURE TO BE USED BY ALL UNITS. INDIVIDUAL DUMPSTERS ARE NOT PERMITTED.
 12. ALL PROPOSED CURBS SHALL BE DEPRESSED WHERE SIDEWALKS AND CROSSWALKS INTERSECT SAME AND HANDICAP RAMPS INSTALLED, EXCEPT WHERE INDICATED.
 13. ALL TRAFFIC SIGNAGE AND STRIPING SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
 14. DO NOT SCALE DRAWINGS AS THEY PERTAIN TO ADJACENT AND SURROUNDING PHYSICAL CONDITIONS, BUILDINGS, STRUCTURES, ETC. THEY ARE SCHEMATIC ONLY, EXCEPT WHERE DIMENSIONS ARE SHOWN THERE TO.
 15. THIS IS A SITE DEVELOPMENT PLAN AND UNLESS SPECIFICALLY NOTED ELSEWHERE HEREON IS NOT A SURVEY.
 16. THIS SET OF PLANS HAS BEEN PREPARED FOR THE PURPOSES OF MUNICIPAL AGENCY REVIEW AND APPROVAL. THIS SET OF PLANS SHALL NOT BE UTILIZED AS CONSTRUCTION DOCUMENTS UNTIL SIGNED AND SEALED BY THE ENGINEER AND STAMPED "ISSUED FOR CONSTRUCTION" AND UNTIL SUCH TIME AS ALL APPROVALS REQUIRED HAVE BEEN OBTAINED AND ALL CONDITIONS OF APPROVAL HAVE BEEN SATISFIED. THIS SHALL INCLUDE APPROVAL OF ALL CATALOG CUTS, SHOP DRAWINGS AND/OR DESIGN CALCULATIONS AS REQUIRED BY THE PROJECT OWNER AND/OR MUNICIPAL ENGINEER.
 17. EXISTING UTILITY INFORMATION SHOWN HEREON HAS BEEN COLLECTED FROM VARIOUS SOURCES AND IS NOT GUARANTEED AS TO ACCURACY OR COMPLETENESS. THE CONTRACTOR SHALL VERIFY ALL INFORMATION TO HIS SATISFACTION PRIOR TO EXCAVATION. WHERE EXISTING UTILITIES ARE TO BE CROSSED BY PROPOSED CONSTRUCTION, TEST PITS SHALL BE DUG BY THE CONTRACTOR PRIOR TO CONSTRUCTION TO ASCERTAIN EXISTING REQUIRED TO AVOID CONFLICTS.
 18. THE CONTRACTOR SHALL NOTIFY THE UNDERSIGNED PROFESSIONAL IMMEDIATELY IF ANY FIELD CONDITIONS ENCOUNTERED DIFFER MATERIALLY FROM THOSE REPRESENTED HEREON. SUCH CONDITIONS COULD RENDER THE DESIGNS SHOWN HEREON INAPPROPRIATE OR INEFFECTIVE.
 19. THE CONTRACTOR IS RESPONSIBLE FOR PROJECT SAFETY INCLUDING PROVISION OF ALL APPROPRIATE SAFETY DEVICES AND TRAINING REQUIRED. ALL APPLICABLE OSHA SAFETY STANDARDS SHALL BE ADHERED TO. ANY TEMPORARY TRAFFIC CONTROL AND/OR SAFETY DEVICES SHOWN HEREON ARE REQUIRED AS A MINIMUM AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND PROVISION OF ADDITIONAL SAFETY DEVICES AS MAY BE DETERMINED NECESSARY. K.B.A. ENGINEERING SERVICES TAKES NO RESPONSIBILITY FOR SITE OR TRAFFIC SAFETY.
 20. THESE GENERAL NOTES APPLY TO ALL SHEETS IN THIS PLAN SET.
 21. ALL SITE WORK IS TO BE COMPLETED IN ONE (1) PHASE.

UTILITIES TO BE NOTIFIED

Below is the list of Public Utilities which provide this service to the Bradley Beach area:

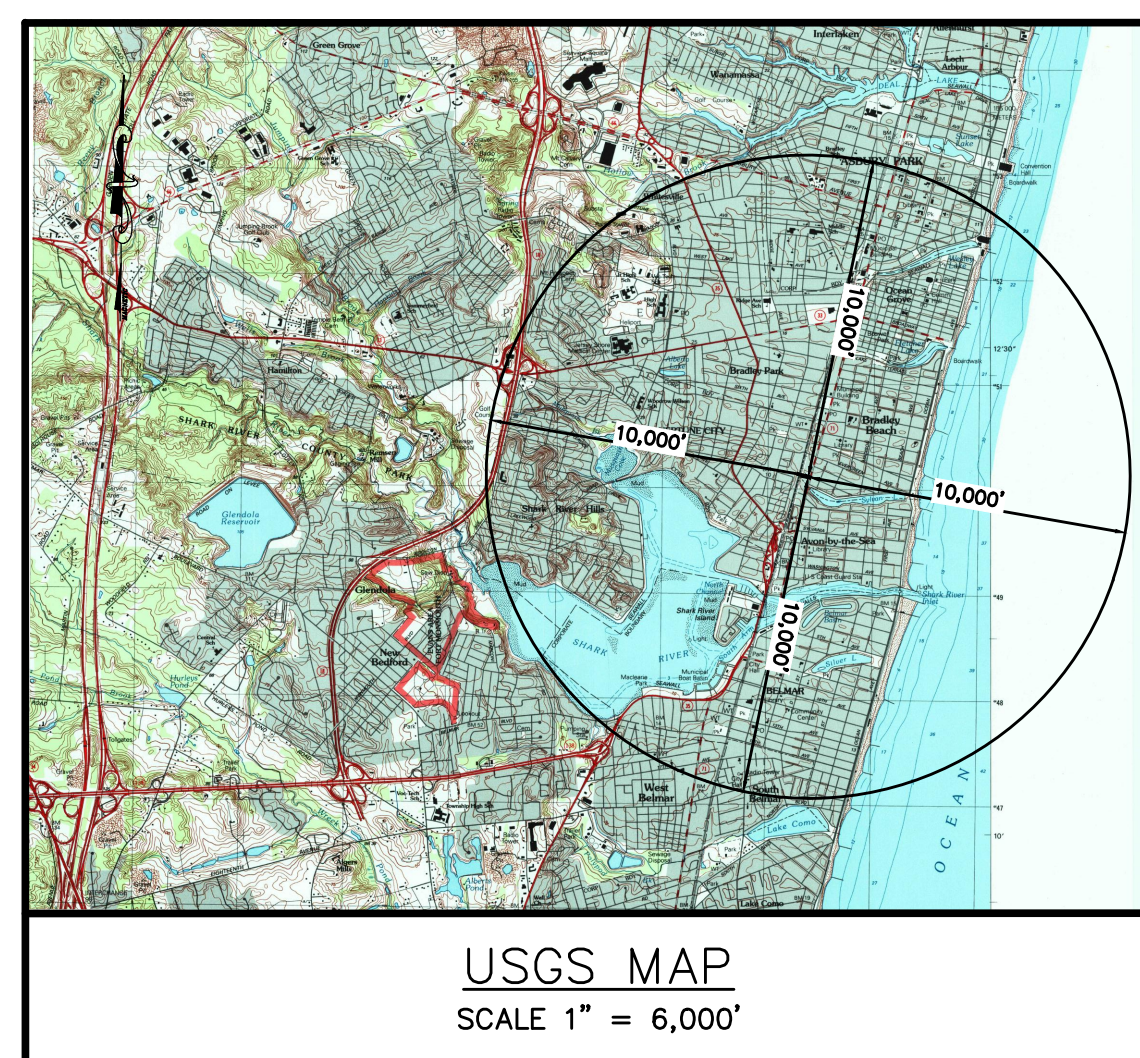
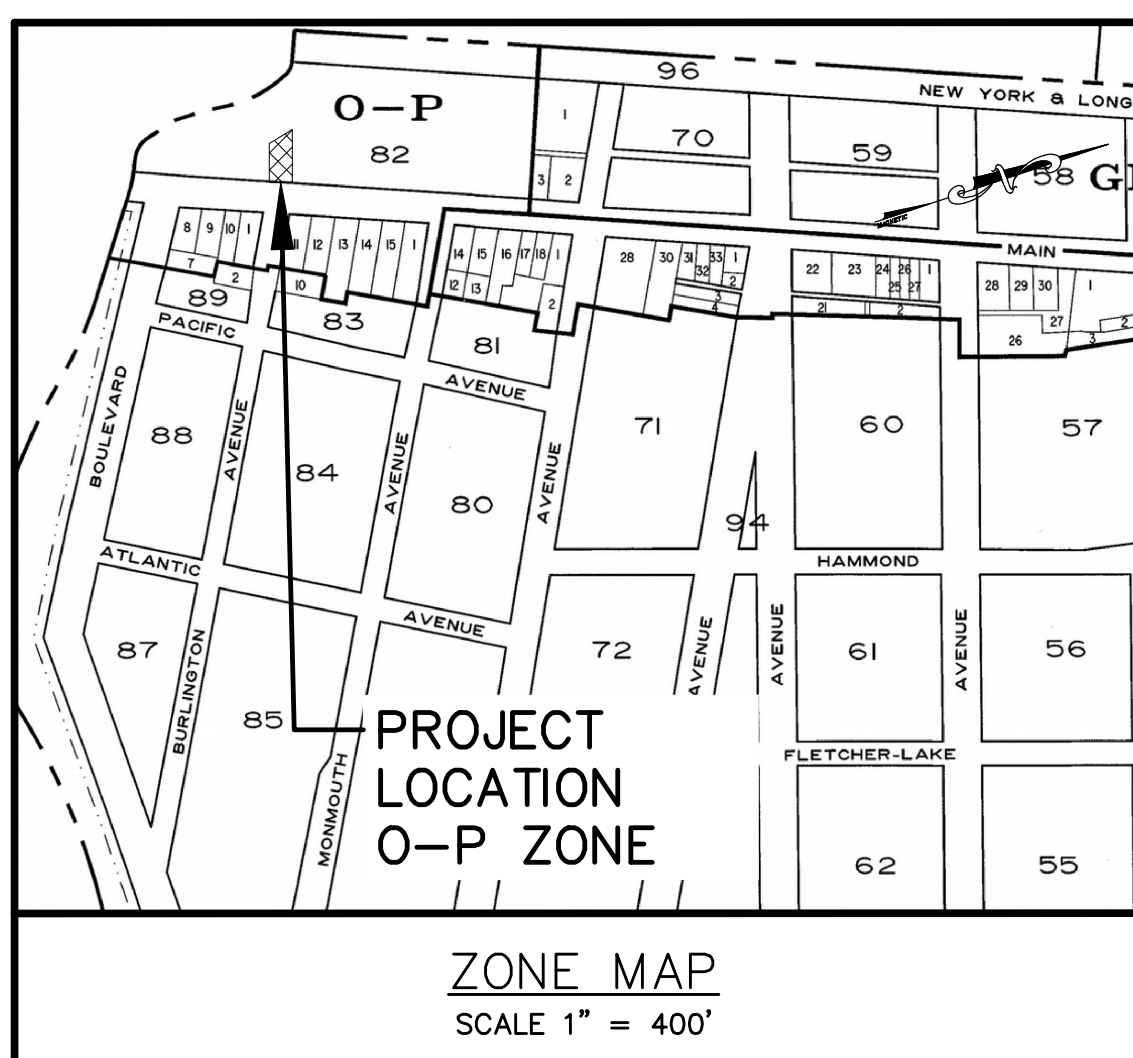
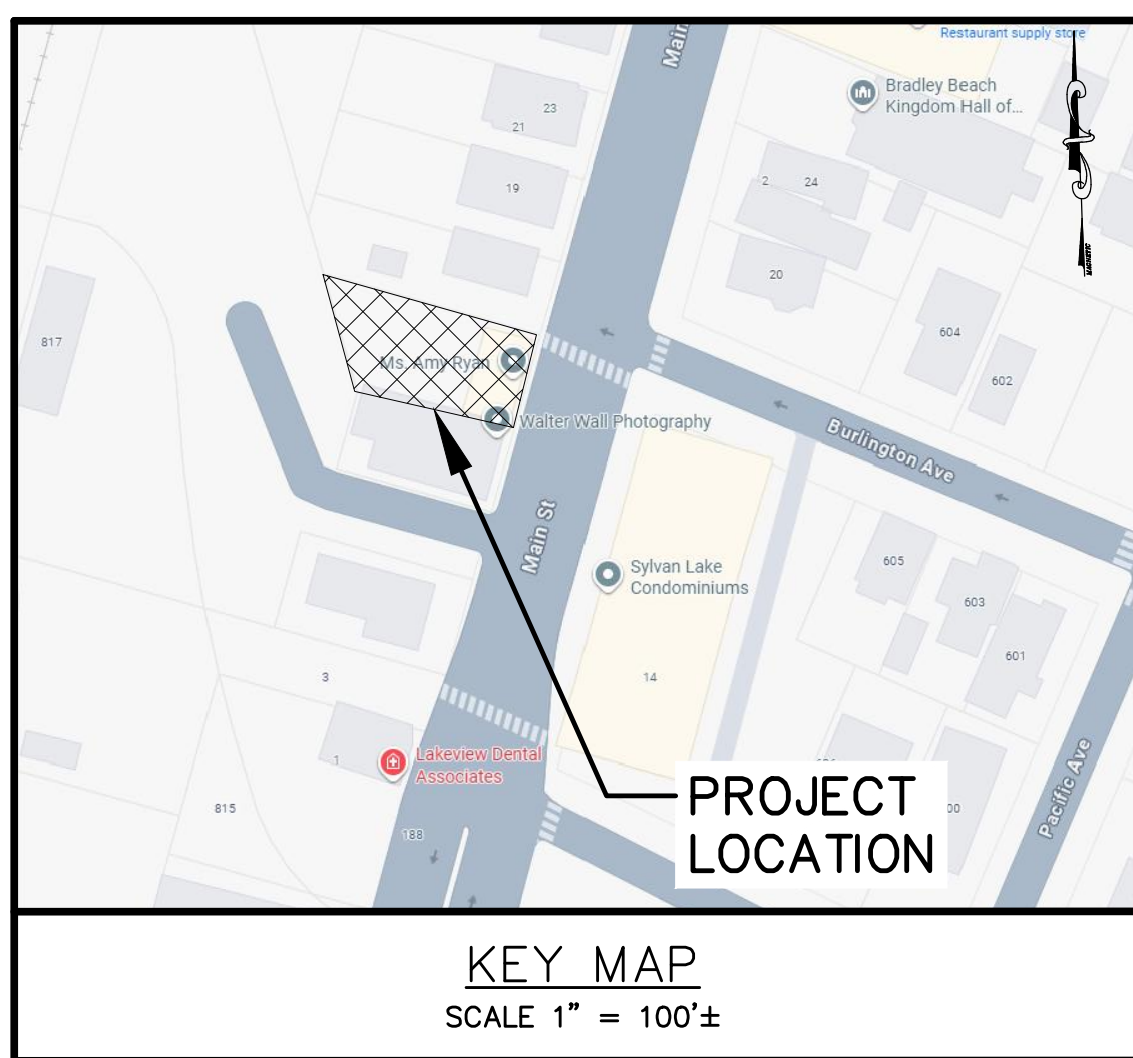
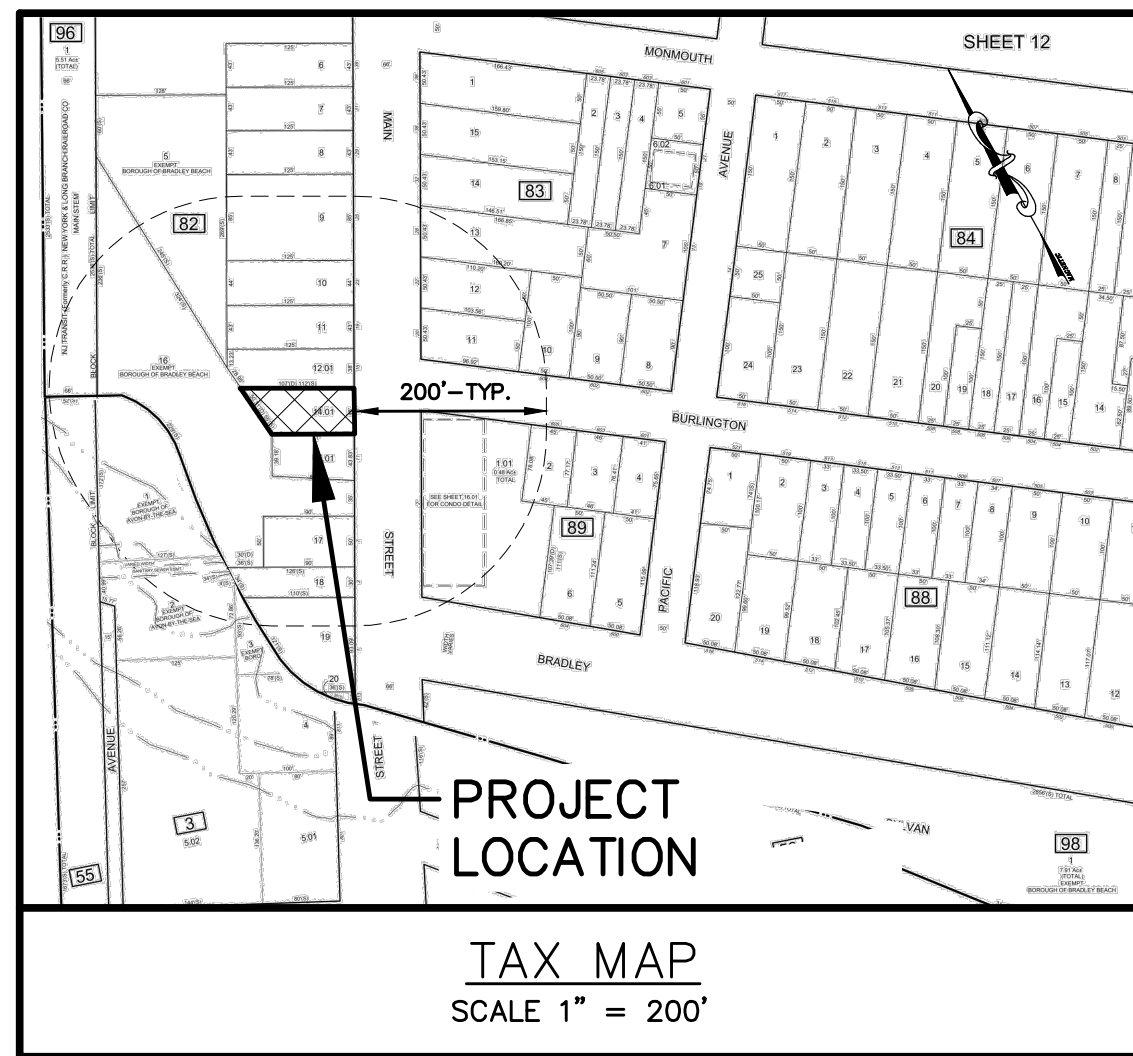
Cablevision
Attn: Land Use Matters
1501 Eighteenth Avenue
Wall, NJ 07719

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



INDEX OF SHEETS				
ISSUED	REVISED	SUMMARY	SHEET NO.	TITLE
12/2/2025		INITIAL SUBMISSION	1 OF 2	TITLE SHEET
12/2/2025		INITIAL SUBMISSION	2 OF 2	DEMOLITION PLAN & LAYOUT PLAN

I HEREBY CERTIFY THAT ALL DIMENSIONS BOTH LINEAR AND ANGULAR OF THE EXTERIOR BOUNDARIES OF THE TRACT BALANCE AND THEIR DESCRIPTIONS CLOSE WITHIN A LIMIT OF ERROR OF NOT MORE THAN ONE (1) PART IN TEN THOUSAND (10,000)

JOSEPH J. KOCIUBA
N.J. P.E. LIC. 45850

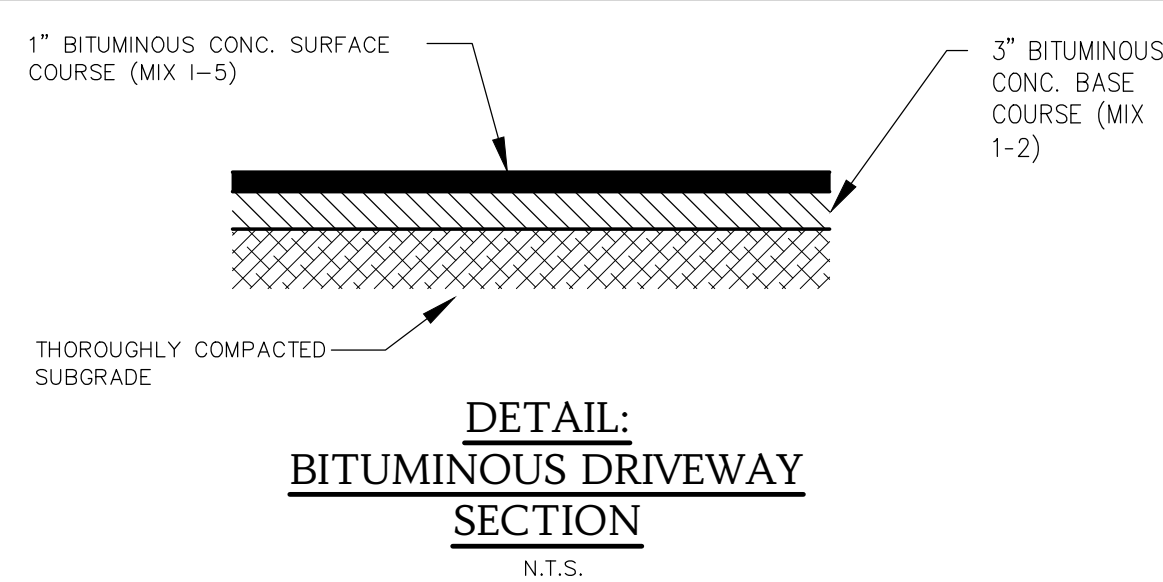
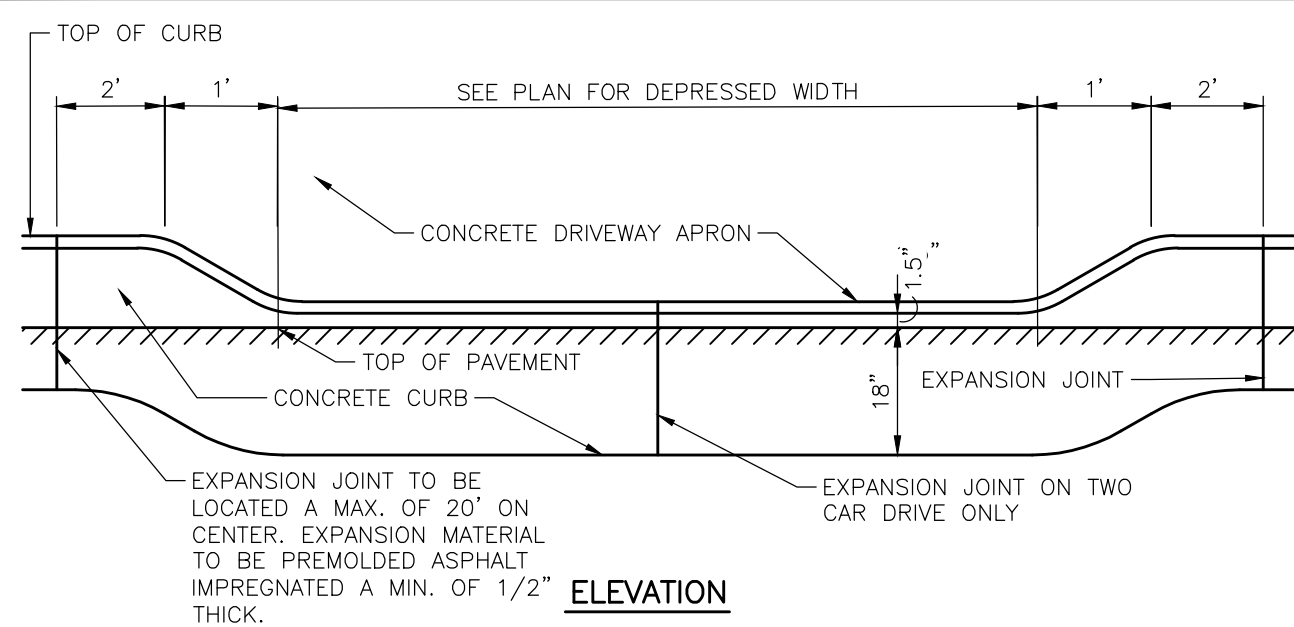
I CERTIFY THAT I AM THE OWNER OF THE SUBJECT PROPERTY AND AUTHORIZE THIS SITE PLAN APPLICATION TO BE SUBMITTED FOR REVIEW BY THE NEPTUNE CITY PLANNING BOARD.

FOR THINKER INVESTMENTS, LLC

APPROVED BY BOROUGH OF
BOROUGH OF BRADLEY BEACH
PLANNING BOARD

CHAIRMAN	DATE
SECRETARY	DATE
ENGINEER	DATE

REV. NO.	DATE	DESCRIPTION
TITLE SHEET		
PRELIMINARY & FINAL / SITE PLAN 13 MAIN STREET BLOCK 82 - LOT 14.01 FOR MARYANN LAZZARO		
BOROUGH OF BRADLEY BEACH MONMOUTH COUNTY, NEW JERSEY		
KBA ENGINEERING SERVICES LLC Engineering Planning		2517 Route 35, Bldg E, Ste 203 Manasquan, NJ 08736 P: (732)722.8555 F: (732)722.8557 kbaengineers.com Plans@KBAengineers.com Certificate of Authority No.: 24GA28220500
DRN CEA	CHK JK	PROJECT NO. 2025-250 SCALE AS SHOWN DATE 3/10/2026 SHEET 1 OF 2
JOSEPH J. KOCIUBA, P.E., P.P. P.E. License No.: GE45850		



OWNER/APPLICANT: THINKER INVESTMENTS, LLC
 642 WOODLAND AVE
 BRIELLE, NJ 08730

APPLICANT PROPOSES TO CONSTRUCT A 3 STORY BUILDING WITH 1ST FLOOR PROFESSIONAL OFFICES, 2ND & 3RD FLOOR APARTMENTS.

DESCRIPTION	ZONE O-P		
	REQUIRED/PERMITTED	EXISTING	PROPOSED
BUILDING USE	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL
LOT AREA	5,000 S.F.	* 4,587.16 S.F.	* 4,587.16 S.F.
MIN. LOT WIDTH	50 FT.	* 48.00 FT.	* 48.00 FT.
MIN. LOT DEPTH	100 FT.	* 95.57 FT.	* 95.57 FT.
FRONT YARD SETBACK	NONE	N/A	9.34 FT.
SIDE YARD SETBACK	NONE	N/A	0 FT.
REAR YARD SETBACK	10 FT.	54.0 FT.	19.78 FT.
ACCESSORY SIDE YARD SETBACK	5 FT.	N/A	N/A
ACCESSORY REAR YARD SETBACK	5 FT.	N/A	N/A
MAX. BUILDING COVERAGE	90 % (4,128.44 S.F.)	16.72 %	56.59 %
MAX. IMPERVIOUS COVERAGE	100 % (4,587.16 S.F.)	26.47 %	91.78 %
MAX. BUILDING HEIGHT	36 FT. (3 STORY)	< 36 FT.	36.00 FT.
MAX. ACCESSORY BUILDING HEIGHT	12 FT. (1 STORY)	N/A	N/A
MIN. PARKING STALL	6 STALLS	* 0 STALLS	** 5 STALLS
MIN. DRIVEWAY SETBACK	5 FT.	N/A	** 0 FT.

- * - EXISTING NON-COMFORMITY
 - ** - VARIANCE REQUIRED
- PLAN NOTES**
- EXISTING PUBLIC SEWER, WATER & GAS TO REMAIN
 - ELEVATIONS BASED ON 1988 N.A.V.D.
 - PROPERTY IS NOT LOCATED IN FLOOD ZONE.
 - THE APPLICANTS SHALL REPAIR ANY DAMAGED SIDEWALK AND/OR CURB.

EXIST. LOT COVERAGE	
EXIST. MASONRY BUILDING	767 S.F.
EXIST. TOTAL LOT COVERAGE	767 S.F. 16.72%

EXIST. IMPERVIOUS COVERAGE	
EXIST. MASONRY BUILDING	767 S.F.
EXIST. WALKWAYS	447 S.F.
EXIST. TOTAL IMPERVIOUS COVERAGE	1,214 S.F. 26.47%

PROP. LOT COVERAGE	
PROP. 3-STORY BUILDING	2,596 S.F.
PROP. TOTAL LOT COVERAGE	2,596 S.F. 56.59%

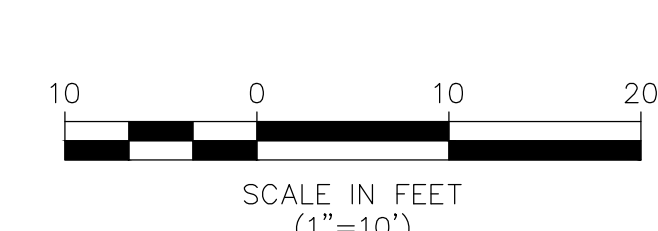
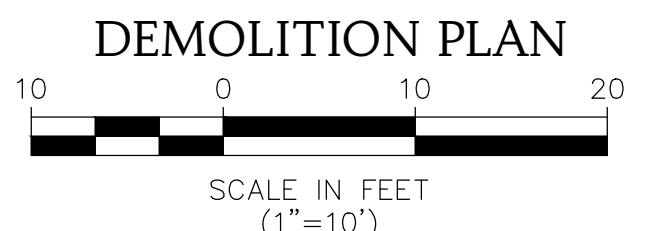
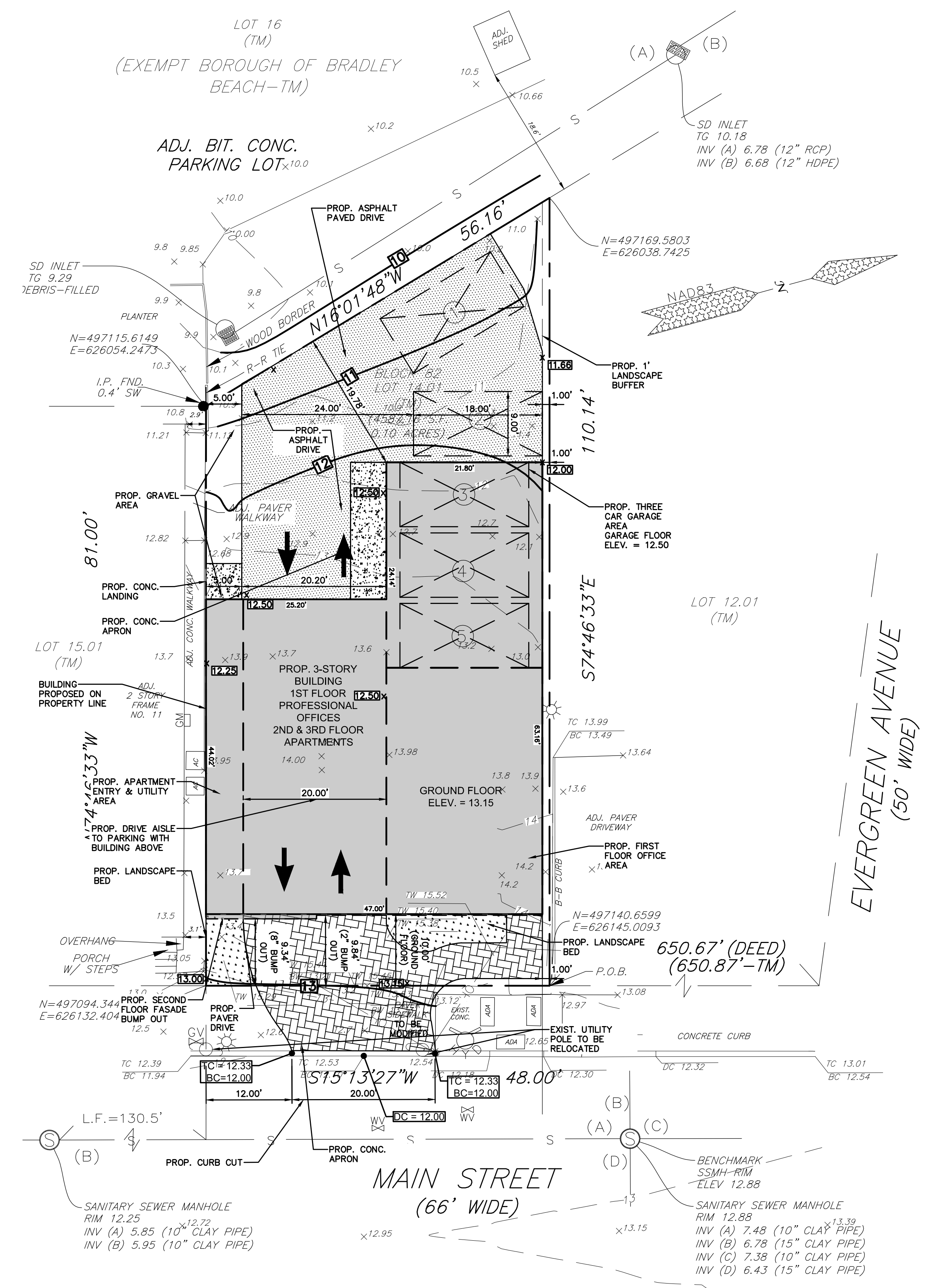
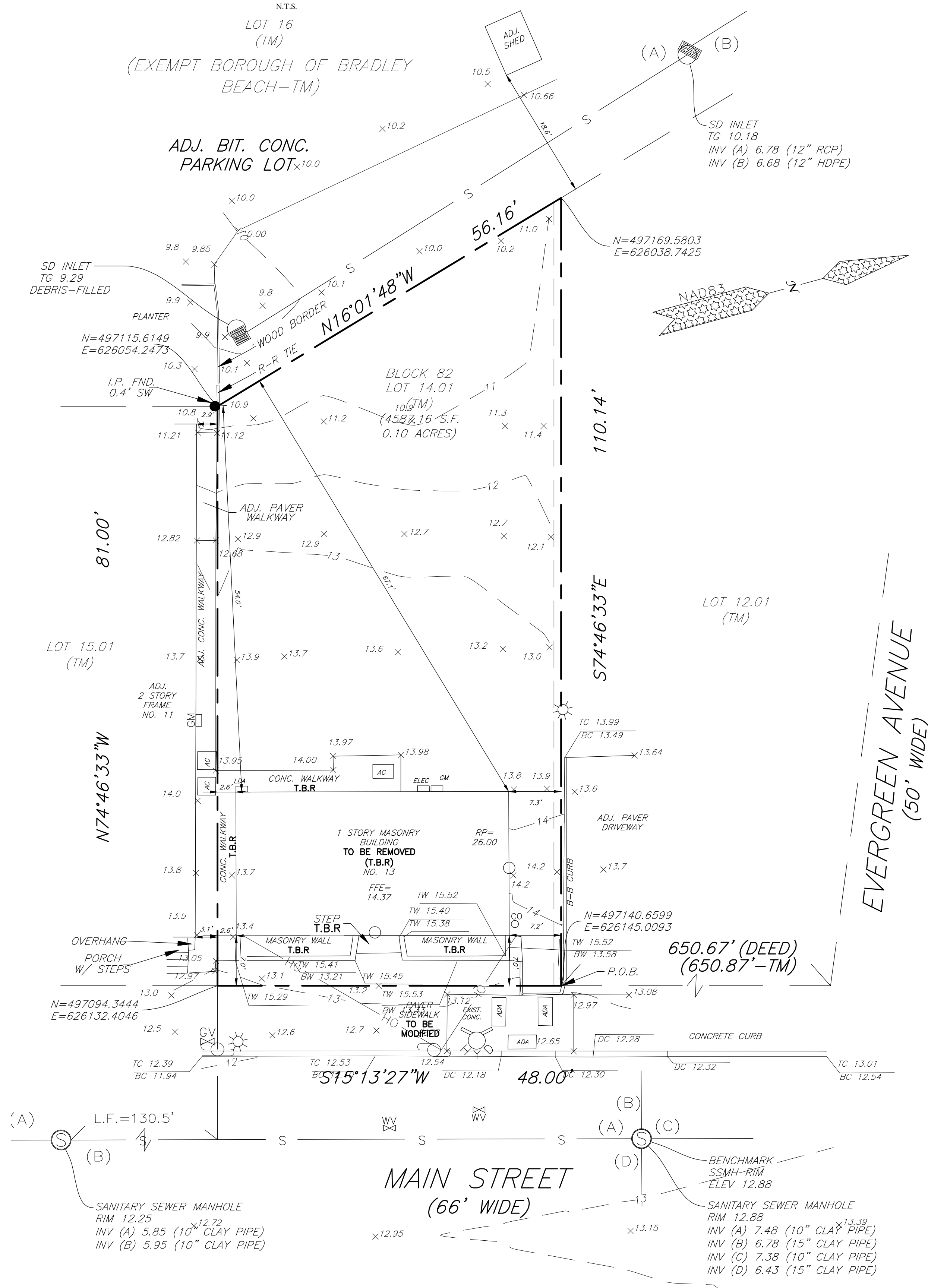
PROP. IMPERVIOUS COVERAGE	
PROP. 3-STORY BUILDING	2,487 S.F.
PROP. ASPHALT PAVED DRIVE	1,723 S.F.
PROP. TOTAL IMPERVIOUS COVERAGE	4,210 S.F. 91.78%

PARKING CALCULATIONS

FIRST FLOOR OFFICE
 PER TOWNSHIP ORDINANCE 450-39B
 0 SPACE REQUIRED PER 860 G.F.A.

PROFESSIONAL AND GENERAL OFFICE. NO PARKING REQUIRED FOR 1,000 SQUARE FEET OR LESS FLOOR AREA. ONE PARKING SPACE FOR EVERY 200 SQUARE FEET (ROUNDED UP TO NEAREST 200 SQUARE FEET) OF FLOOR AREA, IN EXCESS OF 1,000 SQUARE FEET OF TOTAL AREA, USED FOR OFFICE PURPOSES.

PER N.J.A.C. 5:21 TABLE 4.4,
 (2) 2 BEDROOM UNITS --> 2 X 2 SPACES REQUIRED = 4
 (1) 1 BEDROOM UNIT --> 1 X 1.8 SPACES REQUIRED = 1.8
 TOTAL PARKING STALLS = 4 + 1.8 = 5.8
 --> 5.8 SPACES REQUIRED
 --> 5 TOTAL STALLS PROPOSED (VARIANCE REQUIRED)



REV. NO.	DATE	DESCRIPTION
CONCEPT LAYOUT PLAN		
PRELIMINARY & FINAL / SITE PLAN		
13 MAIN STREET		
BLOCK 82 - LOT 14.01		
FOR MARYANN LAZZARO		
BOROUGH OF BRADLEY BEACH		
MONMOUTH COUNTY, NEW JERSEY		
		2517 Route 35, Bldg E, Ste 203 Manasquan, NJ 08736 P: (732) 722-8555 F: (732) 722-8557 kbaengineers.com Plans@KBAengineers.com Certificate of Authority No.: 24GA28229000
		DRN GEA CHK JJK PROJECT NO. 2025-250 SCALE AS SHOWN DATE 3/10/2026 SHEET 2 OF 2
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