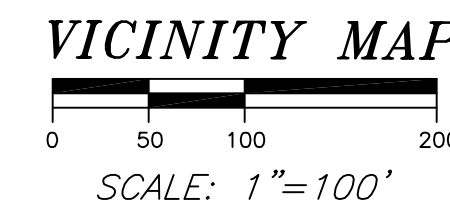
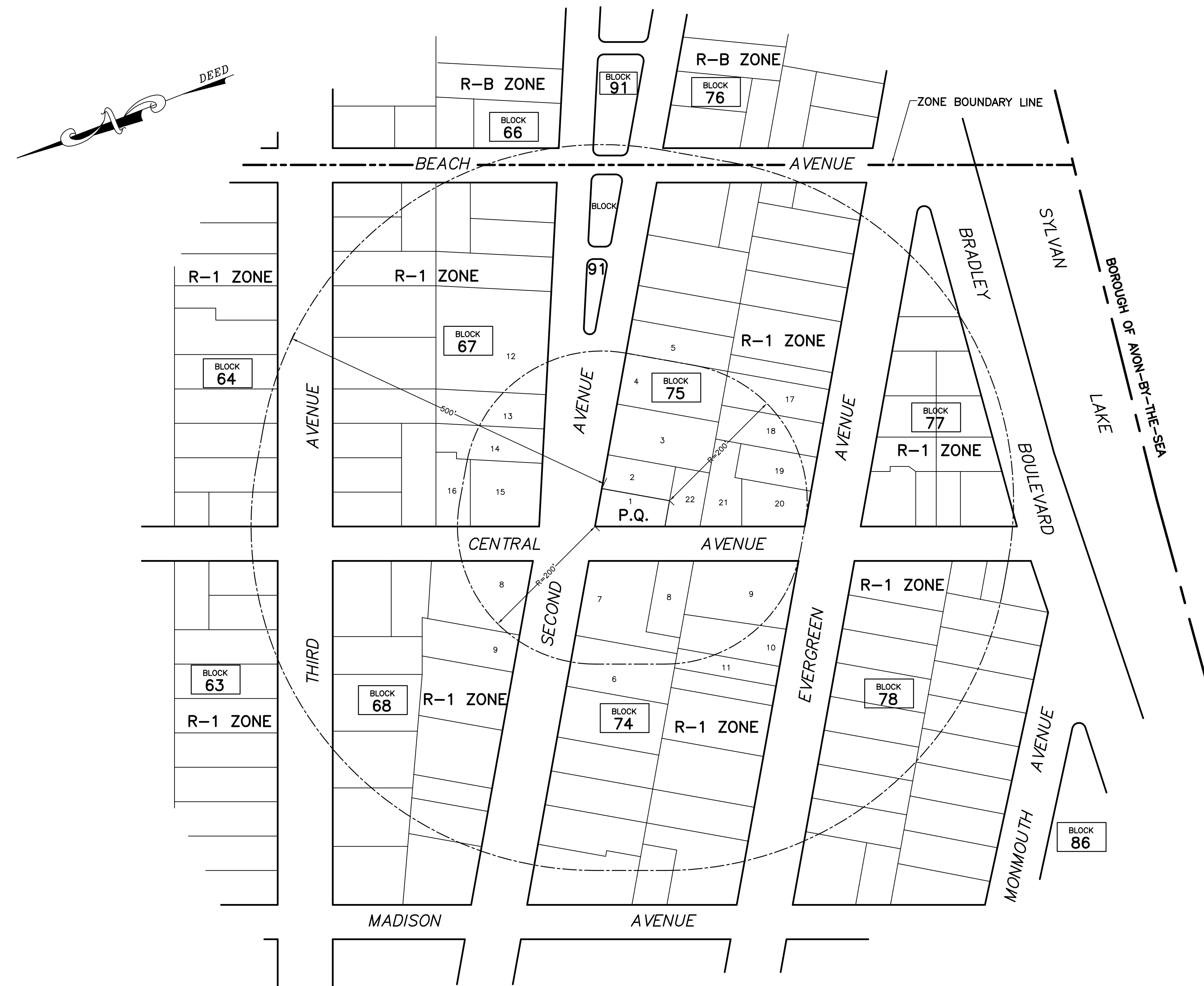


# VARIANCE APPLICATION PLANS

## 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. BRIGGE 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 \_\_\_\_\_

REVISED MARCH 23, 2026; REVISIONS TO SHEET SE-3 PER ARCHITECT'S REVISIONS  
ADD SHEET SE-4  
REVISED JANUARY 27, 2026; REVISIONS TO SHEETS SE-2 & SE-3

**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

MARCH 23, 2026

*Robert M. Cunningham*

ORIGINAL DRAWING DATE:  
OCTOBER 24, 2025

**ROBERT M. CUNNINGHAM**  
PROFESSIONAL ENGINEER N.J. LICENSE GE31540

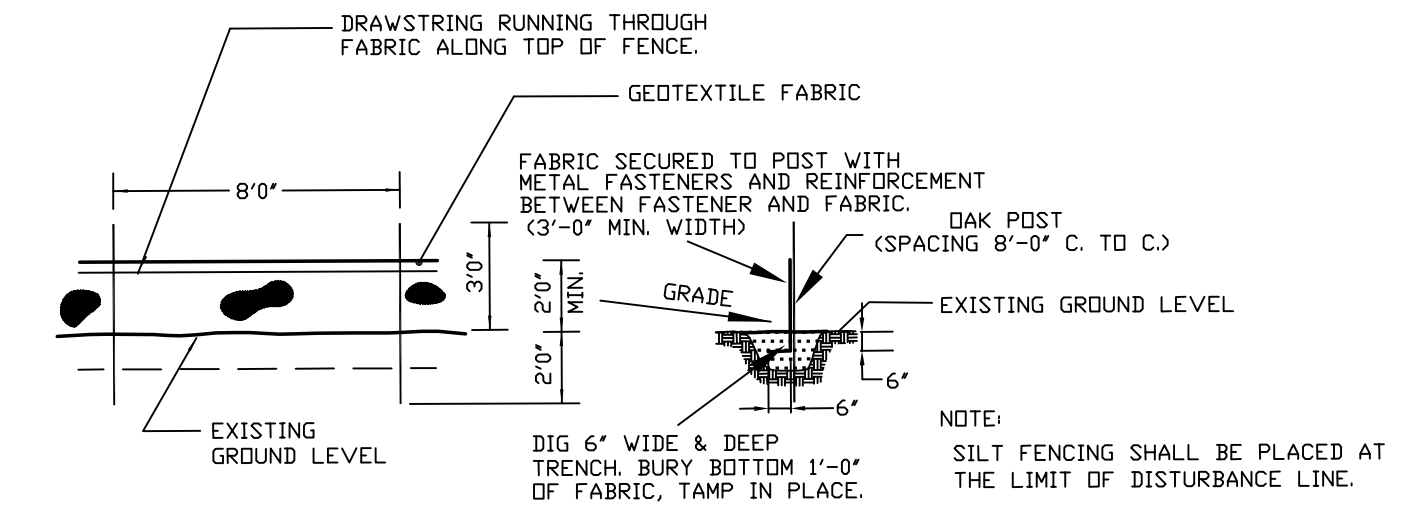
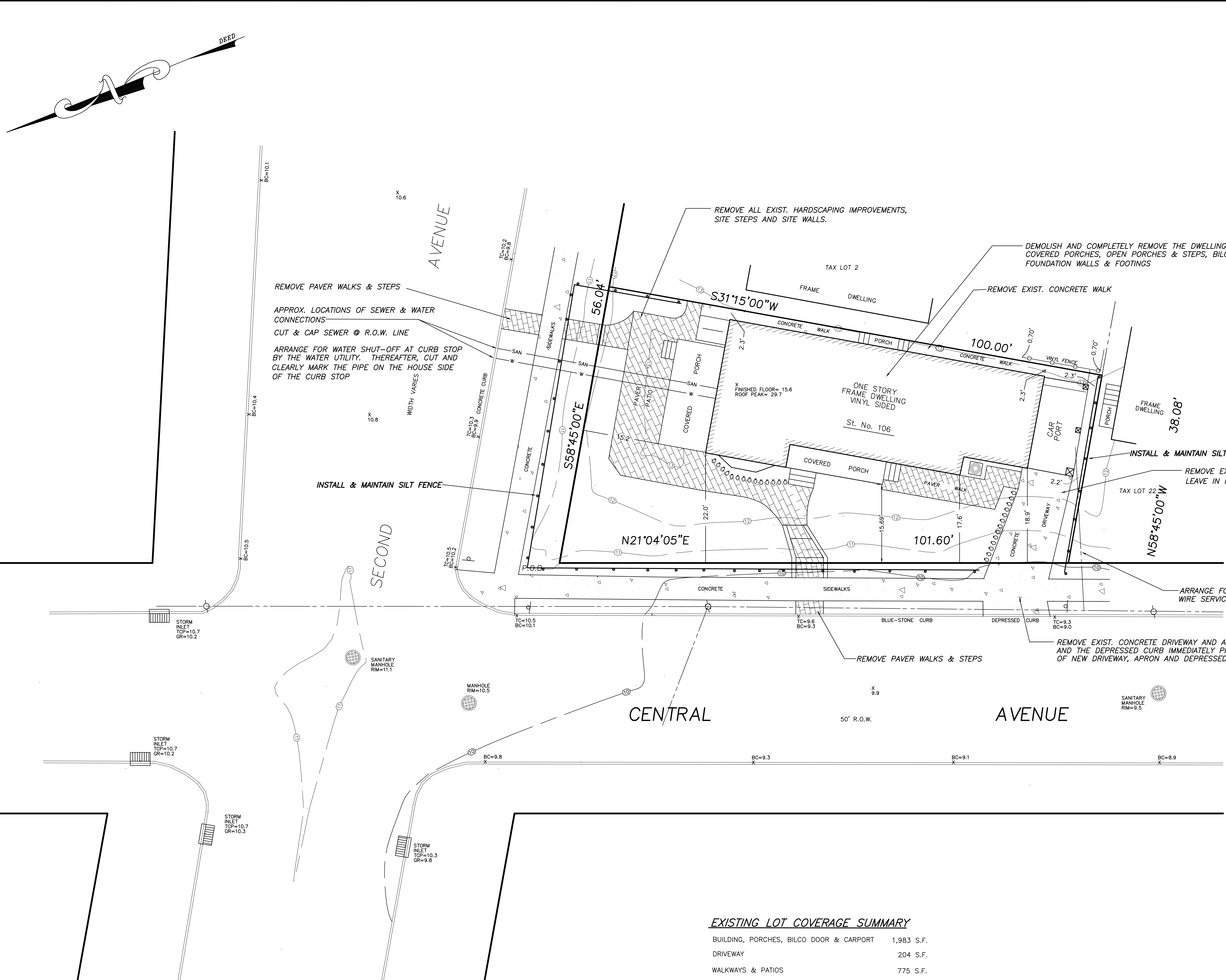
**OWNER & APPLICANT**  
NAN, POP & COMPANY, LLC  
16 STONEVIEW COURT  
BASKING RIDGE, NEW JERSEY 07920  
PHONE: (973) 919-9538

**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



**SEDIMENT CONTROL FILTER FENCE**  
N.T.S.

**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**

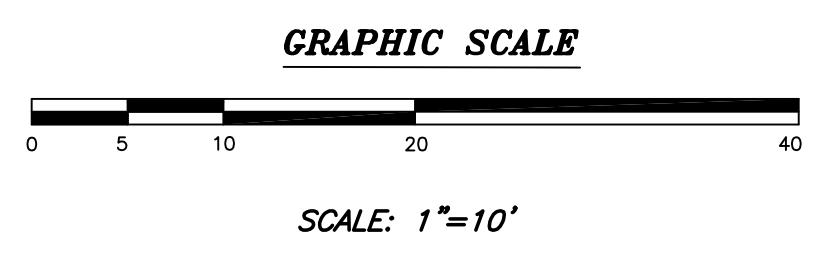
THE FEMA FLOOD INSURANCE RATE MAP NO. 3402500334G, EFFECTIVE 6/15/2022 INDICATES THE ZONE AE BASE FLOOD ELEVATION = 9.0 FEET.  
N.J.A.C. 7-13-4.3 SPECIFIES THAT THE FLOOD HAZARD AREA DESIGN FLOOD ELEVATION SHALL BE EQUAL TO THE FEMA 100 MYEAR BASE FLOOD ELEVATION.  
SECTION 217-12 OF THE ORDINANCES OF 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.

**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



- 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. AESBESTOS 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.

DATE	REVISIONS
JAN. 27, 2026	ADD DEPRESSED CURBDEMO, ADD UTILITY DISCONNECT INFORMATION, ADD SILT FENCE

**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**

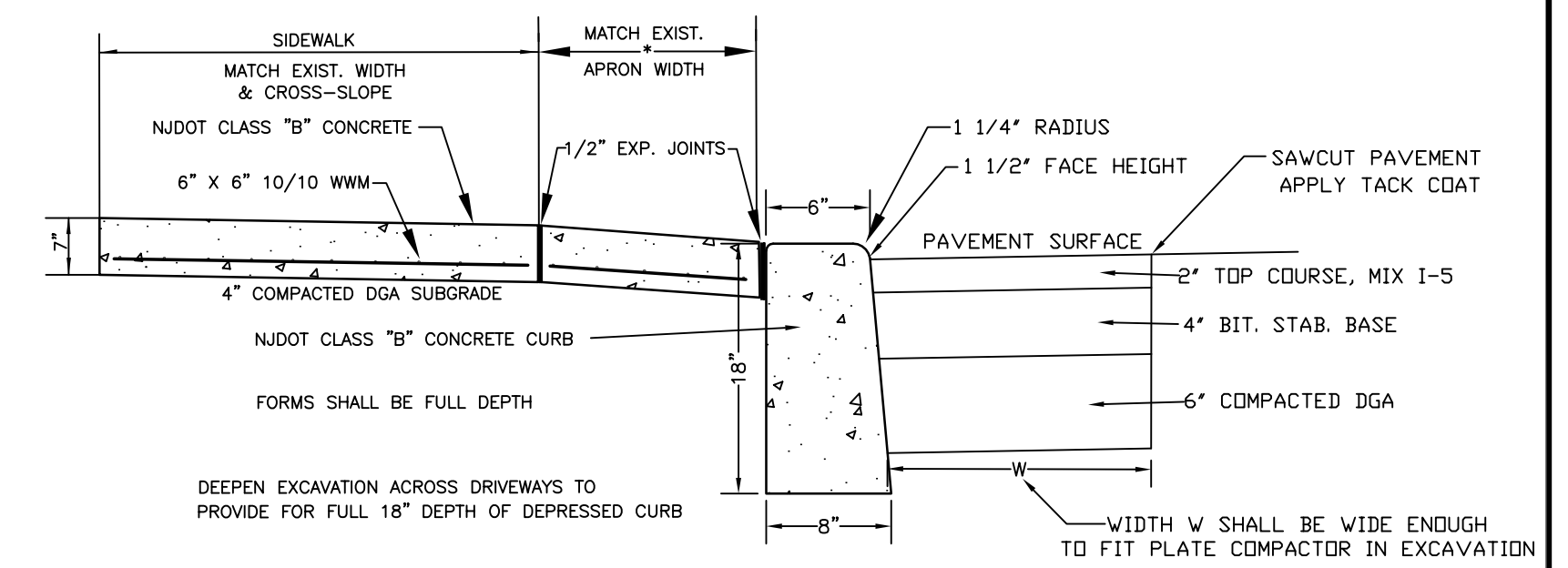
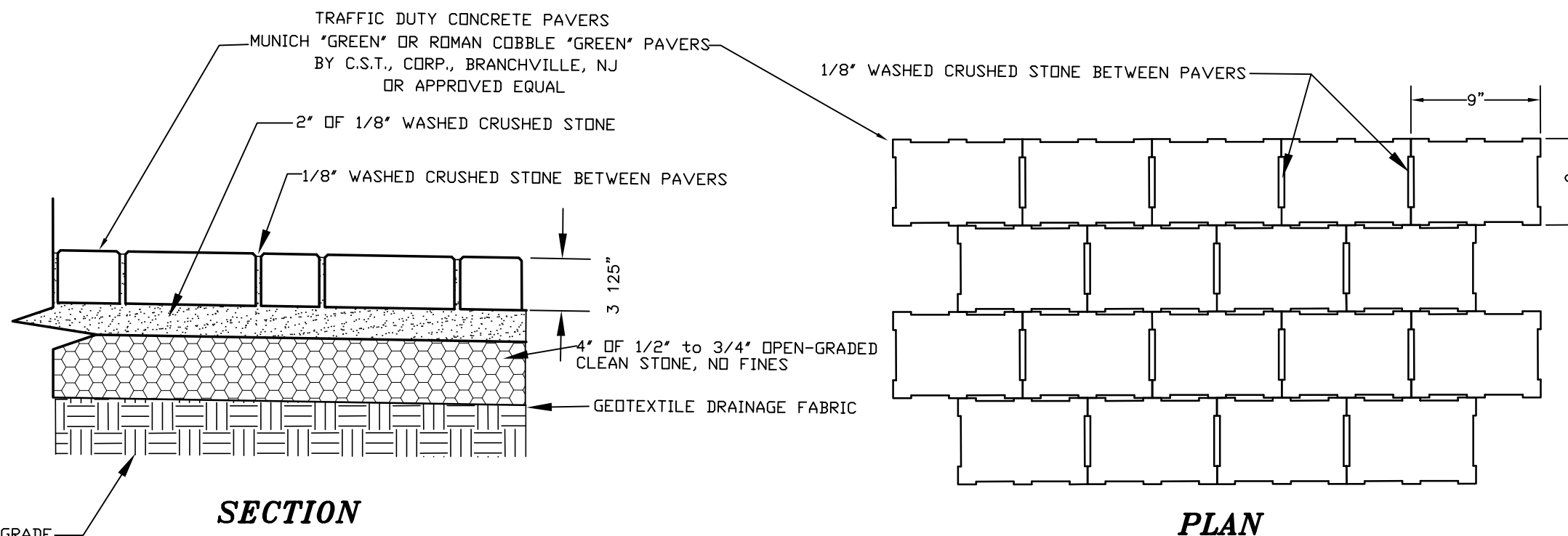
**Cunningham Engineering & Design, LLC**  
Certificate of Authorization No. 245428204100  
213 NEWTON SWARTSWOOD ROAD, NEWTON, NEW JERSEY 07860  
973-219-7546 RMCNJPE@YAHOO.COM

ORIGINAL DWG. DATE: JANUARY 27, 2026  
OCTOBER 24, 2025

**ROBERT M. CUNNINGHAM**  
PROFESSIONAL ENGINEER N.J. LICENSE GE31540

**GENERAL NOTES**

- EXISTING LOT GRADES AND DRAINAGE PATTERNS SHALL BE MAINTAINED.
- A REDUCTION IN IMPERVIOUS LOT COVERAGE WILL BE REALIZED BY THIS PROPOSAL.
- THE EXISTING WATER & SANITARY SEWER SERVICE CONNECTIONS TO THE PROPERTY SHALL BE PROTECTED AND RE-USED.
- PROVIDE CAMERA INSPECTION OF THE EXISTING SEWER LATERAL TO DETERMINE LOCATION AND CONDITION. REPLACE IF NECESSARY. ADD CLEAN-OUT NEAR STREET LINE IF SUCH A CLEAN-OUT DOES NOT PRESENTLY EXIST.
- ROOF DOWNSPOUT SURGE OUTLETS SHALL DISCHARGE ONTO CONCRETE SPLASH BLOCKS.
- ALL ROOF GUTTERS SHALL BE PROTECTED WITH A GUTTER GUARD SYSTEM.
- ANY PUBLIC SIDEWALK OR CURB SECTIONS THAT ARE DAMAGED DURING CONSTRUCTION, AS DETERMINED BY THE BOROUGH ENGINEER'S INSPECTOR, SHALL BE REPLACED.



**CONCRETE DRIVEWAY APRON & DEPRESSED CURB DETAIL**

**ZONE SCHEDULE R-3 RESIDENTIAL ZONE**

	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	5,000 S.F.	4,706 S.F.	4,706 S.F. *
MINIMUM LOT WIDTH	50 FT.	51.55 FT.	51.55 FT.
MINIMUM LOT DEPTH	100 FT.	100 FT.	100 FT.
MINIMUM FRONT YARD SETBACK FROM SECOND AVENUE	25 FT.	24.94 FT.	26.36 FT.
MINIMUM FRONT YARD SETBACK FROM CENTRAL AVENUE	15 FT.	17.9 FT.	11.64 FT. **
MINIMUM FRONT PORCH SETBACK FROM SECOND AVENUE	21.88 FT.	15.2 FT.	17.80 FT. ***
MINIMUM FRONT PORCH SETBACK FROM CENTRAL AVENUE	17.13 FT.	15.69 FT.	10.82 FT. **
MINIMUM SIDE YARD	5 FT.	2.3 FT.	5.17 FT. @ 2ND FL.
MINIMUM REAR YARD	25 FT.	2.3 FT.	5.17 FT.***
MAXIMUM BUILDING COVERAGE	35%	42.14%	41.88% **
MAXIMUM LOT COVERAGE	60%	63.13%	54.31%
MAXIMUM BUILDING HEIGHT	35 FT.	18 FT.	34.83 FT.
	2 1/2 STORIES	1 1/2 STORIES	2 1/2 STORIES

\* = PRE-EXISTING NON-CONFORMING CONDITION  
 \*\* = VARIANCE REQUIRED  
 \*\*\* = VARIANCE REQUIRED BUT NON-CONFORMITY REDUCED  
 \*\*\*\* = BASED ON SURVEYOR'S PREVAILING SETBACK MAP

**FLOOD HAZARD LIMIT INFORMATION**

THE FEMA FLOOD INSURANCE RATE MAP NO. 34025C0334C, EFFECTIVE 6/15/2022 INDICATES THE 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 M/YEAR BASE FLOOD ELEVATION.  
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 THE ENTIRE SITE IS ABOVE THE LOCAL DESIGN FLOOD ELEVATION.

DATE	REVISIONS
3/23/26	EDIT OFFSETS & DATA CHART PER ARCHITECTURAL REVISIONS, REVISE DRIVEWAY & CURB CUT WIDTH, ADD STEPPING STONES

**SITE PLAN**

**SHEET SE-3**

**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. 245428204400  
 213 NEWTON SWARTSWOOD ROAD, NEWTON, NEW JERSEY 07860  
 973-219-7546 RMCNJPE@YAHOO.COM

MARCH 23, 2026

ORIGINAL DWG. DATE  
 OCTOBER 24, 2025

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

**ARCHITECTURAL PLAN REFERENCE**

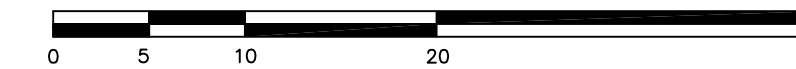
NEW HOME, THE KINNEY RESIDENCE, 106 CENTRAL AVENUE, BRADLEY BEACH, NJ 07720, BLOCK 75, LOT 1 BY CORY FERNANDEZ, AIA, ARCHITECT, TOTAL ARCHITECTURE 50 DIVISION ST., SUITE 501, SOMERVILLE, NJ 08876, 908-625-6459 DATED 3/9/2026

**SURVEY REFERENCES**

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 DATED AUGUST 14, 2025

PREVAILING SETBACK MAP, 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 DATED AUGUST 18, 2025

**GRAPHIC SCALE**



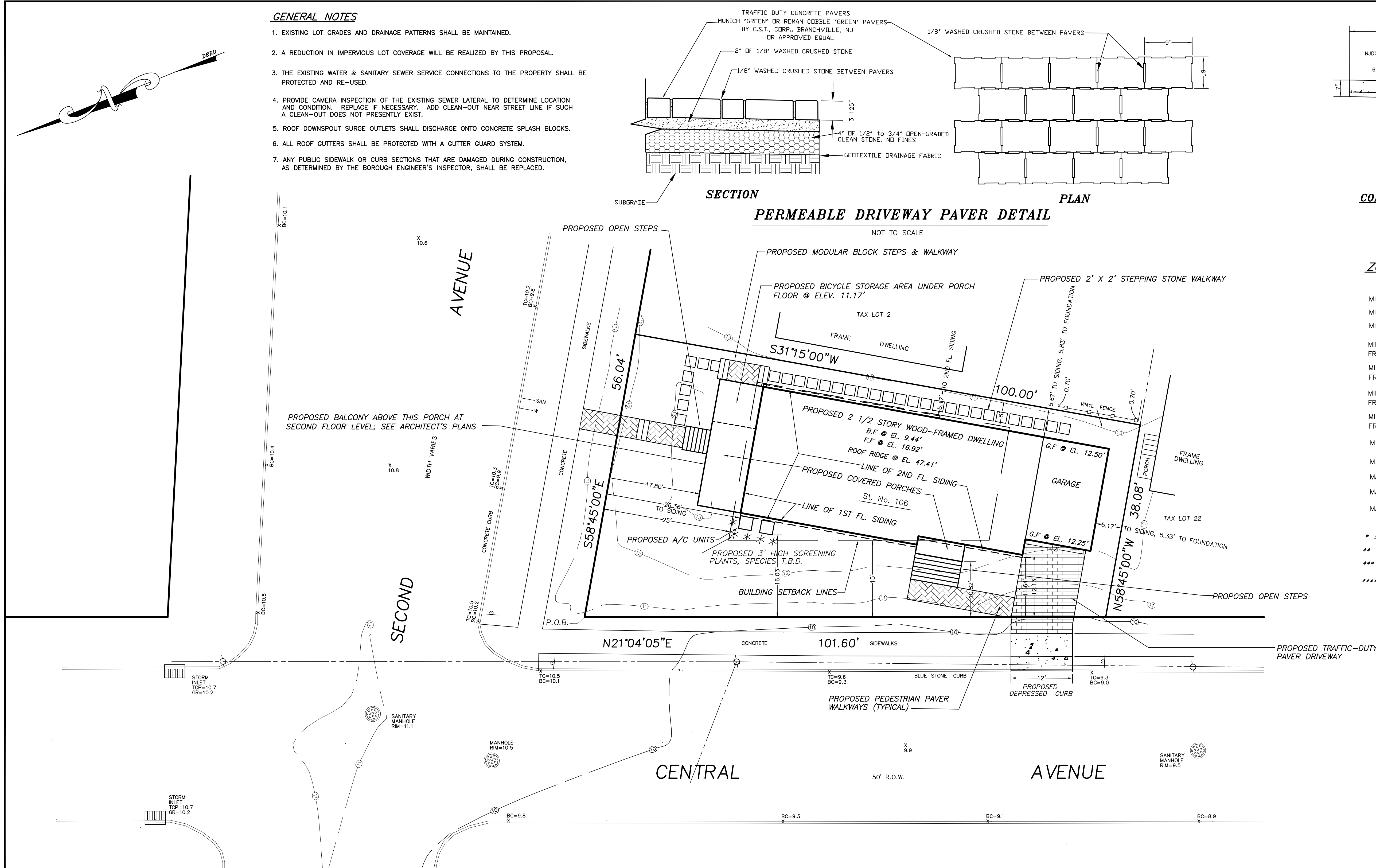
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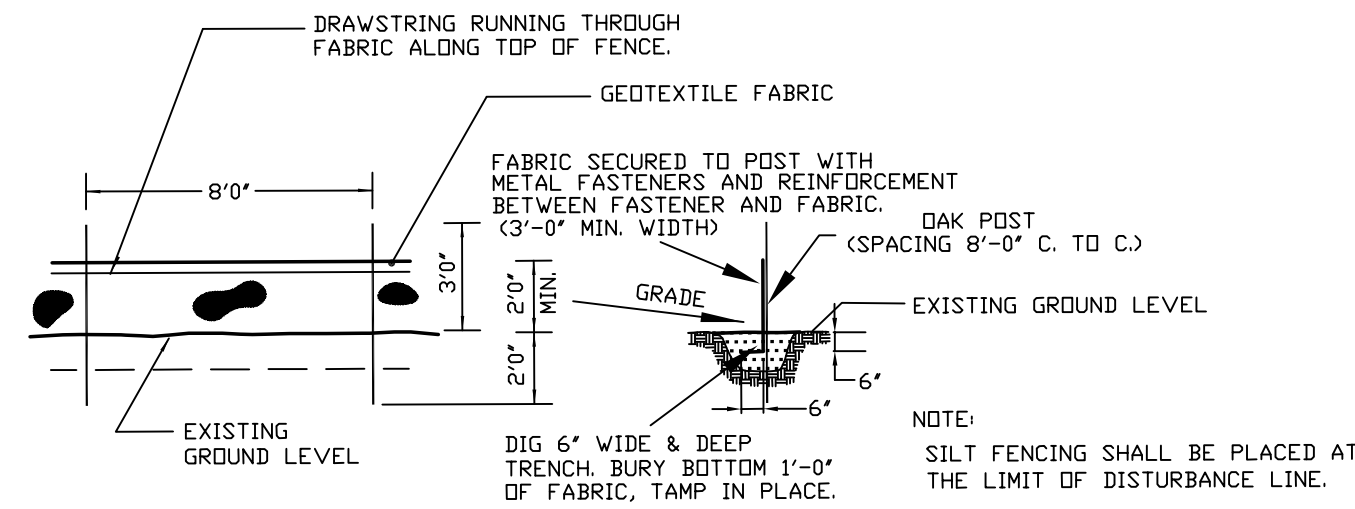
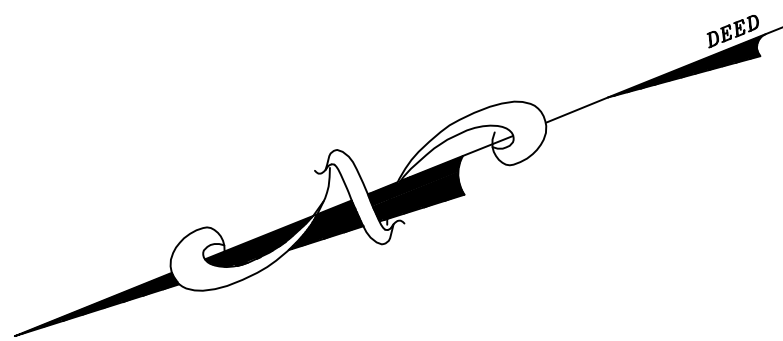
**PROPOSED LOT COVERAGE SUMMARY**

HOUSE & GARAGE	1,661 S.F.
COVERED PORCHES	240.1 S.F.
OPEN STOOP & STEPS	70 S.F.
TOTAL BUILDING COVERAGE	2,039.1 S.F.
BUILDING COVERAGE (PERCENTAGE)	43.33%
PERMEABLE PAVER DRIVEWAY	171.7 S.F.
PERMEABLE PAVER WALKWAYS	202.8 S.F.
STEPPING STONE WALKWAY	124 S.F.
A/C UNITS	18 S.F.
TOTAL COVERAGE	2,555.6 S.F.
LOT AREA	4,706 S.F.
LOT COVERAGE (PERCENTAGE)	54.31%

**EXISTING LOT COVERAGE SUMMARY**

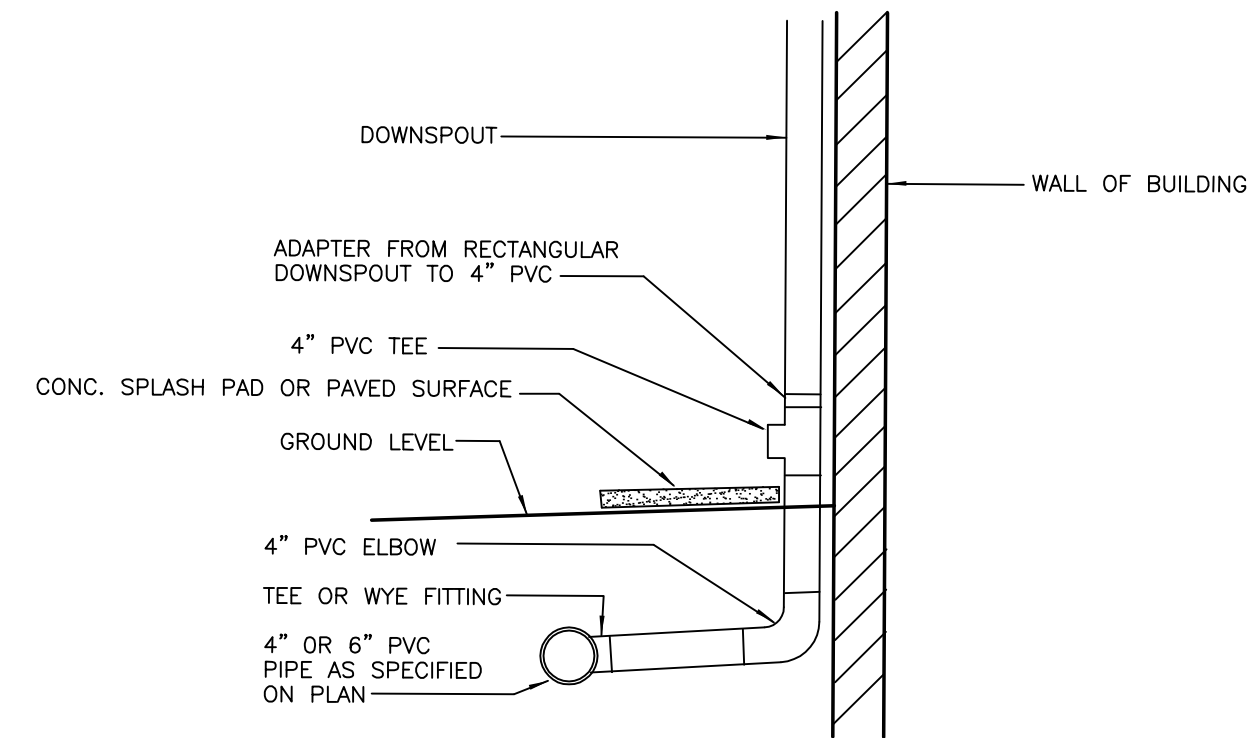
BUILDING, PORCHES, BILCO DOOR & CARPORT	1,983 S.F.
BUILDING COVERAGE (PERCENTAGE)	42.14%
A/C UNIT	9 S.F.
DRIVEWAY	204 S.F.
WALKWAYS & PATIOS	775 S.F.
TOTAL COVERAGE	2,971 S.F.
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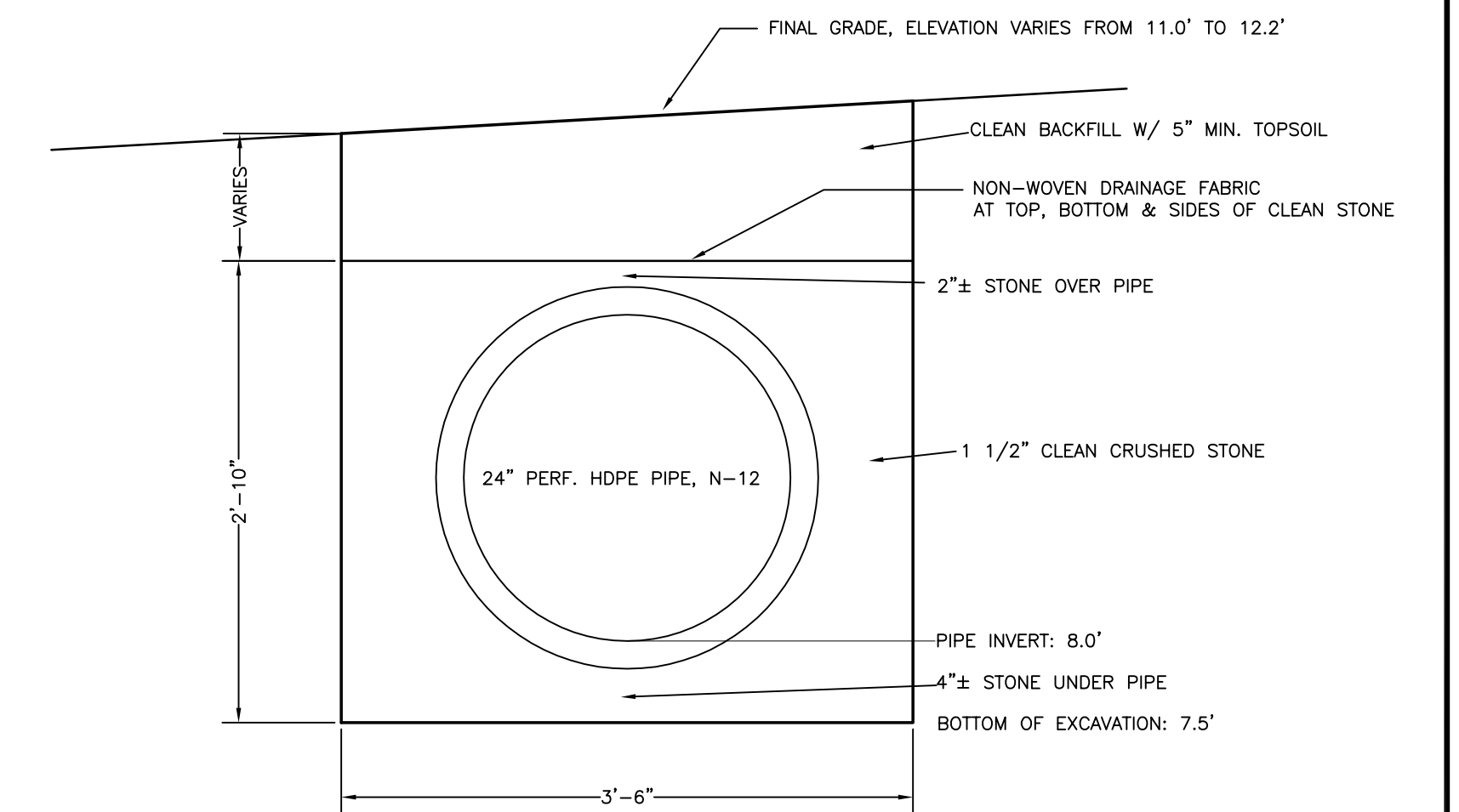
**SEDIMENT CONTROL FILTER FENCE**

N.T.S.

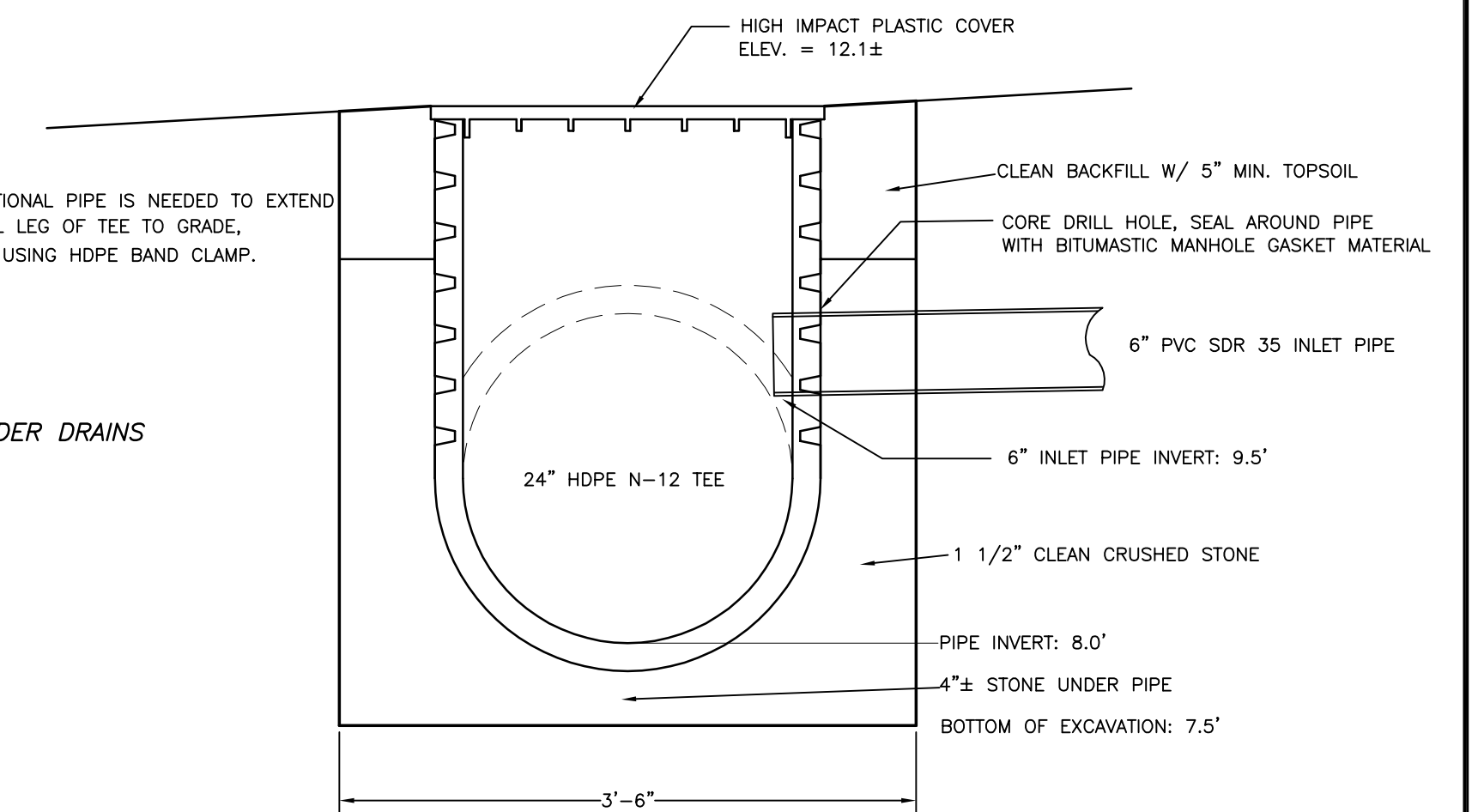


**DETAIL OF SURGE OUTLET**

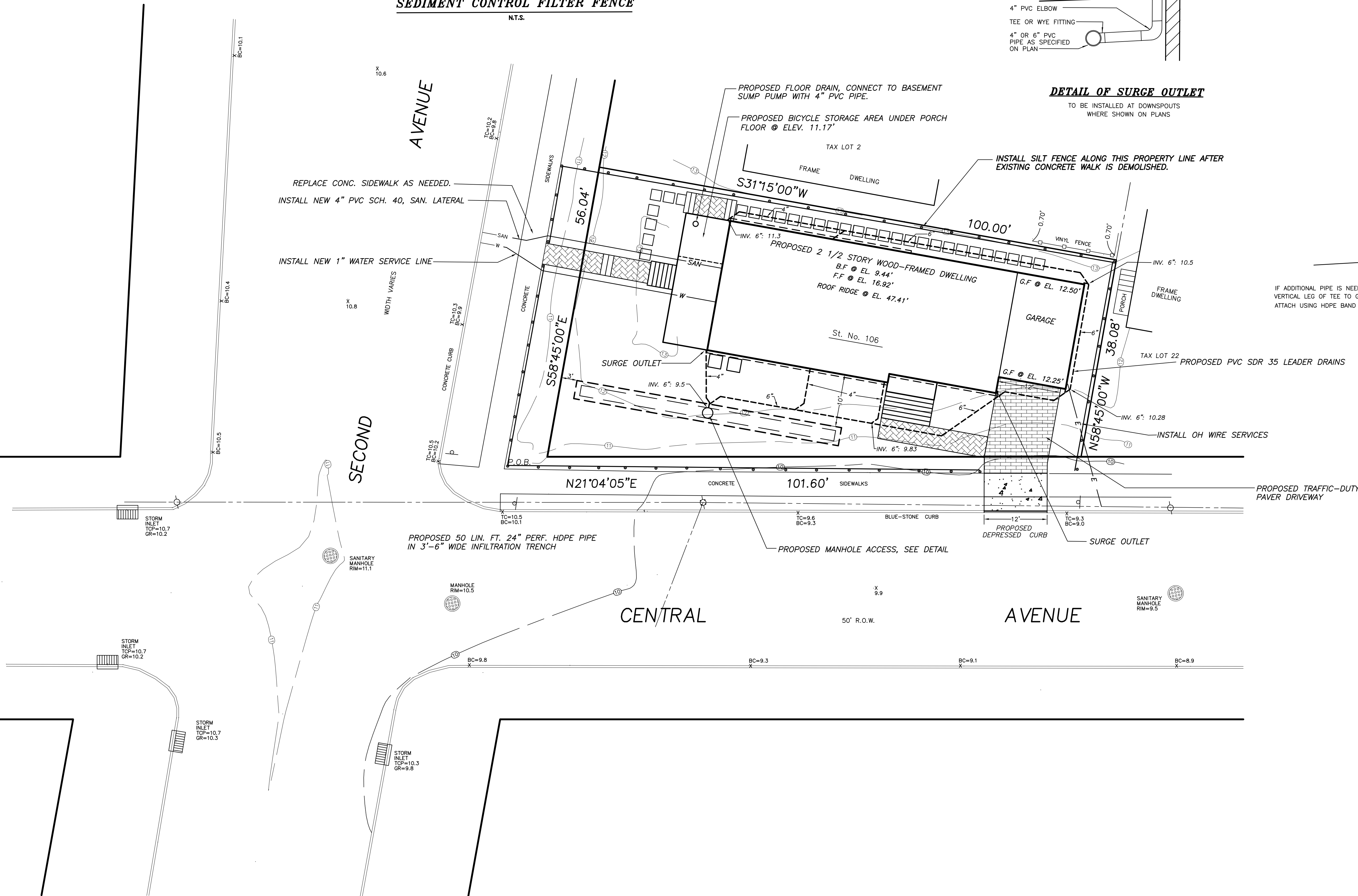
TO BE INSTALLED AT DOWNSPOUTS WHERE SHOWN ON PLANS



**DETAIL OF SURGE OUTLET**



**DETAIL OF ACCESS MANHOLE**



PROPOSED TRAFFIC-DUTY PAVER DRIVEWAY

DATE	REVISIONS

**DRAINAGE, GRADING & UTILITIES PLAN**

**SHEET SE-4**

**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. 24C-128204400

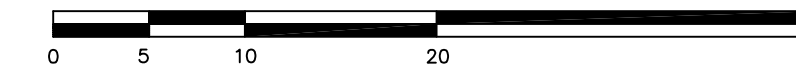
213 NEWTON SWARTSWOOD ROAD, NEWTON, NEW JERSEY 07860  
 973-219-7546 RMCNJPE@YAHOO.COM

MARCH 23, 2026

ORIGINAL DWG. DATE  
 MARCH 23, 2026

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

GRAPHIC SCALE



SCALE: 1"=10'