

GENERAL NOTES:

1. SUBJECT PROPERTY
324 McCABE AVENUE
BRADLEY BEACH, NEW JERSEY
LOT 34 BLOCK 28

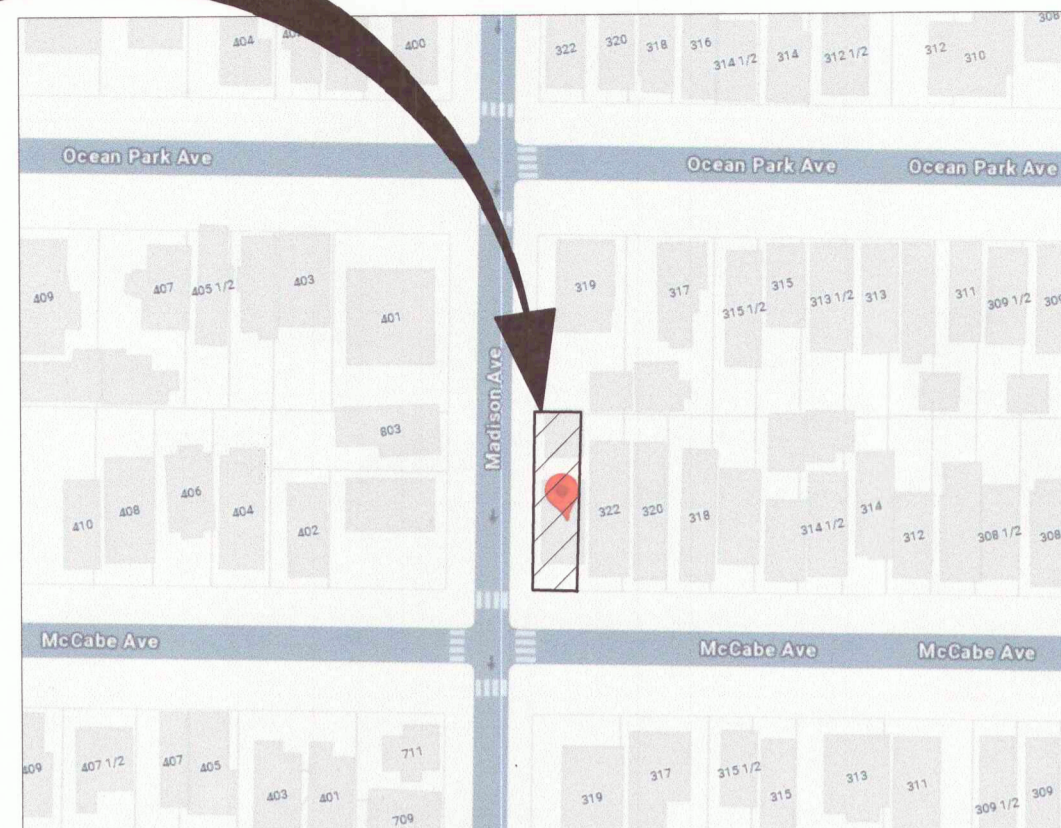
2. OWNER/ APPLICANT
DAVE & MARY CHRISTENSEN
324 MCCABE AVENUE
BRADLEY BEACH, NEW JERSEY 07720
PHONE NUMBER: 732-501-6632

3. PURPOSE OF THE PLAN SET
THIS PLAN SET HAS BEEN PREPARED TO SUPPORT AN APPLICATION TO THE TOWNSHIP FOR A BULK "C" VARIANCE(S) FROM THE TERMS OF:

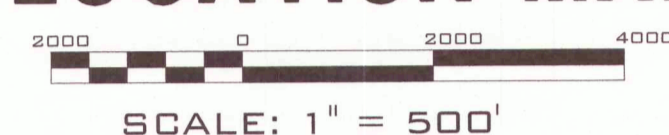
SECTIONS
§ 450-26 R-1 RESIDENTIAL SINGLE-FAMILY ZONE. SUBSECTION
(1) AREA, YARD AND BUILDING LIMITATIONS,
(E) MINIMUM SIDE YARDS:
(G) MAXIMUM BUILDING COVERAGE: 35%.
(H) MAXIMUM IMPERVIOUS COVERAGE: 60%.
§ 450-12 NONCONFORMING USES, STRUCTURES AND LOTS.

4. SURVEY DATA
SURVEY INFORMATION CONTAINED HEREON IS BASED ON A FIELD SURVEY PERFORMED BY PAUL K. LYNCH LAND SURVEYOR : SURVEY OF LANDS FOR DAVE CHRISTENSEN SITUATED IN THE BOROUGH OF BRADLEY BEACH, MONMOUTH COUNTY, NEW JERSEY KNOW AND DESIGNATED AS LOT 34, BLOCK 28 AS SHOWN ON THE TAX MAP OF THE BOROUGH OF BRADLEY BEACH, MONMOUTH COUNTY, NEW JERSEY.
A COPY SHALL ALWAYS ACCOMPANY THIS SITE PLAN AS AN INDEPENDENT SHEET.

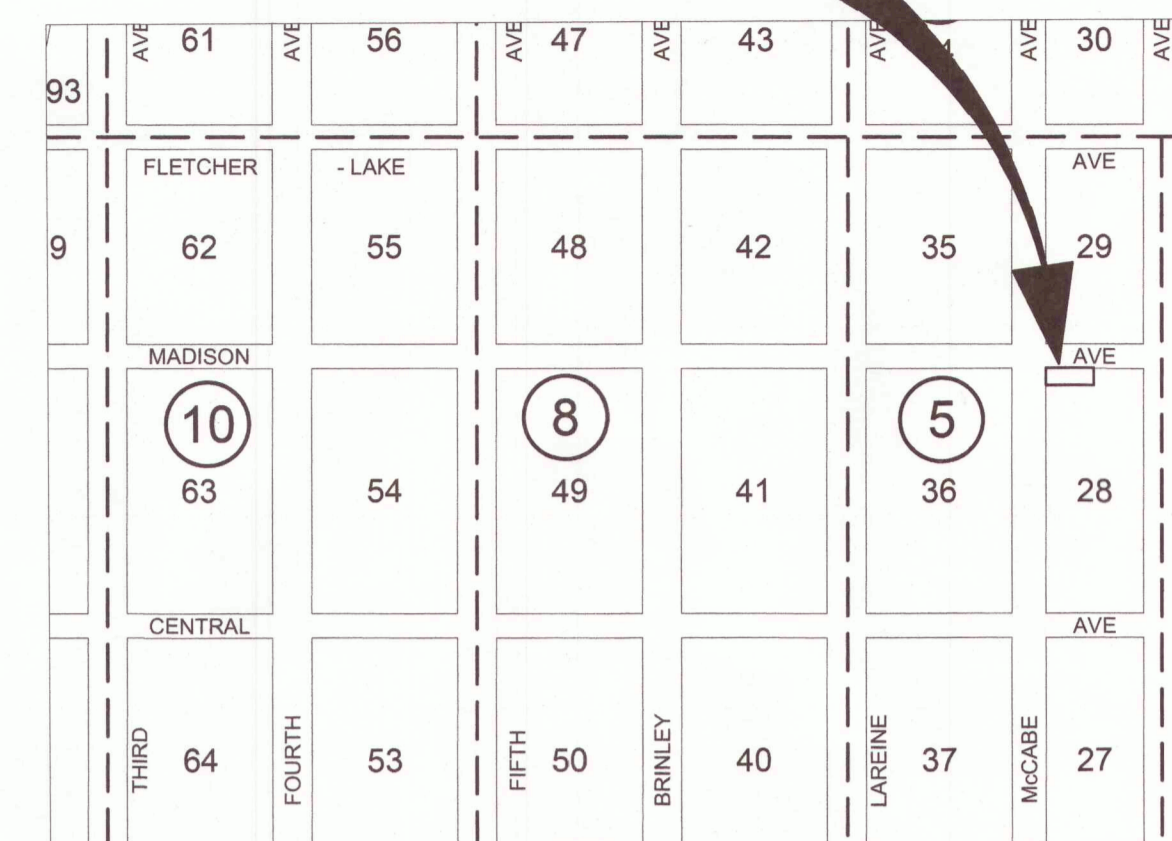
SITE



LOCATION MAP



SITE



TAX MAP

SCALE: NTS



SHAWN J. MAZUR AIA, NCARB,
LEED AP
N.J. LICENSE #21A102159000
1300 6TH AVE
NEPTUNE NJ 07753
732-759-5785
SMAZURARCHITECT
@GMAIL.COM

DAVE & MARY CHRISTENSEN
324 McCABE AVENUE
BRADLEY BEACH NJ 07720
LOT 34 BLOCK 28

COPYRIGHT NOTICE
All drawings and designs are the property of Shawn J. Mazur Architect for the specified project and shall not be used or reproduced without written permission of Shawn J. Mazur Architect, AIA, NCARB, LEED AP

NO	DATE	DESCRIPTION
9-25-25		ZONING SUBMISSION
12-01-25		LAND USED SUBM.

PROPOSED FOR

**324 McCABE
BRADLEY
BEACH
LOT 34
BLOCK 28**

SITE PLAN

OWNER/ APPLICANT
I HEREBY CERTIFY THAT I AM THE OWNER & APPLICANT OF THE PROPERTY WHICH IS THE SUBJECT OF THIS APPLICATION AND THAT I CONSENT TO THE FILING OF THIS APPLICATION FOR A BULK VARIANCE.

OWNER

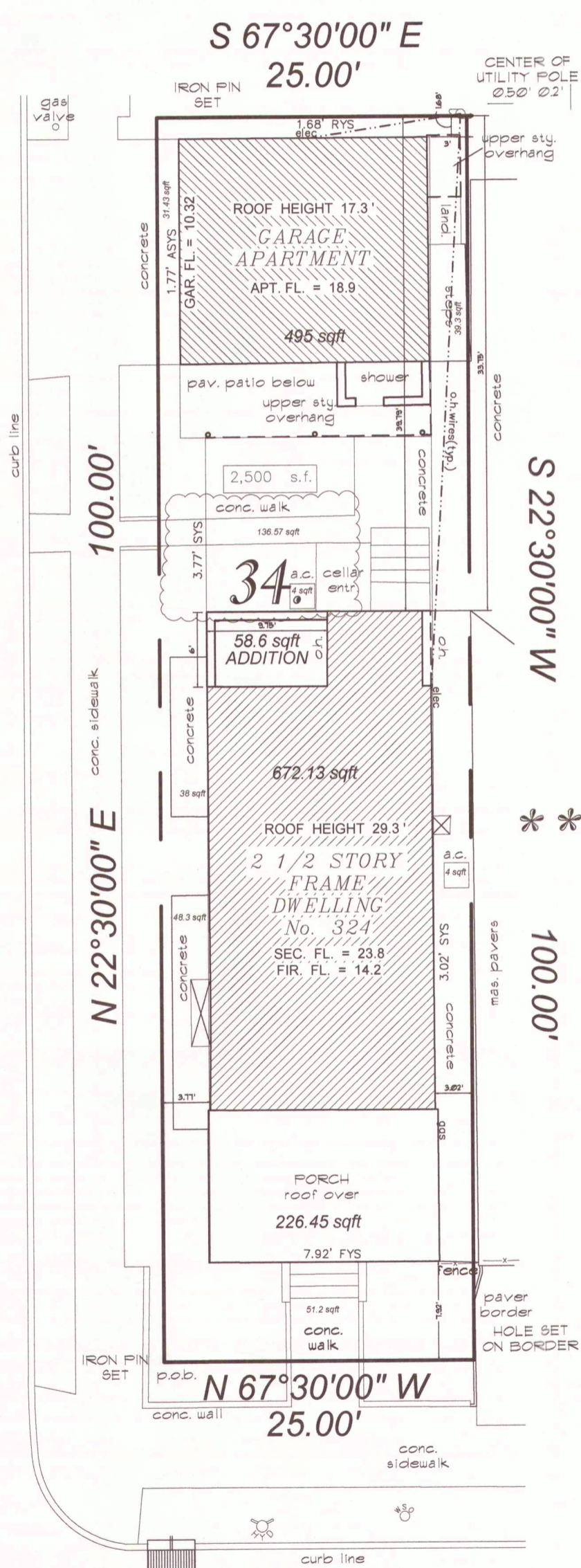
OWNER
NOTARY PUBLIC

SWORN AND SUBSCRIBED TO AND BEFORE ME THIS DAY OF

NOTARY PUBLIC

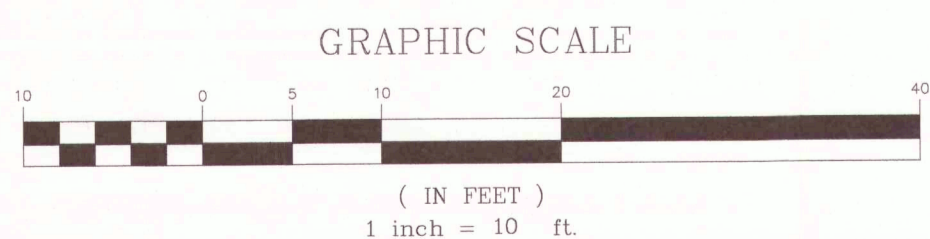
DATE	JOB NO
5/10/25	CHR-25
SCALE	DWG. NO
SEE DWG	S-1
DWN. BY	CHECKED
SJM	SJM
DATE	DATE

MADISON AVENUE



McCABE AVENUE

THE ELEVATIONS SHOWN HEREON ARE REFERENCED TO ASSUMED DATUM



PROPOSED SITE PLAN
SCALE: 3/32" = 1'-0"

MUN.	BLOCK	LOT	QUAL.	Location	Owner Name	Owner Street	Owner City
Bradley Beach Boro	22	12		400 OCEAN PARK AVE	WASSER, NEIL F & SUSAN M	400 OCEAN PARK AVE	BRADLEY BEACH, NJ 07720
Bradley Beach Boro	23	23		314 1/2 OCEAN PARK AVE	NGUYEN, THOM & LUCIA	314 1/2 OCEAN PARK AVE	BRADLEY BEACH, NJ 07720
Bradley Beach Boro	23	24		316 OCEAN PARK AVE	GOLDSTEIN, TARA	316 OCEAN PARK AVE	BRADLEY BEACH, NJ 07720
Bradley Beach Boro	23	25		318 OCEAN PARK AVE	HEFFERNAN, DEBRA & BECKA, JOANNE	34 LANDALE DR	MARLBORO, NJ 07746
Bradley Beach Boro	23	26		320 OCEAN PARK AVE	DIGILIO, AMANDA L & MOEN, NICHOLAS	320 OCEAN PARK AVE	BRADLEY BEACH, NJ 07720
Bradley Beach Boro	23	27		322 OCEAN PARK AVE	MCDONALD, JOHN & CHRISTINE	769 RINGWOOD AVE	WANACQUE, NJ 07463
Bradley Beach Boro	28	1		319 OCEAN PARK AVE	DIGENNARO, DOMENICK	319 OCEAN PARK AVE, APT 1	BRADLEY BEACH, NJ 07720
Bradley Beach Boro	28	2		317 OCEAN PARK AVE	KONIGSBERG, ARTHURS & ROSE BRILLER	317 OCEAN PARK AVE	BRADLEY BEACH, NJ 07720
Bradley Beach Boro	28	3		315 1/2 OCEAN PARK AVE	KILLEN, SHANNON A	315 1/2 OCEAN PARK AVE	BRADLEY BEACH, NJ 07720
Bradley Beach Boro	28	4		315 OCEAN PARK AVE	NAREKONE, RICHARD A & DEBRAHIL	315 OCEAN PARK AVE	BRADLEY BEACH, NJ 07720
Bradley Beach Boro	28	5		313 1/2 OCEAN PARK AVE	DEITZ, PAMELA J & STEVE	313 1/2 OCEAN PARK AVE	BRADLEY BEACH, NJ 07720
Bradley Beach Boro	28	6		313 OCEAN PARK AVE	BASCHER, JOSEPH P & MARIE T	313 OCEAN PARK AVE	BRADLEY BEACH, NJ 07720
Bradley Beach Boro	28	7		311 1/2 OCEAN PARK AVE	LEITER, ANDREW J & ANITA ANN	4530 CUSTIS DRIVE	ROCKVILLE, MD 20853
Bradley Beach Boro	28	26		312 MCCABE AVE	CAMPBELL, JAMES D & TERRI A	47 DIAMOND WAY	MOONACHE, NJ 07074
Bradley Beach Boro	28	27		314 MCCABE AVE	LAMORTE, MICHAEL & TERESA	314 MCCABE AVE	BRADLEY BEACH, NJ 07720
Bradley Beach Boro	28	28		314 1/2 MCCABE AVE	EVANS, STEVE	18 HUDSON AVE UNIT 2	EDGEWATER, NJ 07020
Bradley Beach Boro	28	29		316 MCCABE AVE	ALKON, MICHAEL & PENNY	78 MASTERS DRIVE	MONROE TWP, NJ 08851
Bradley Beach Boro	28	30		316 1/2 MCCABE AVE	316 1/2 MCCABE AVE CO.	5 PARKWOOD	SUCCASUNNA, NJ 07976
Bradley Beach Boro	28	31		318 MCCABE AVE	MATTIA, ALFONSE & A (TRUST)	17 MAWAL DRIVE	CELEBRATION, NJ 07099
Bradley Beach Boro	28	32		320 MCCABE AVE	MIRLACK, JOEL M & HILARY N	320 MCCABE AVE	BRADLEY BEACH, NJ 07720
Bradley Beach Boro	28	33		322 MCCABE AVE	RAMONDI, NICHOLAS & SANDRA	59 ANNETTE DRIVE	MARLBORO, NJ 07746
Bradley Beach Boro	28	34		324 MCCABE AVE	CHRISTENSEN, DAVE	324 MCCABE AVE	BRADLEY BEACH, NJ 07720
Bradley Beach Boro	29	7		407 OCEAN PARK AVE	SARRACINO, JOHN & CARIELLA	81 HANOVER RD	EAST HANOVER, NJ 07920
Bradley Beach Boro	29	8		405 1/2 OCEAN PARK AVE	ALBANESE, JOSEPH	405 1/2 OCEAN PARK AVENUE	BRADLEY BEACH, NJ 07720
Bradley Beach Boro	29	9		405 OCEAN PARK AVE	FENNEMORE, JAMES F & JAY R JR	405 OCEAN PARK AVE	BRADLEY BEACH, NJ 07720
Bradley Beach Boro	29	10		403 OCEAN PARK AVE	DMGSA, LLC	543 4TH AVENUE, APT 5D	LONG ISLAND CITY, NY 11101
Bradley Beach Boro	29	11		401 OCEAN PARK AVE	SOBENTINO, ROBERT & MARIAN ROSAS	401 OCEAN PARK AVE	BRADLEY BEACH, NJ 07720
Bradley Beach Boro	29	12		403 MADISON AVE	GOLDBERG, HARRY & ROBERTA	29 E MCCLELLAN AVE	LIVINGSTON, NJ 07039
Bradley Beach Boro	29	13		400 MCCABE AVE	SABAG, Yael EYRON & SHALOM	1206 GARDEN ST	HOBOKEN, NJ 07030
Bradley Beach Boro	29	14		402 MCCABE AVE	NOLL, ROSEMARIE	402 MCCABE AVE	BRADLEY BEACH, NJ 07720
Bradley Beach Boro	29	15		404 MCCABE AVE	MANNERS, STEPHEN & LORRAINE	404 MCCABE AVE	BRADLEY BEACH, NJ 07720
Bradley Beach Boro	29	16		406 MCCABE AVE	FAZZO, CHARLES & LEONA	406 MCCABE AVE	BRADLEY BEACH, NJ 07720
Bradley Beach Boro	35	7		405 MCCABE AVE	BROWNKEYVIN PAKELLY KTRUSTEES	318 RIVER ROAD	CHATHAM, NJ 07928
Bradley Beach Boro	35	8.01		403 MCCABE AVE	KAYNE, ERIC & JENNIFER	403 MCCABE AVE	BRADLEY BEACH, NJ 07720
Bradley Beach Boro	35	8.02		401 MCCABE AVE	OZAROW, LAWRENCE & MUTASCO, MARY A	401 MCCABE AVE	BRADLEY BEACH, NJ 07720
Bradley Beach Boro	35	9		711 MADISON AVE	SARFIRE, RICHARD G & EDWARD G	711 MADISON AVE	BRADLEY BEACH, NJ 07720
Bradley Beach Boro	35	10		709 MADISON AVE	GESSEK, NILS & MICHELE	205 E DUDLEY AVE	WESTFIELD, NJ 07090
Bradley Beach Boro	35	11		707 MADISON AVE	REHNKE, MICHAEL & CHRISTINE	707 MADISON AVENUE	BRADLEY BEACH, NJ 07720
Bradley Beach Boro	36	1		319 MCCABE AVE	DECOURSEY, SEAN	319 MCCABE AVE	BRADLEY BEACH, NJ 07720
Bradley Beach Boro	36	2		317 MCCABE AVE	SCENSKI, GEORGE & GERONIMA	317 MCCABE AVE	BRADLEY BEACH, NJ 07720
Bradley Beach Boro	36	3		315 1/2 MCCABE AVE	GLASSMAN, LEONARD	315 1/2 MCCABE AVE	BRADLEY BEACH, NJ 07720
Bradley Beach Boro	36	4		315 MCCABE AVE	PORTER, MICHAEL & PATRICIA	48 WALNUT AVENUE	MILLBURN, NJ 07041
Bradley Beach Boro	36	5		313 MCCABE AVE	FORMAN, MARIANNE	313 MCCABE AVENUE	BRADLEY BEACH, NJ 07720
Bradley Beach Boro	36	6		311 MCCABE AVE	BRESLOW, STUART L & CYNTHIA	40 WAVERLY AVE	CLARENDON HILLS, IL 60514
Bradley Beach Boro	36	24		706 1/2 MADISON AVE	COLLIER, BRYAN J & JANET M	706 1/2 MADISON AVE	BRADLEY BEACH, NJ 07720

PROPERTY OWNERS W/I 200FT
SCALE: NTS

PROPERTY DESCRIPTION

324 McCABE AVENUE
LOT 34 BLOCK 28
BRADLEY BEACH NJ

ZONE DISTRICT: R-1 RESIDENTIAL ZONE

LOT DIMENSIONS	LOT AREA
25' X 100'	2500 SQFT

ZONE DISTRICT	REQUIRED	EXISTING	PROPOSED	
EXISTING ZONING LOT ZONE R-1	R-1	R-1	R-1	
PERMITTED USE(S)	AS PER ZONING OF R-1	AS PER ZONING OF R-1	AS PER ZONING OF R-1	
MIN LOT AREA	5000 SQFT	2500 SQFT	2500 SQFT	
MIN LOT WIDTH	50'	25'	25'	
MIN LOT DEPTH	100'	100'	100'	
PRINCIPAL STRUCTURE FYS	FYS 15 & 25	FYS 7.92' & 3.77'	FYS 7.92' & 3.77'	
PRINCIPAL STRUCTURE RYS	25'	39.79' & 3.02	39.79' & 3.02	
PRINCIPAL STRUCTURE SYS	5' & 10'	3.02 & 3.77'	3.02 & 3.77'	
ACCESSORY STRUCTURE RYS	5'	1.68'	1.68'	
ACCESSORY STRUCTURE SYS	5'	0, & 1.77'	0, & 1.77'	
MAX. BUILDING COVERAGE %	35%	57.31%	59.66%	2.35%
MAX. IMPERVIOUS COVERAGE %	60%	69.2%	71.5%	2.3%
MAX. BUILDING HEIGHT	35'	29.3'	35'	5.7'
MAX. ACCESSORY BUILDING HEIGHT	25'	17.3'	24'	6.7'

3 SITE DATA
SCALE: NTS

APPROVED AS FINAL SITE PLAN AT REGULAR MEETING OF THE BORO OF BRADLEY BEACH, NEW JERSEY PLANNING BOARD/ BOARD OF ADJUSTMENT ON

PLANNING BOARD CHAIRMAN	DATE
PLANNING BOARD SECRETARY	DATE
TOWNSHIP CLERK	DATE
PLANNING BOARD PROFESSIONAL	DATE



SHAWN J. MAZUR AIA, NCARB,
LEED AP
N.J. LICENSE#21A102159000
1300 6TH AVE
NEPTUNE NJ 07753
732-759-5785
SMAZURARCHITECT
@GMAIL.COM

DAVE & MARY CHRISTENSEN
324 Mc CABB AVENUE
BRADLEY BEACH NJ 07720
LOT 34 BLOCK 28

COPYRIGHT NOTICE

All drawings and designs are the property of
Shawn J. Mazur Architect for the specified project
NO and shall not be used or reproduced without
written permission of
Shawn J. Mazur Architect, AIA, NCARB, LEED AP

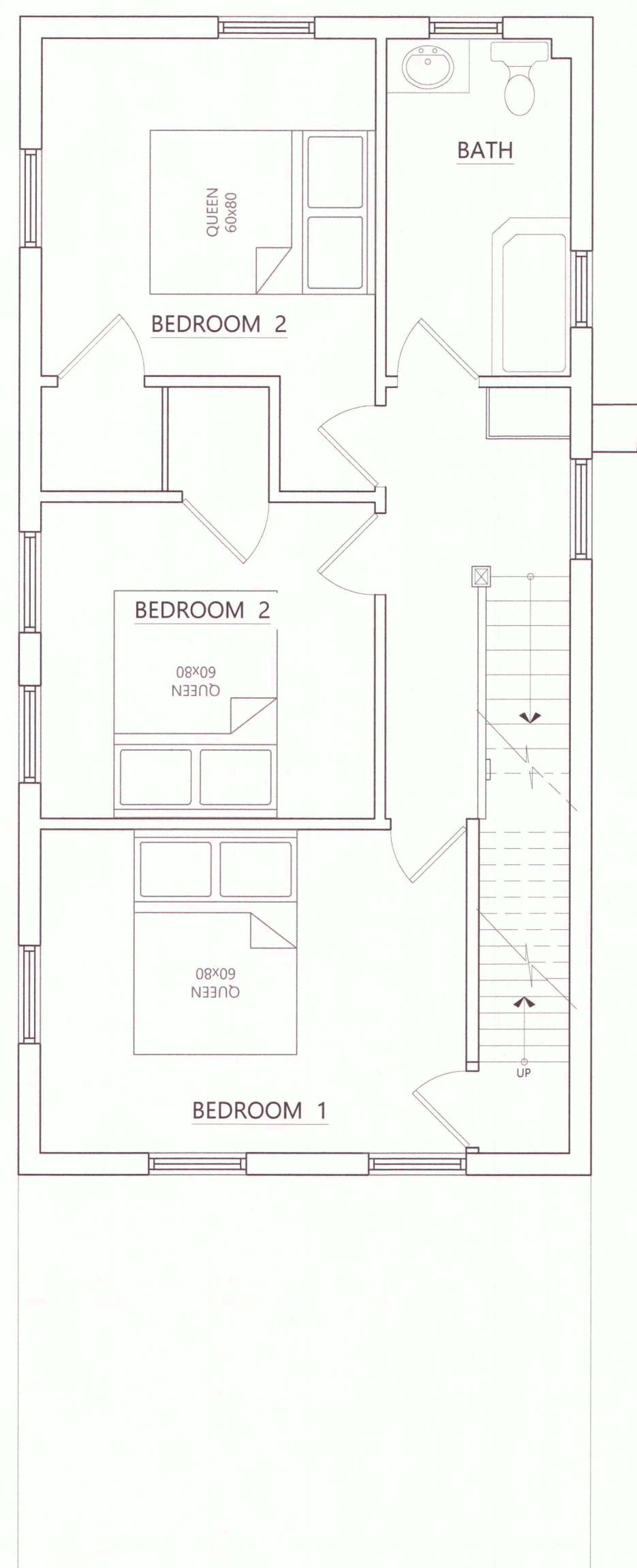
NO	DATE	DESCRIPTION
9-29-25		ZONING SUBMISSION
12-01-25		LAND USED SUBM.

PROPOSED FOR

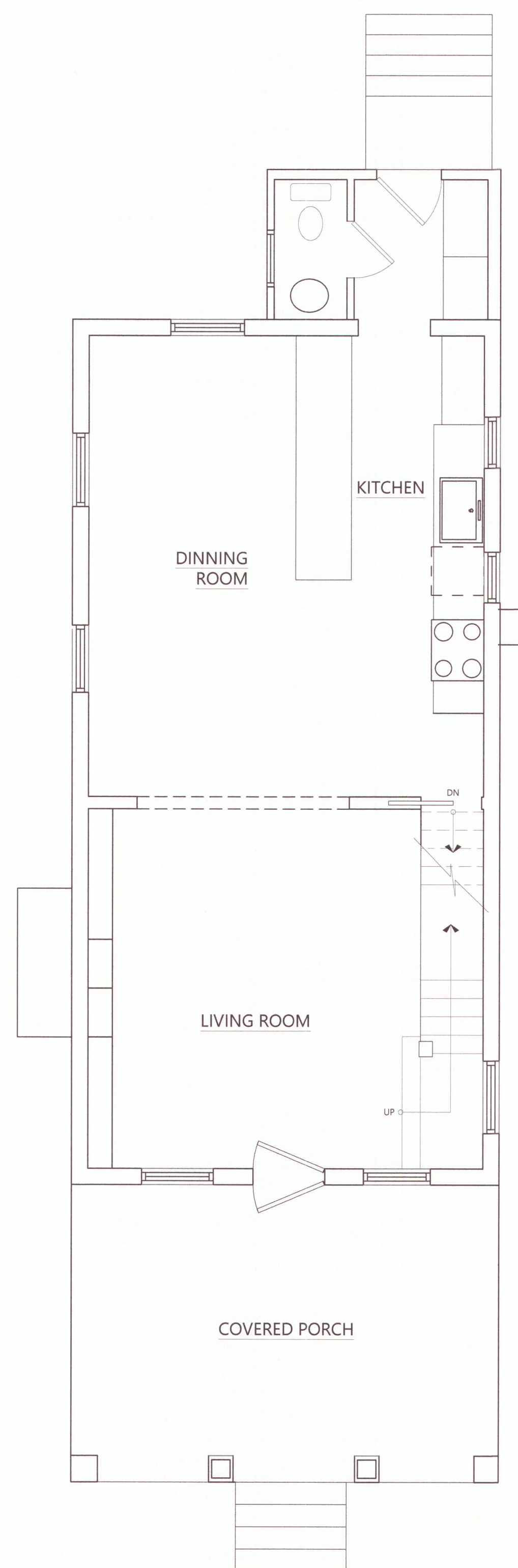
324 McCABE
BRADLEY
BEACH
LOT 34
BLOCK 28

EXISTING FLOOR PLANS

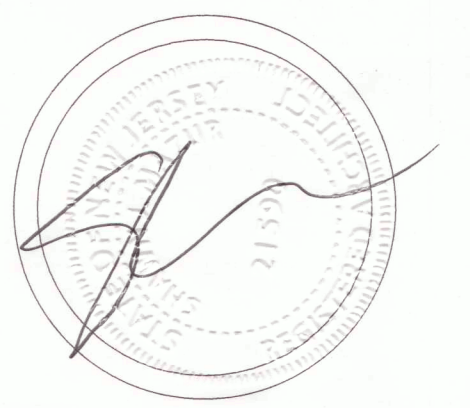
DATE	JOB NO
5/10/25	CHR-25
SCALE	DWG NO
SEE DWG	A-2
DWN. BY	
SJM	
CHECKED	
SJM	OF



2 **EXISTING SECOND FLOOR PLAN**
A-2 SCALE: 1/4" = 1'-0"



1 **EXISTING FIRST FLOOR PLAN**
A-2 SCALE: 1/4" = 1'-0"



SHAWN J. MAZUR AIA, NCARB,
LEED AP
N.J. LICENSE #21A102159000
1300 6TH AVE
NEPTUNE NJ 07753
732-759-5785
SMAZURARCHITECT
@GMAIL.COM

DAVE & MARY CHRISTENSEN
324 McCABE AVENUE
BRADLEY BEACH NJ 07720
LOT 34 BLOCK 28

COPYRIGHT NOTICE

All drawings and designs are the property of Shawn J. Mazur Architect for the specified project and shall not be used or reproduced without written permission of Shawn J. Mazur Architect, AIA, NCARB, LEED AP

NO.	DATE	DESCRIPTION
9-29-25		ZONING SUBMISSION
12-01-25		LAND USED SUBM.

PROPOSED FOR

324 McCABE
BRADLEY
BEACH
LOT 34
BLOCK 28

EXISTING EXTERIOR ELEVATIONS

DATE 5/10/25	JOB NO. CHR-25
SCALE SEE DWG	DWG. NO. A-3
DRAWN BY SJM	CHECKED BY SJM



3 **REAR ELEVATION**
A-3 SCALE: 1/4" = 1'-0"



4 **RIGHT SIDE ELEVATION**
A-3 SCALE: 1/4" = 1'-0"



2 **LEFT SIDE ELEVATION**
A-3 SCALE: 1/4" = 1'-0"



1 **FRONT ELEVATION**
A-3 SCALE: 1/4" = 1'-0"



SHAWN J. MAZUR, AIA, NCARB,
LEED AP
N.J. LICENSE #21A102159000
1300 6TH AVE
NEPTUNE NJ 07753
732-759-5785
SMAZURARCHITECT
@GMAIL.COM

DAVE & MARY CHRISTENSEN
324 Mc CABE AVENUE
BRADLEY BEACH NJ 07720
LOT 34 BLOCK 28

COPYRIGHT NOTICE

All drawings and designs are the property of Shawn J. Mazur Architect for the specified project and shall not be used or reproduced without written permission of Shawn J. Mazur Architect, AIA, NCARB, LEED AP.

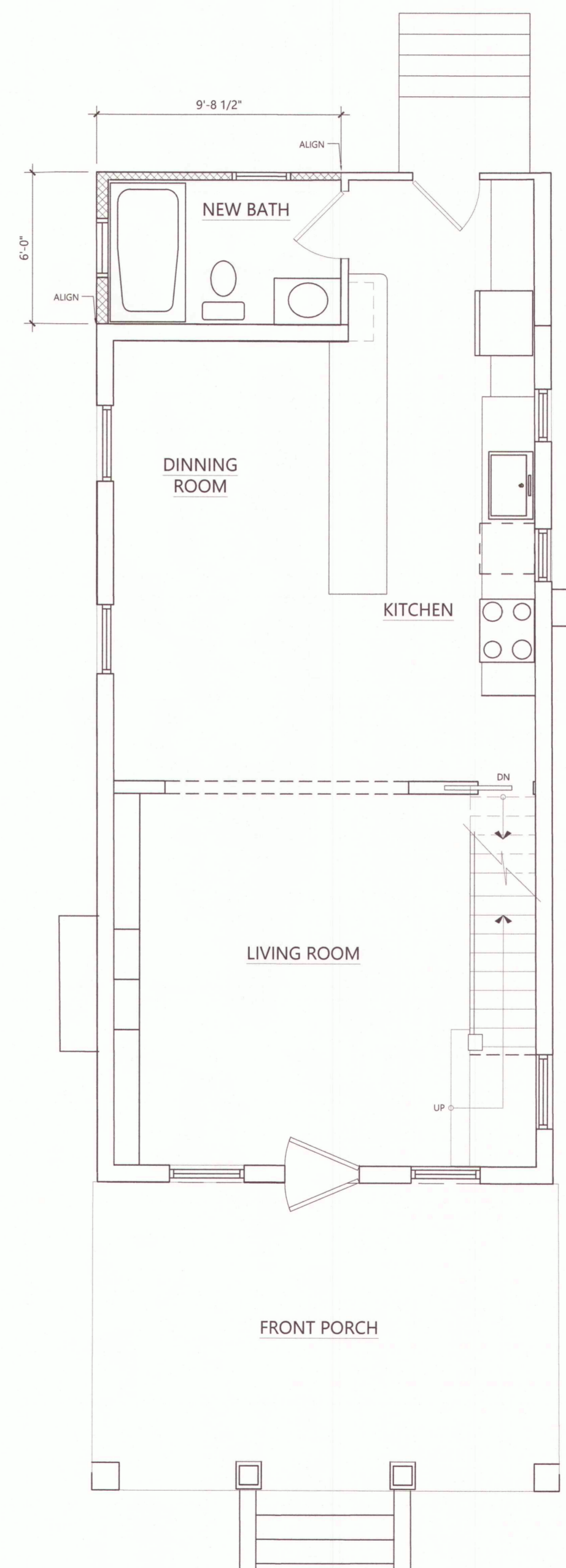
NO.	DATE	DESCRIPTION
1	9-29-25	ZONING SUBMISSION
2	12-01-25	LAND USED SUBM.

PROPOSED FOR

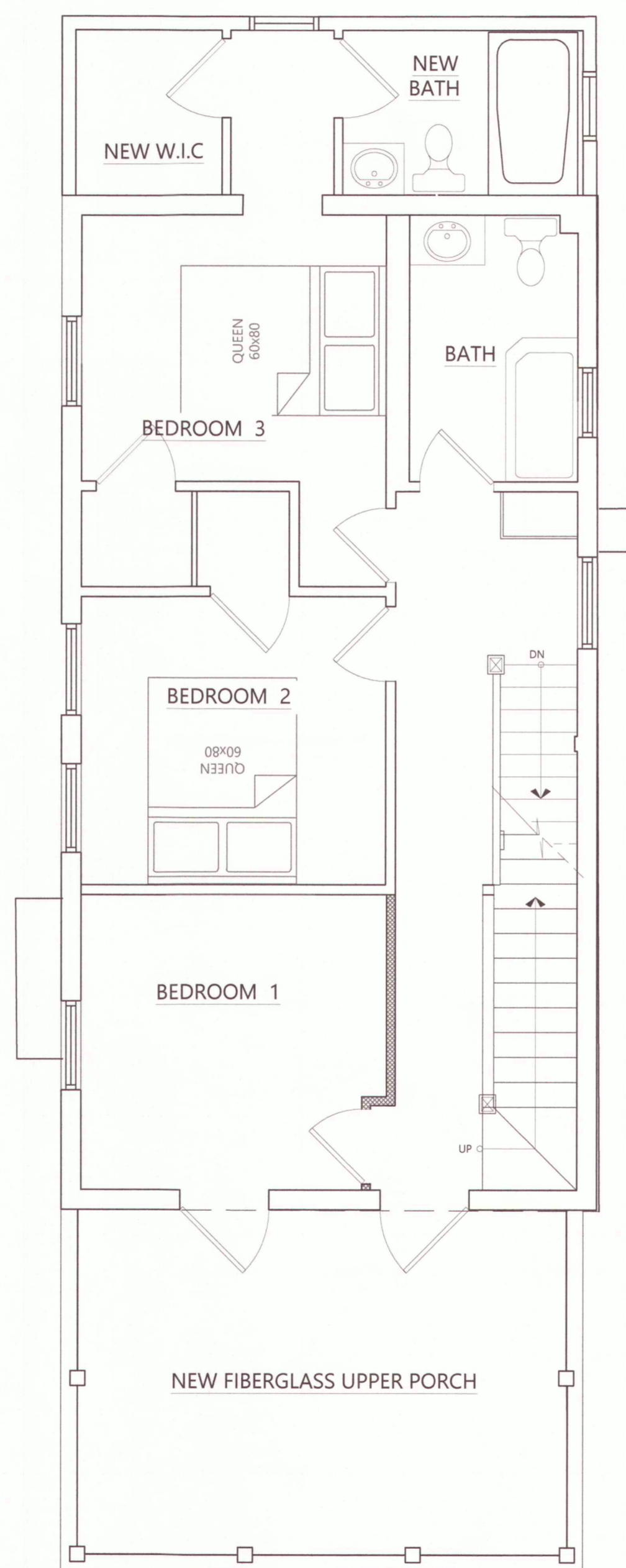
324 McCABE
BRADLEY
BEACH
LOT 34
BLOCK 28

PROPOSED FLOOR PLANS

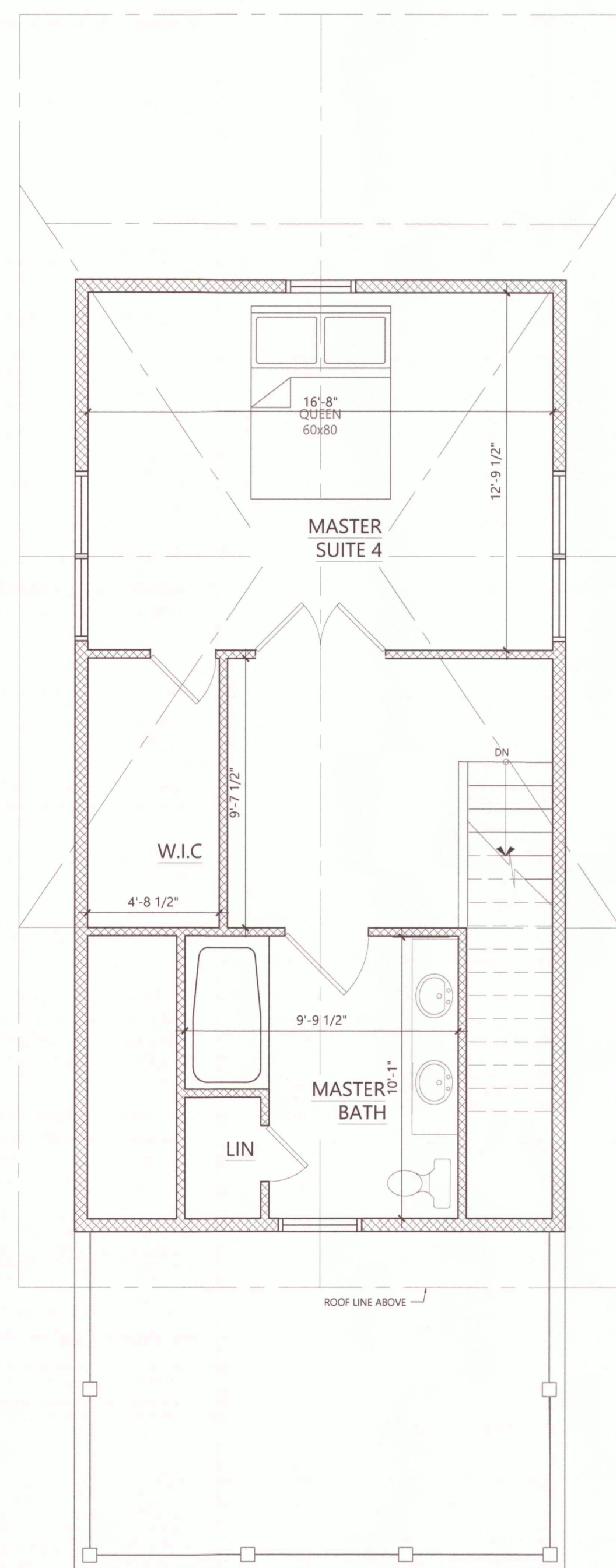
DATE	5/10/25	JOB NO	CHR-25
SCALE	SEE DWG	DWG. NO	A-4
DRAWN BY	SJM	CHECKED	SJM
CHECKED	SJM	DATE	



1 PROPOSED FIRST FLOOR PLAN
A-4 SCALE: 1/4" = 1'-0"



2 PROPOSED SECOND FLOOR PLAN
A-4 SCALE: 1/4" = 1'-0"



3 PROPOSED 1/2 STORY FLOOR PLAN
A-4 SCALE: 1/4" = 1'-0"

WALL LEGEND

	EXISTING WALL TO REMAIN
	NEW WOOD STUD WALL



4 **PROPOSED RIGHT SIDE ELEVATION**
A-5 SCALE: 1/4" = 1'-0"



3 **PROPOSED REAR ELEVATION**
A-5 SCALE: 1/4" = 1'-0"



2 **PROPOSED LEFT SIDE ELEVATION**
A-5 SCALE: 1/4" = 1'-0"



1 **PROPOSED FRONT ELEVATION**
A-5 SCALE: 1/4" = 1'-0"



SHAWN J. MAZUR, AIA, NCARB,
LEED AP
N.J. LICENSE#21A102159000
1300 6TH AVE
NEPTUNE NJ 07753
732-759-5785
SMAZURARCHITECT
@GMAIL.COM

DAVE & MARY CHRISTENSEN
324 McCABE AVENUE
BRADLEY BEACH NJ 07720
LOT 34 BLOCK 28

COPYRIGHT NOTICE

All drawings and designs are the property of Shawn J. Mazur Architect for the specified project and shall not be used or reproduced without written permission of Shawn J. Mazur Architect, AIA, NCARB, LEED AP

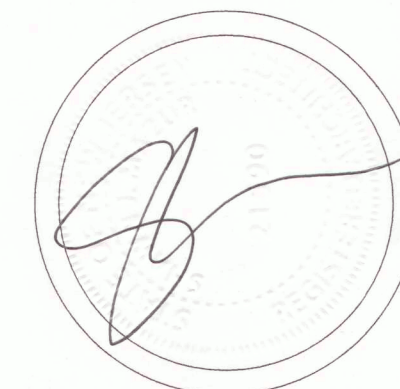
NO	DATE	DESCRIPTION
9-29-25		ZONING SUBMISSION
12-01-25		LAND USED SUBM.

PROPOSED FOR

324 McCABE
BRADLEY
BEACH
LOT 34
BLOCK 28

PROPOSED EXTERIOR ELEVATIONS

DATE	JOB NO
5/10/25	CHR-25
SCALE	DWG. NO
SEE DWG	A-5
DWN. BY	
SJM	
CHECKED	
SJM	



SHAWN J. MAZUR AIA, NCARB,
LEED AP
N.J. LICENSE#21A102159000
1300 6TH AVE
NEPTUNE NJ 07753
732-759-5785
SMAZURARCHITECT
@GMAIL.COM

DAVE & MARY CHRISTENSEN
324 Mc CABE AVENUE
BRADLEY BEACH NJ 07720
LOT 34 BLOCK 28

COPYRIGHT NOTICE

All drawings and designs are the property of Shawn J. Mazur Architect for the specified project and shall not be used or reproduced without written permission of Shawn J. Mazur Architect, AIA, NCARB, LEED AP

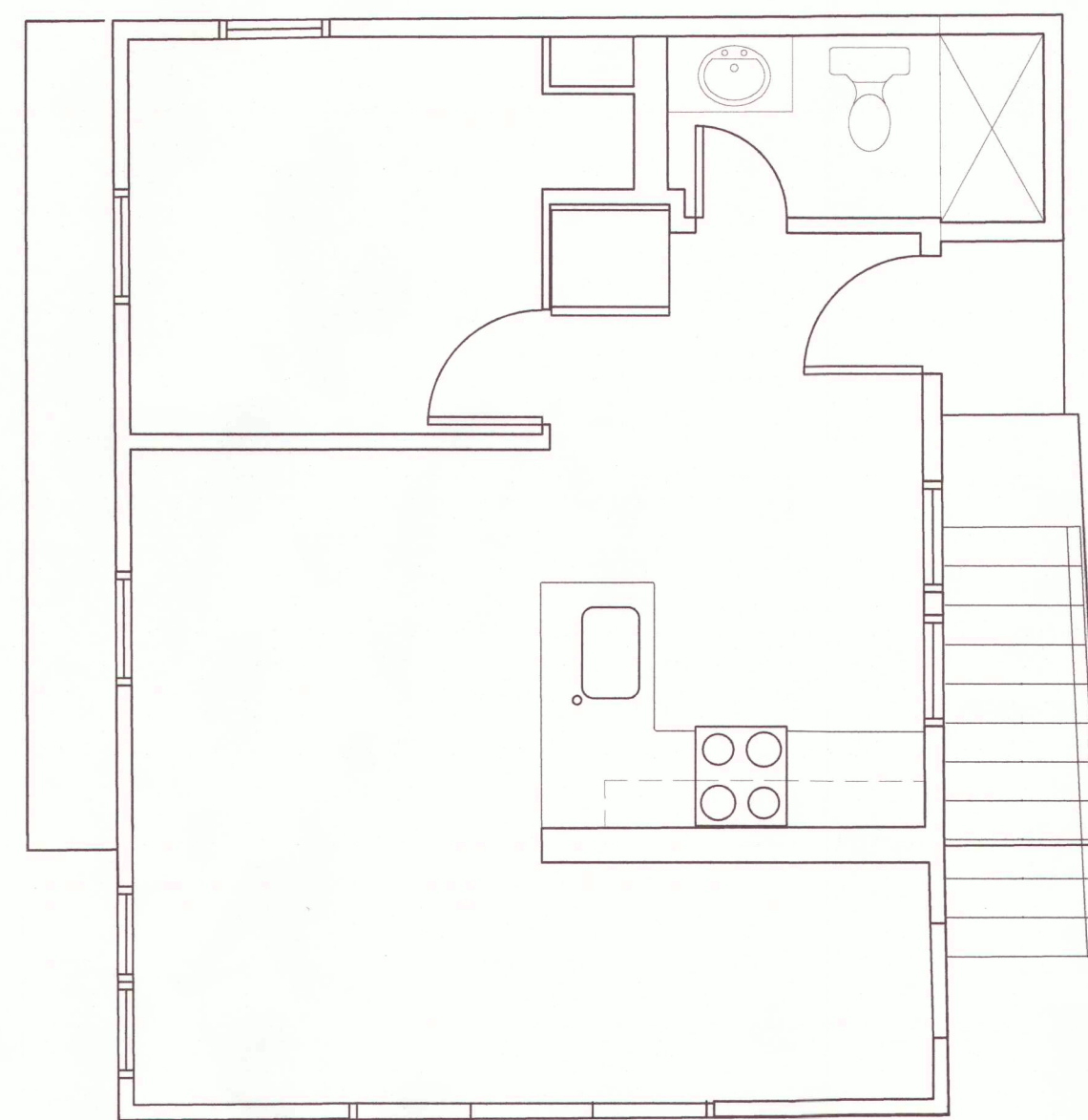
NO.	DATE	DESCRIPTION
1	8-29-25	ZONING SUBMISSION
2	12-01-25	LAND USED SUBM.

PROPOSED FOR

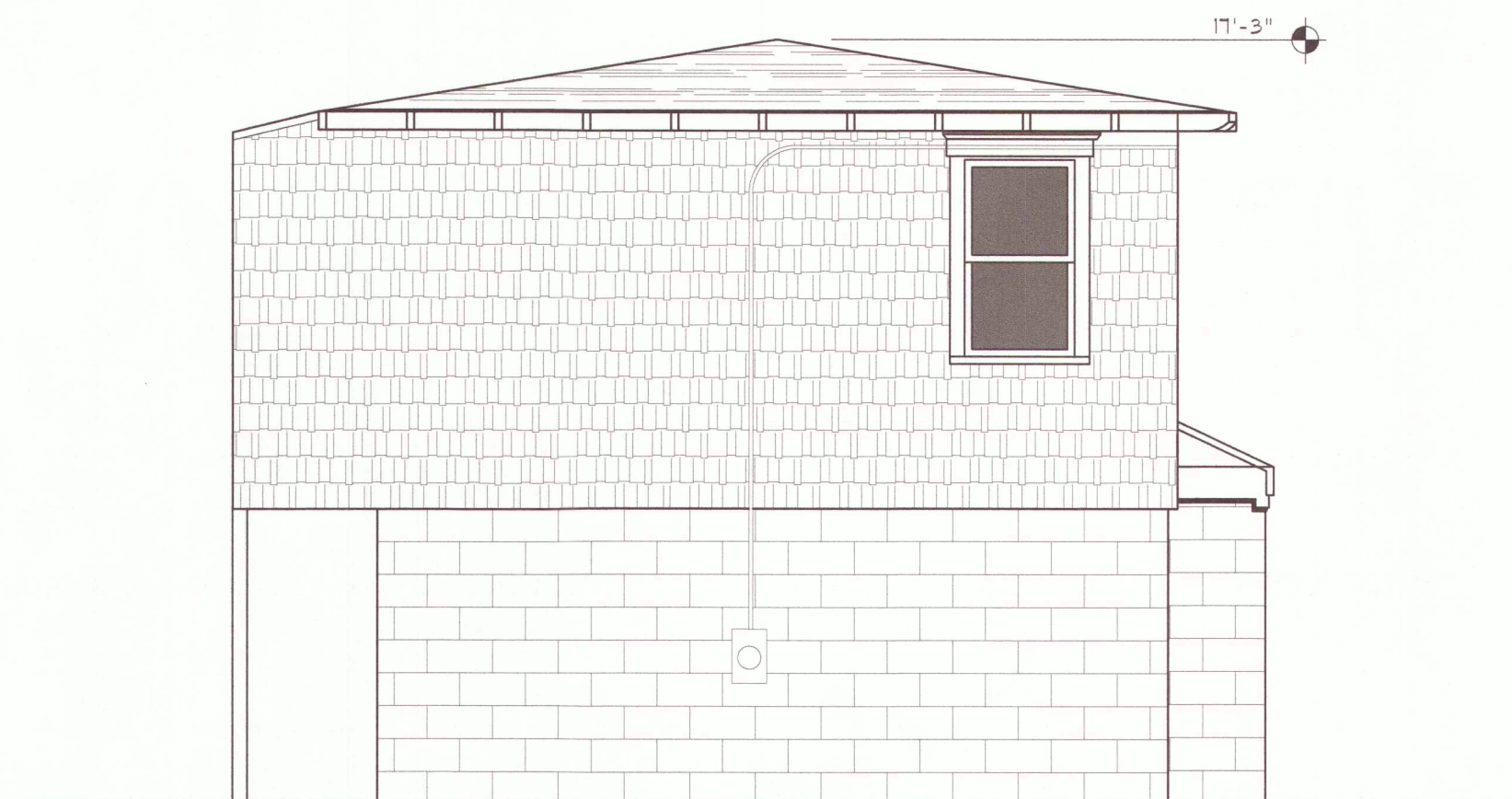
324 McCABE
BRADLEY
BEACH
LOT 34
BLOCK 28

EXISTING GARAGE EXTERIOR ELEVATIONS & PLANS

DATE	5/10/25	JOB NO	CHR-25
SCALE	SEE DWG	DWG. NO	A-6
DRAWN BY	SJM		
CHECKED	SJM		



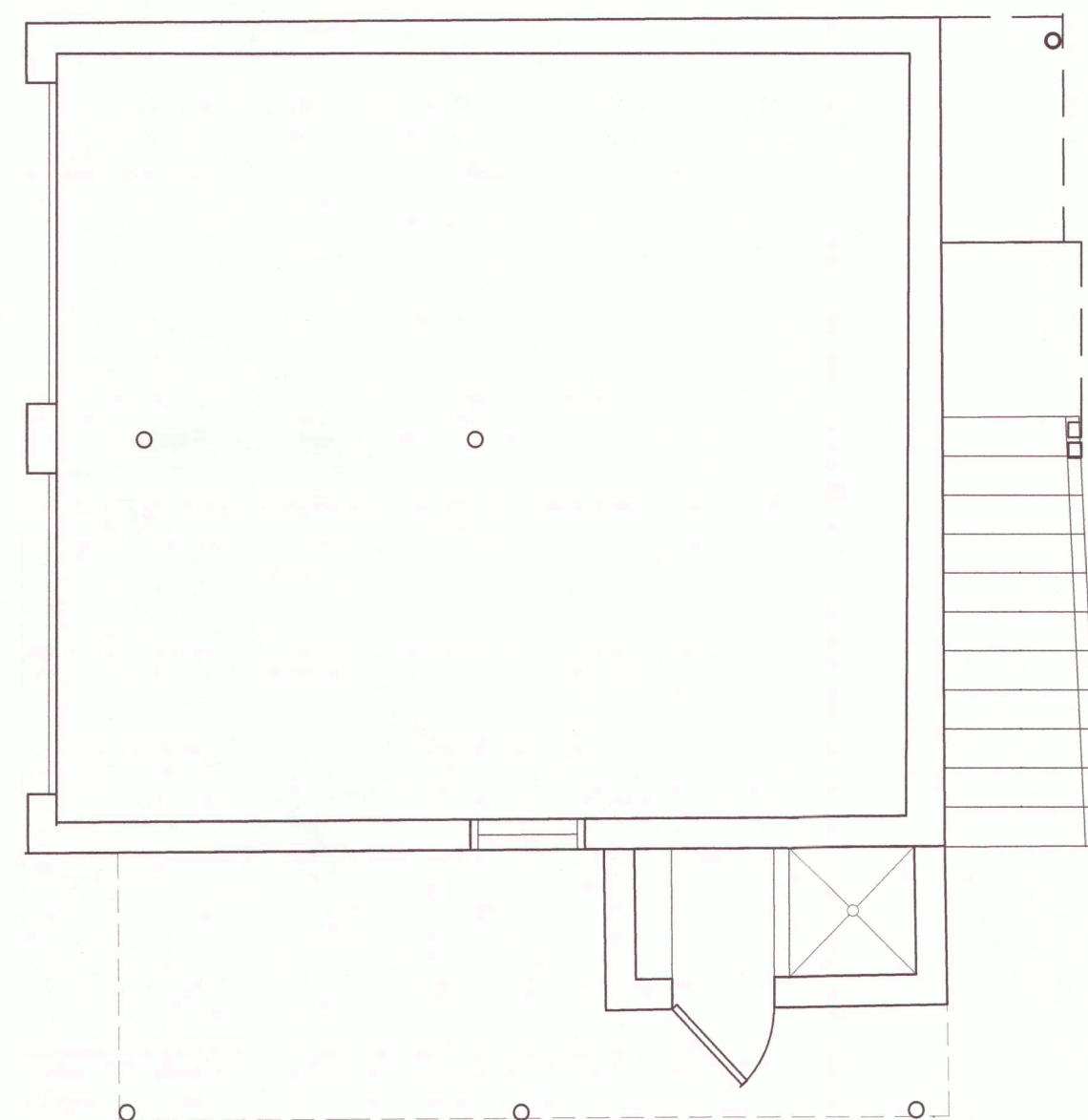
5 UPPER LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-0"



3 REAR ELEVATION
SCALE: 1/4" = 1'-0"



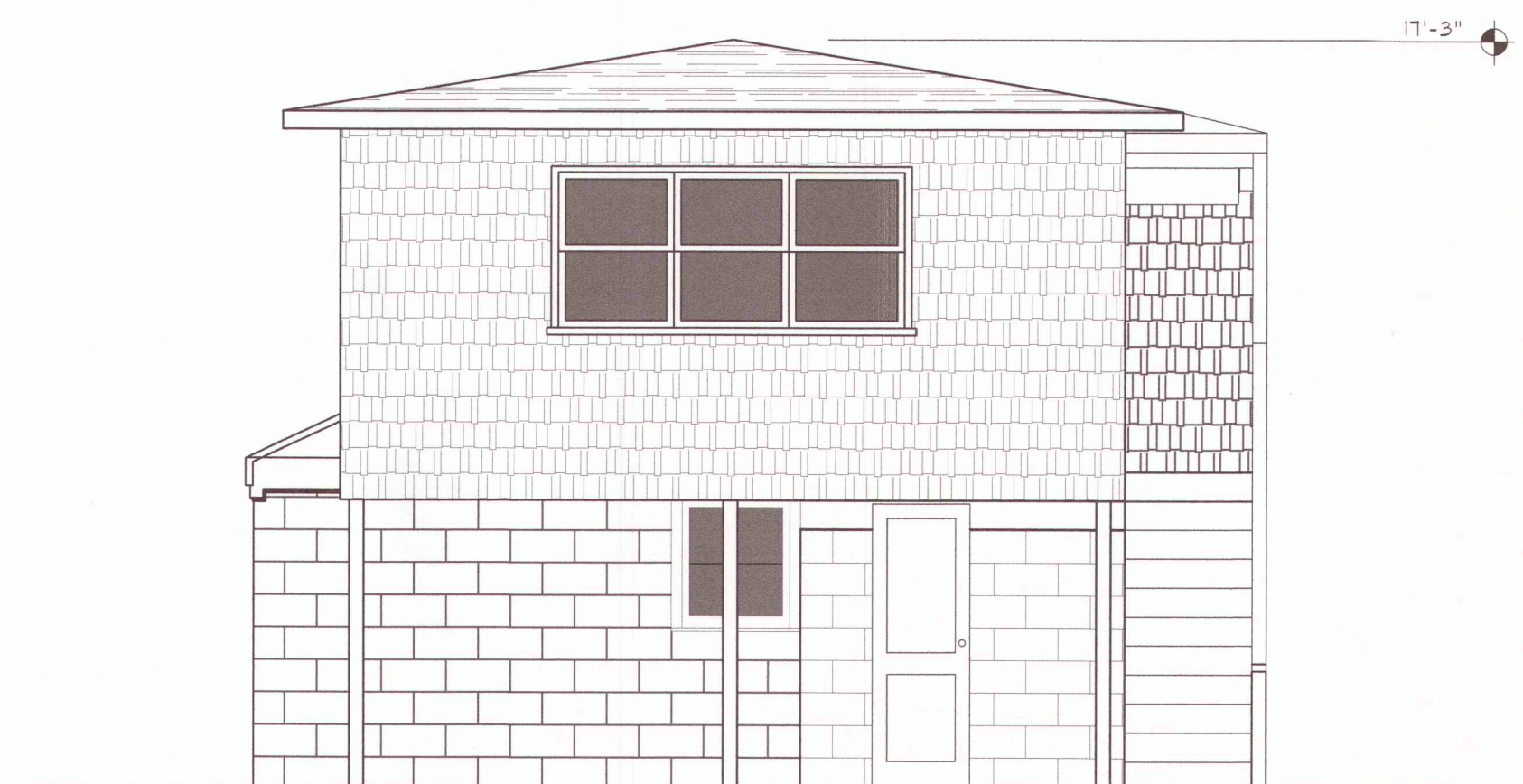
4 LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



6 GROUND FLOOR PLAN
SCALE: 1/4" = 1'-0"



2 RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



1 FRONT ELEVATION
SCALE: 1/4" = 1'-0"



SHAWN J. MAZUR AIA, NCARB,
LEED AP
N.J. LICENSE #21A102159000
1300 6TH AVE
NEPTUNE NJ 07753
732-759-5785
SMAZURARCHITECT
@GMAIL.COM

DAVE & MARY CHRISTENSEN
324 Mc CABE AVENUE
BRADLEY BEACH NJ 07720
LOT 34 BLOCK 28

COPYRIGHT NOTICE

All drawings and designs are the property of Shawn J. Mazur Architect for the specified project and shall not be used or reproduced without written permission of Shawn J. Mazur Architect, AIA, NCARB, LEED AP

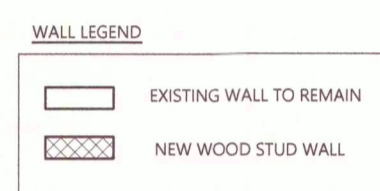
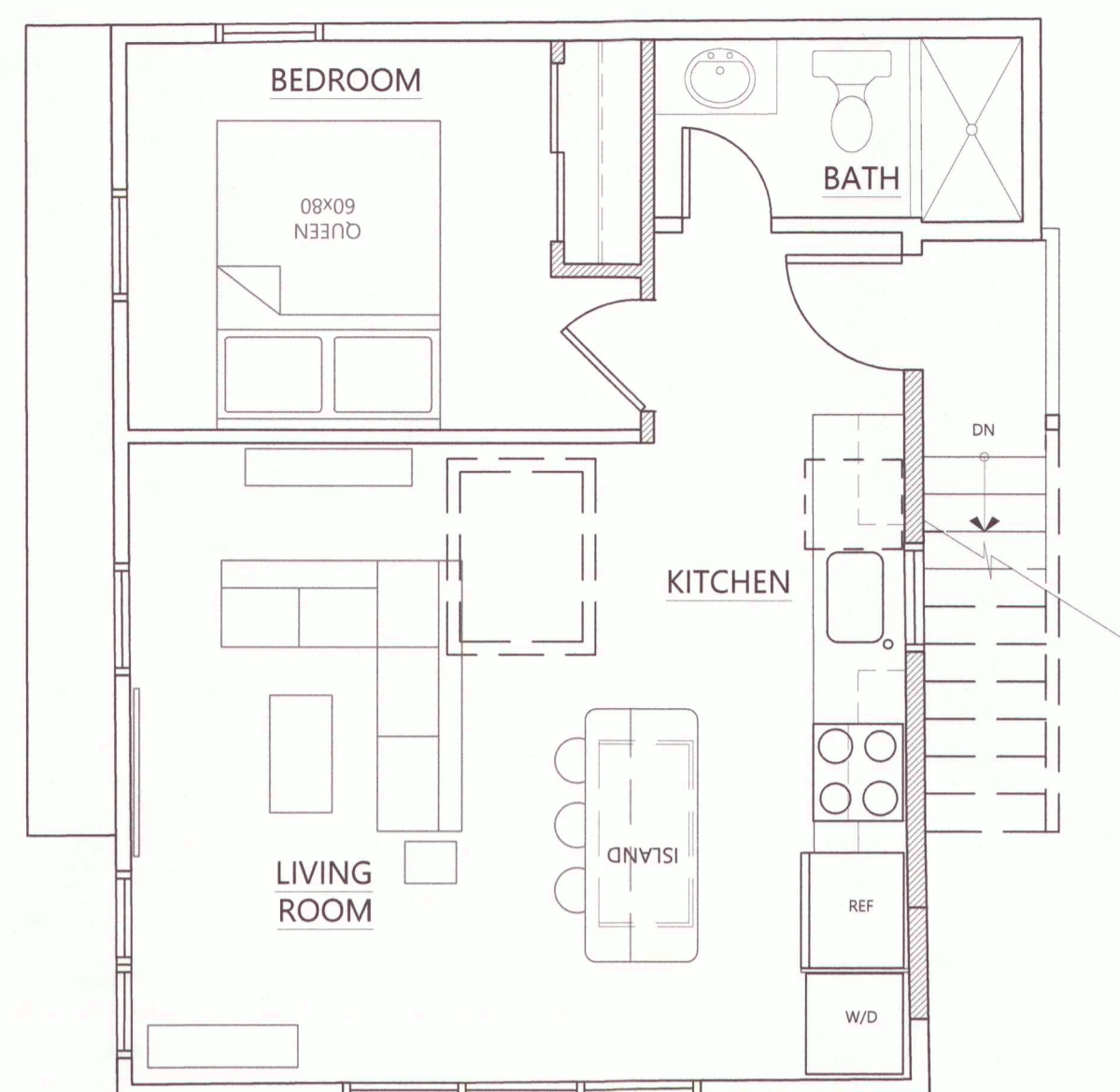
NO	DATE	DESCRIPTION
1	8-28-25	ZONING SUBMISSION
2	12-01-25	LAND USED SUBM.

PROPOSED FOR

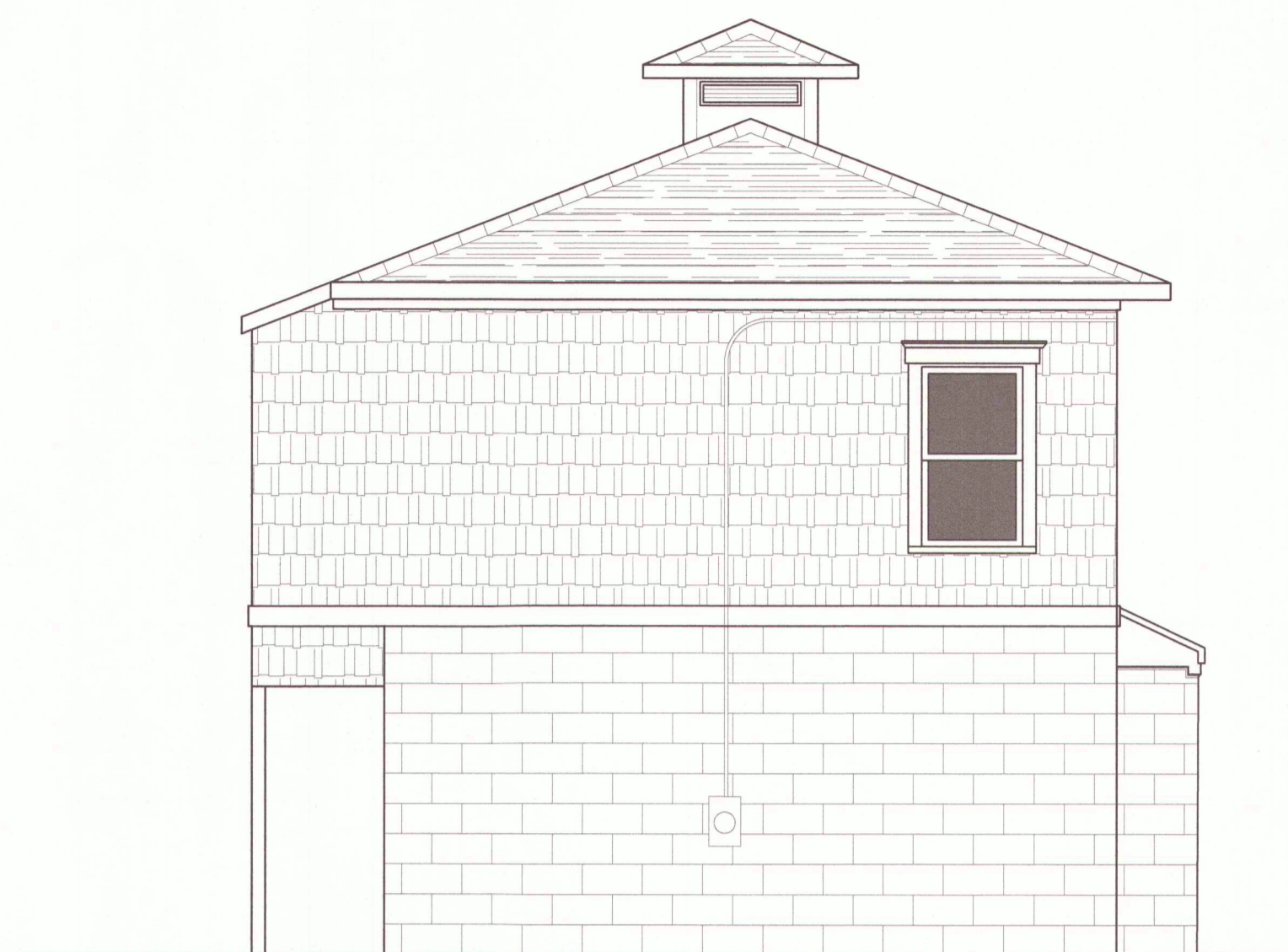
324 McCABE
BRADLEY
BEACH
LOT 34
BLOCK 28

PROPOSED GARAGE EXTERIOR ELEVATIONS & PLANS

DATE	5/10/25	JOB NO	CHR-25
SCALE	SEE DWG	DWG NO	A-7
DRAWN BY	SJM	CHECKED	SJM



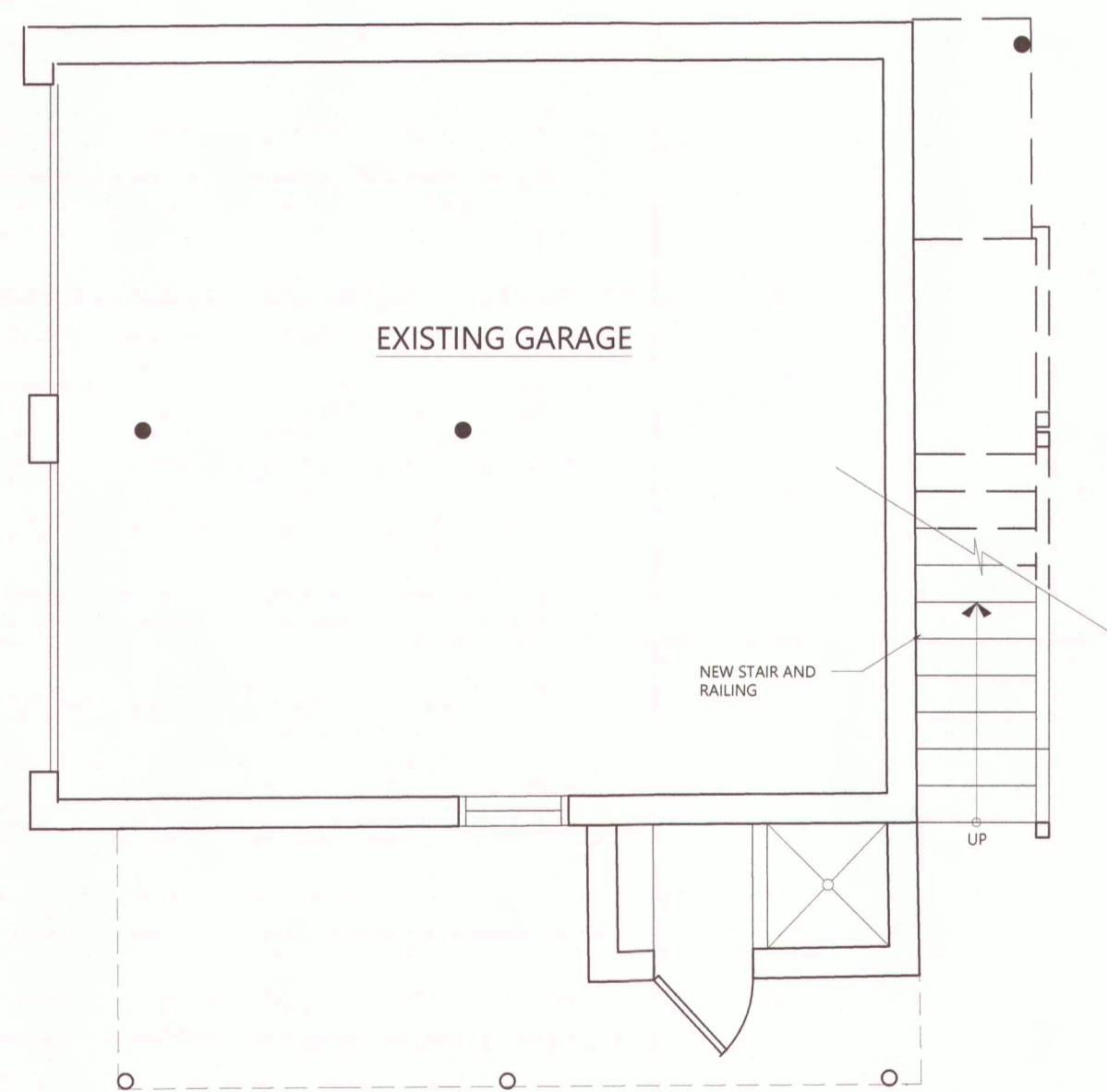
5 2ND FLOOR PLAN
A-6 SCALE: 1/4" = 1'-0"



3 REAR ELEVATION
A-6 SCALE: 1/4" = 1'-0"



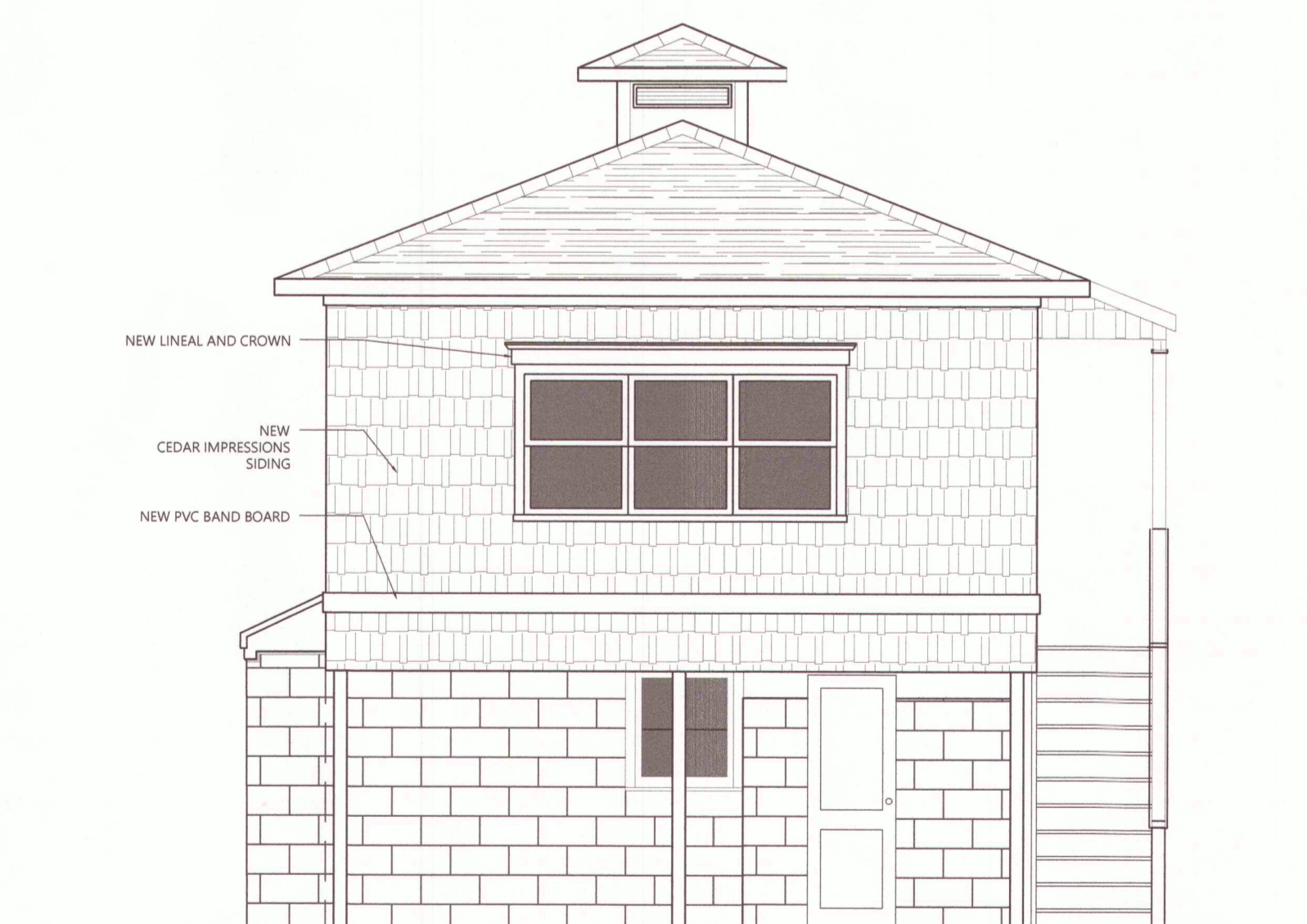
4 LEFT SIDE ELEVATION
A-6 SCALE: 1/4" = 1'-0"



6 GROUND FLOOR PLAN
A-6 SCALE: 1/4" = 1'-0"



2 RIGHT SIDE ELEVATION
A-6 SCALE: 1/4" = 1'-0"



1 FRONT ELEVATION
A-7 SCALE: 1/4" = 1'-0"