

BOROUGH OF BRADLEY BEACH
Zoning Office
701 Main Street
Bradley Beach NJ 07720
732-776-2999 .x. 1038
zoning@bradleybeachnj.gov



APPLICATION NUMBER: ZA-2025-0193
APPLICATION DATE: 12/2/2025 3:40:00 PM
DECISION DATE: 12/02/2025
APPLICATION FEE: \$45.00

DENIAL OF APPLICATION

To ELIZABETH CURRY

Address: [REDACTED]

Email: [REDACTED]

Phone: [REDACTED]

RE: Property Address: 121 MAIN ST, BRADLEY BEACH BOROUGH, NJ, 07720

Block/Lot: 70/5

Zone: GB

Dear ELIZABETH CURRY,

You have submitted a Zoning Permit application for the work described below:
MURAL 12' WIDE X 8' HIGH PROTRUDING 2' FROM THE SIDE OF THE BUILDING ON THE NORTH SIDE.
THIS WILL NOT INTERFERE WITH ANY PARKING OR LIGHTING IN THE AREA.

Your application has been reviewed for compliance with Borough of Bradley Beach Ordinance Per Zoning Officer Ted Bianchi: `(In 450-50 - Permitted signs and awnings:) 450-50, A.(2) - The size of a wall sign shall not exceed 10% of the facade area of the lowest floor of that portion of the building occupied by the applicant's business or 40 sq. ft., whichever is less. The sign applied for is more than double the permitted size. 450-50, B.(2) - No wall sign shall be permitted on the side or rear of buildings. This is related to exterior signs along Main Street. 450-53, B. Murals are not permitted, the sign must pertain to an occupant, service or product actually occupying the premises.` Note from Pamela Valentine, Director of Community Development: The sign is described, in the Zoning Permit application, as a `mural`, but does in fact, display the related business name. The section regarding murals does not apply in current conditions. However, were the name of the business removed from the sign, such a `mural` would be prohibited per 450-53. Zoning Permit is denied; application to Land Use Board is recommended.

To proceed with an application to the Board, please contact Board Secretary, Kristie Dickert at kdickert@bradleybeachnj.gov.

If you do not agree with this decision, an appeal may be filed with the Borough of Bradley Beach Land Use Board within 20 days of this decision.

Sincerely,

Borough of Bradley Beach