

**LAND USE BOARD  
APPLICATION FOR USE VARIANCE AND/OR BULK VARIANCE(S)**

**Information on Subject Property:**

1. Property address: 121 Main Street

Block(s) 70 Lot(s) 5 Zone: \_\_\_\_\_

2. Does the Applicant own adjoining property?  YES  NO

If answer to foregoing is yes, describe location and size of adjoining property: \_\_\_\_\_

3. An application is hereby made for a variance(s) from the terms of Article(s) and Section(s):

450-50 Permitted signs & awnings  
450-50, A. (2)  
450-50 B. (2)  
450-53 murals

4. Justification/Reasons why each variance should be granted [attach forms as necessary]

We are asking for a conditional variance for the duration  
of the existence of both "Hair Love" & "Signs, sealed and  
delivered" businesses. Please see attached for details.

5. If conditional use is required/requested with this application, detail conformance/deviation from the requirements of the zoning ordinance [attach forms as necessary].

leave remaining signs to direct customers to Signs Sealed  
& Delivered, which has no store front and Hair Love sign as  
an aesthetically pleasing upgrade to the parking lot and main street

**Contact Information:**

6. Name of applicant: Elizabeth Curry & Adam Foreman

Mailing address: \_\_\_\_\_

Phone # \_\_\_\_\_ Fax # NA Cell # N/A

E-mail address: \_\_\_\_\_

7. Interest of Applicant if other than owner (i.e. tenant, contract purchaser)(If applicant is not the owner, Owner(s)' Affidavit of Authorization and Consent must be completed & submitted with this application):

Business owner of Harlowe Salon - currently a tenant

8. Name of present owner: Curry Enterprises, LLC -

Mailing address: 1536 Harvest Lane, Manassquan

Phone # [REDACTED] Fax # N/A Cell # N/A

E-mail address: [REDACTED]

9. Contact Person: Fred / Rose Curry

Mailing address: 1536 Harvest Lane, Manassquan

Phone # [REDACTED] Fax # N/A Cell # N/A

E-mail address: [REDACTED]

**Applicant's Professionals' Information:**

10. Name of applicant's Attorney (if applicable)  
(Companies/Corporations must be represented): N/A

Mailing Address: \_\_\_\_\_

Phone # \_\_\_\_\_ Fax # \_\_\_\_\_ Cell # \_\_\_\_\_

E-mail address: \_\_\_\_\_

11. Name of applicant's Engineer (if applicable): N/A

Mailing Address: \_\_\_\_\_

Phone # \_\_\_\_\_ Fax # \_\_\_\_\_ Cell # \_\_\_\_\_

E-mail address: \_\_\_\_\_

12. Name of applicant's Planner (if applicable): N/A

Mailing Address: \_\_\_\_\_

Phone # \_\_\_\_\_ Fax # \_\_\_\_\_ Cell # \_\_\_\_\_

E-mail address: \_\_\_\_\_

13. Name of applicant's Surveyor: N/A

Mailing Address: \_\_\_\_\_

Phone # \_\_\_\_\_ Fax # \_\_\_\_\_ Cell # \_\_\_\_\_

E-mail address: \_\_\_\_\_

14. Name of applicant's Architect (if applicable): N/A

Mailing Address: \_\_\_\_\_

Phone # \_\_\_\_\_ Fax # \_\_\_\_\_ Cell # \_\_\_\_\_

E-mail address: \_\_\_\_\_

15. Name of applicant's Other Professional (if applicable): N/A

Mailing Address: \_\_\_\_\_

Phone # \_\_\_\_\_ Fax # \_\_\_\_\_ Cell # \_\_\_\_\_

E-mail address: \_\_\_\_\_

\_\_\_\_\_

**Detail Property Information:**

(PLEASE INCLUDE INFORMATION FOR EACH ZONE/BLOCK/LOT INVOLVED BELOW – ATTACH ADDITIONAL SHEETS AS NECESSARY)

PRINCIPAL USE:	Required and/or Permitted	Existing	Proposed
Minimum lot area			N/A
Minimum lot width		50.14	↓
Minimum lot depth		110.24	
Minimum lot frontage		50.14	
Minimum front yard setback			
Minimum rear yard setback			
Minimum side yard setback			
Maximum percent building coverage			
Maximum percent lot coverage			
Maximum number of stories		2	
Maximum building height (in feet)			
Square footage of principal structure		3136	
Off-street parking spaces		5	
Prevailing Setback of adjacent buildings within the block/within 200 ft.			
ACCESSORY USE/STRUCTURE:	Required and/or Permitted	Existing	Proposed
Minimum front yard setback		N/A	N/A
Minimum rear yard setback		↓	↓
Minimum side yard setback			
Minimum combined side yard setback			
Maximum percent building coverage			
Maximum percent lot coverage			
Maximum number of stories			
Maximum building height (in feet)			
Square footage of accessory structure			
Distance between principal & accessory structure			
Existing use or uses on the lot:	Commercial / residential		
Proposed use or uses on the lot:	No change		
Is the property located in a special flood hazard area?	No		

**NOTE:** Any items that are not applicable to a particular application shall be marked with an "N/A".

**Detail Proposed Information:**

16. Existing and proposed number of units, if applicable:                     N/A

**OWNER(S)' AFFIDAVIT OF AUTHORIZATION AND CONSENT**  
**STATEMENT OF LANDOWNER WHERE APPLICANT IS NOT LANDOWNER**

*[Original signatures only – copies will not be accepted]*

IN THE MATTER BEFORE THE LAND USE BOARD

IN THE BOROUGH OF BRADLEY BEACH, STATE OF NEW JERSEY, COUNTY OF MONMOUTH.

I/WE, CURRY ENTERPRISES, WITH MAILING ADDRESS OF  
(Insert Property Owner's Name)

1536 HARVEST LANE MANASQUAN NJ 08736 OF FULL AGE BEING DULY  
(Insert Property Owner's Mailing Address)

SWORN ACCORDING TO LAW AND OATH DEPOSES AND SAYS:

“I/WE ARE THE OWNER(S) OF THE SUBJECT PROPERTY IN CONNECTION WITH

THIS APPLICATION DESIGNATED AS BLOCK(S) 70 LOT(S) 5

ALSO KNOWN AS 121 Main street  
(Insert physical address of the subject property)

I/WE AUTHORIZE Elizabeth Curry & Adam Foreman  
(Insert name of Owner(s)' representative appearing before the Board)

TO APPEAL TO THE LAND USE BOARD OF THE BOROUGH OF BRADLEY BEACH FOR SUCH RELIEF AS MAY BE REQUIRED RELATING TO THE PROPERTY LISTED ABOVE, CONSENT TO SUCH APPEAL AND APPLICATION, AND AGREE THAT ANY DECISION OF THE LAND USE BOARD ON SUCH APPEAL SHALL BE BINDING UPON ME/US AS IF SAID APPLICATION/APPEAL HAS BEEN BROUGHT AND PROSECUTED DIRECTLY BY ME/US AS THE OWNER(S).

*Frederick Curry - Curry Enterprises*

(Original Signature of Owner to be Notarized)

*Rose Curry - Curry Enterprises*

(Original Signature of Owner to be Notarized)



Sworn and subscribed before me this

9th day of January, 2026

[NOTARY SEAL]

Margaret H Vicharello  
Signature of Notary Public

MARGARET H VICHARELLO  
NOTARY PUBLIC  
STATE OF NEW JERSEY  
ID # 2171111  
MY COMMISSION EXPIRES Feb. 16, 2030

17. Are any extensions of municipal facilities or utilities involved with this application? Y  N

If answer is YES, describe: \_\_\_\_\_

18. Are drainage ditches, streams, or other water courses involved with this application? Y  N

If answer is YES, describe: \_\_\_\_\_

19. Has there been any previous applications before the Planning/Zoning Board/Land Use Board involving these premises? Yes  No  Unknown

If so, when: 12/2/2025

Result of decision: Denied (attach copy of prior Resolution)

20. Has a Zoning denial been received as part of this application? YES  NO  If yes, please attach.

21. Tax and Assessment payment report indication of all taxes and/or assessment required to be paid attached to this application:  YES  NO

22. Are any easements or special covenants by deed involved with this application?  YES (If yes, attach copy)  NO

**AFFIDAVIT OF APPLICATION**

State of New Jersey :

County of Ocean : ss

Elizabeth Curry being of full age, being duly sworn according to Law, on oath depose and says that all the above statements are true.



[Handwritten Signature]  
(Original Signature of Applicant to be Notarized)

Elizabeth Curry  
(Print Name of Applicant)

Sworn and subscribed before me this 12 day of January, 2026

[Handwritten Signature]  
Signature of Notary Public

NOTARY SEAL  
MARGARET H VICHARELLO  
NOTARY PUBLIC  
STATE OF NEW JERSEY  
ID # 2171111  
MY COMMISSION EXPIRES Feb. 16, 2030

**SITE VISIT AUTHORIZATION OF PROPERTY OWNER**

*I hereby authorize any member of the Borough of Bradley Beach Land Use Board, any of said of Board's professionals or reviewing agencies of the Board to enter upon the property which is the subject matter of this application, during daylight hours, for limited purpose of viewing same to report and comment to the Board as to the pending application.*

Date: 1-9-26 Frederick Curry - Curry Enterprises  
Signature of Property Owner  
Rose Curry - Curry Enterprises

**Escrow Agreement**

I/we fully understand an "Escrow Account" will be established to cover the costs of the professional services which will include engineering, legal, planning, architectural, and any other expenses incurred in connection with the review of this application before the Board.

The amount of the Escrow Deposit will be determined by the Borough of Bradley Beach Ordinance Chapter 60. Land Use Procedures Section 60-29. Application fees and escrow requirements. Please see attached for details.

Any request for replenishment of escrow funds shall be due within fifteen [15] days of receipt of the request. If payment is not received within that time, applicant will be considered to be in default, and such default may jeopardize appearance before the Board and/or hold up of any and all pending approvals and building permits. Continued refusal will result in legal action against the property.

Also in accordance with N.J.S.A. 40:55D-53.1, all unused portion of the escrow account will be refunded upon written request from the applicant, and verification of completion by the board's professionals who reviewed the application.

By signature below, I/we acknowledge receipt of the Borough of Bradley Beach's Chapter 60. Land Use Procedures Section 60-29. Application fees and escrow requirements and agree to all conditions listed.

Name of Applicant: Elizabeth Curry  
[please print]

Property Address: 121 main street Block 70 Lot 5

Applicant's Name: Elizabeth Curry [Print Name] [Signature] [Signature of Applicant]

Owner's Name: Frederick Curry [Print Name] Rose Curry [Signature of Owner]

Date: January 12, 2026 Rose Curry

The Hair Love business sign is larger than permitted by ordinance and is positioned on the north side of the building and the Signed Sealed & Delivered business has two signs positioned, one on the south-side and one on the north-side of the building. We acknowledge that these signs are in violation of Chapter 450-50, either due to size and/or location on the side of the building at 121 Main Street.

Please consider a CONDITIONAL variance that would allow 121 Main Street to maintain the existing signs – only for the duration of these two businesses:

- 1) We are two small businesses that both proudly serve our Bradley Beach community. In fact, the “Signed Sealed & Delivered” business has created many signs for the Borough of Bradley Beach.
- 2) The only public access to the “Signed Sealed & Delivered” business is via the alley that runs off Third Avenue. It has no frontage on Main Street, even though the address for the business is 121 Main Street.
- 3) These two small business owners would like to keep their signs in place were consider it in no worse a position than other Main Street businesses.
- 4) The “Hair Love” sign has been in place for 6 years. The Signed Seals & Delivered” signs have been in place for 13 years, and neither have been of any concerns by the public or neighboring businesses.
- 5) The “Hair Love” sign provides a beautiful enhancement to the adjacent parking area for the public and the area.
- 6) We ask that the Land Use Board consider granting a variance for the signs that is “Conditional” and agree that the variance would NOT “follow the business”. Should either business close or move location, the variance granted for their sign would end.
- 7) We commit that the owners of the two businesses (“Hair Love” and “Signed Sealed & Delivered”), agree to hold harmless the Borough of Bradley for any damage to the permitted three signs related to weather, accident, vandalism, or any other cause of damage, and
- 8) The owners of the two businesses (“Hair Love” and “Signed Sealed & Delivered”), jointly agree to properly maintain these three signs at all times to keep them aesthetically appealing to the public, which includes repairs, fresh paint, and consistent placement.

Measurements of signs in question

North Side of 121 main street



Wall length x Wall Height

Beige section = 38' x 19'

White Section = 32' x 11'

"Hair Love" Sign = 12' wide x 8' high mounted at 5' high.

"Signs, Sealed, Delivered" = 6' wide x 3' high mounted at 4'.

South Side of 121 Main street



Wall length x Wall Height

Beige section = 38' x 19'

White Section = 32' x 11'

"Signs, Sealed, Delivered" = 11' wide x 4' high mounted at 6'.