

# THE BEEKMAN LAW FIRM, LLC

COUNSELLORS AT LAW

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DONALD L. BEEKMAN (1949-2017)

July 13, 2020

Borough of Bradley Beach  
Attn: George Waterman, Zoning Officer  
701 Main Street, Municipal Building  
Bradley Beach, New Jersey 07720

Re: Zoning Permit Application  
Scott & Enza Isgett – Owners & Applicants  
Padilla from AAA Rebuilding, LLC  
412 LaReine Avenue, Block 35, Lot 25  
Borough of Bradley Beach, NJ 07720

Dear Mr. Waterman:

Please be advised that we represent the Applicants in connection with the above matter, and attached please find our Zoning Permit Application on their behalf. Our clients are proposing to demolish the existing, non-conforming dwelling, which does not comply with setback requirements, in favor of constructing a new 2 ½ story single family dwelling that will comply with all other aspects of the Borough Land Use Ordinance and bring the property up to current building codes. Included with this submission are the following:

1. Zoning Permit Application and Check for payment for same.
2. 3 copies of property card (indicating that the existing dwelling was constructed in or about 1944, and before the Zoning Ordinance was in effect);
3. 3 Sealed Prints of the following prepared by Landmark Surveying and Engineering, Inc., dated
  - A. Plot Plan for Zoning Approval;
  - B. Front Yard Setback Survey (to determine average setbacks of neighboring properties);
  - C. Boundary and Topography Survey (showing the Existing Property Conditions as Well;
4. 3 copies of Survey prepared by Lakeland Surveying, dated 6/20/2014
5. 3 Copies of the Final Design Drawings for Isgett Resident prepared by Blueline Architecture, L.L.C. , dated June 16, 2020

Being that there is a covered porch for the rear entry, I want to point out that this does NOT encroach into any rear or side yard setback, and it is only an entryway to the first floor and not the upper stories. Therefore, it is our opinion that there is no prohibition in the Ordinance that would disallow this feature, and more specifically Ordinance Section 450-13(E) does not apply to the proposal.

The other matter I wish to point out and be preemptive is that the existing lot size is 47.04' x 100' and lot area is 4,704 +/- sq.'. In our Zoning Permit Application we have identified several provisions that we think allows for the re-development of the lot without the necessity of a variance for lot size or lot width, though the property owner/application would need to file for an informal hearing to the Bradley Beach Planning Board accompanied by a check in the amount of \$125 made payable to the Borough of Bradley Beach according to Ordinance Section 450-12(F)(7).

Please review the same and let us know if the Zoning Permit Application is approved subject to the informal hearing required to be submitted to the Planning Board, as noted in Ordinance Section 450-12(F)(7). Please be sure to send a copy of your response to me, since there is not place on the Application to include our Firm's information.

Thank you for your usual courtesies and we look forward to a favorable reply in lieu of any requirement that an application be submitted to the Zoning Board of Adjustment for any identified variances.

Very truly yours,



Jeffrey P. Beekman

JPB

CC: Client

2616  
55-1361212

412 LAREINE

73 20 20

Scott M Isgett  
Enza M Isgett  
56 Dominic Drive  
Rockaway, NJ 07866

BOURCH OF BARRELY SEVEN \$ 45.00  
DOLLARS

Security Features on Back

PAY TO THE ORDER OF

Worthy Five Dollars

*[Signature]*

Valley National Bank  
51 Gibraltar Drive  
Morris Plains, NJ 07950

Savings Permit Application

FOR 412 LAREINE

2616

⑆021201383⑆ ⑈052354652⑈

MONARCH



## ZONING PERMIT APPLICATION

Zoning Control Number \_\_\_\_\_ Date: \_\_\_\_\_ Fee: \$45

### TYPE OF APPLICATION

- |   |   |   |
|---|---|---|
| <input type="checkbox"/> Adding a New Use to a Property (\$45)                      | <input type="checkbox"/> New Accessory Structure (\$45)   | <input type="checkbox"/> Residential Addition (\$45)    |
| <input type="checkbox"/> Commercial Addition (\$45)                                 | <input type="checkbox"/> New Commercial Business (\$45)   | <input type="checkbox"/> Signs (\$45)                   |
| <input type="checkbox"/> Continuing/Changing the Use of a Property/Structure (\$45) | <input type="checkbox"/> New Ownership of a Property/Business(\$45)   | <input type="checkbox"/> Storage Shed (\$45)            |
| <input type="checkbox"/> Deck/Balcony (\$45)  | <input checked="" type="checkbox"/> New Residence (\$45)  | <input type="checkbox"/> Swimming Pool/Hot Tub** (\$45) |
| <input type="checkbox"/> Fence/Retaining Wall* (\$45)                               | <input type="checkbox"/> Porch (\$45)   | <input type="checkbox"/> Zoning Determination (\$100)   |
| <input type="checkbox"/> Home Occupation (\$45)                                     | <input type="checkbox"/> Private Garage (\$45)  |   |
| <input type="checkbox"/> Interior Remodeling (Commercial/Residential) (\$45)        | <input checked="" type="checkbox"/> Other: <u>Demolition of Existing Residence and Construct new Residential Dwelling</u> |   |

### PLEASE READ THE ZONING PERMIT INFORMATION SHEET PRIOR TO COMPLETING THIS APPLICATION.

As per the Bradley Beach Land Development Ordinance a zoning permit shall be issued prior to the commencement or change of use of a property, building or structure; the occupancy of any building or structure; the construction, erection, reconstruction, alteration, conversion, or installation of any building or structure.

The Bradley Beach Zoning Map, Land Development Ordinance and its amendments can be found online at <http://ecode360.com/BR2100>.

\*Indicate location, height, and type of fence on survey/plot plan.

\*\*Pools require a fence. Please indicate type, height, and area of fence and location of filter.

**IF ANY OF THE REQUESTED INFORMATION IS SUBMITTED INCOMPLETE, THEN THIS APPLICATION SHALL BE RETURNED UNPROCESSED.**

### (PLEASE PRINT CLEARLY)

1. Location of property for which zoning permit is desired:

Street Address: 412 LaReine Avenue, Bradley Beach Block: 35 Lot: 25 Zone: R-1

2. Applicant Name: Scott & Enza Isgett Phone No. Scott-201-317-5592  
Enza 973-476-2164 Fax No. \_\_\_\_\_

Applicant's Address: 56 Dominic Drive, Rockaway, New Jersey 07866

Email: Scott Isgett: ovrspeed@aol.com; Enza Isgett: enzaisgett@aol.com

3. Property Owner's Name: Same as Applicant Phone No. \_\_\_\_\_ Fax No. \_\_\_\_\_

Property Owner's Address: \_\_\_\_\_

Email: \_\_\_\_\_

4. Present Approved Zoning Use of the Property: Single Family Residential Dwelling
5. Proposed Zoning Use of the Property: Single Family Residential Dwelling
6. Describe in detail the activity or activities you are proposing. If you are proposing construction, then describe in detail the dimension and setbacks. If you are proposing a use, then describe the proposed use. Applicant proposes to demolish existing non-conforming single family dwelling and construct new 2 1/2 story single family dwelling that conforms to all setbacks for front yard to dwelling and front yard to porch based on average of dwellings within the block and within two hundred feet as shown on the Plot Plan. The second floor covered balcony conforms to the front and side building setback, and the side yard and rear yard setbacks conform. The rear covered porch does not violate Ord. Sec. 450-13 as it is NOT constructed within any side or rear yard setback area. The proposal conforms to height and story limitations. The lot area is 4,704 +/- sq.'. Lot frontage is 47.04' and depth 100'. The new structure will make a non-conforming dwelling conforming, and a lot size reduction is not proposed. See Section 450-12(F), including subsections (1), (2), and (7), which allows the continuance of a lot in existing prior the ordinance adoption. See also Section 412(A) which allows a lot, which may be continued as long as not further reduced in size.
7. Has the above referenced premises been the subject of any prior application to the ZONING BOARD OF ADJUSTMENT or PLANNING BOARD?  
 Yes \_\_\_ No X If Yes, state date: \_\_\_\_\_

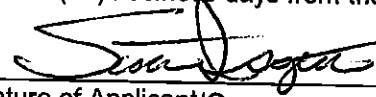
Board: \_\_\_\_\_ Resolution # (if any): \_\_\_\_\_ (submit a copy of the Resolution)

8. For all exterior work pertaining to additions and accessory structures, excluding fences, please provide:

Building Coverage: 34.56 % Lot Coverage: 55.55 % (Please include calculations)


**40:55D-68.3. Penalty for false filing.** Any person who knowingly files false information under this act shall be liable to a civil penalty not to exceed \$1,000 for each filing. Any penalty imposed under this section may be recovered with costs in a summary proceeding pursuant to "the penalty enforcement law," N.J.S.2A:58- 1 et seq.

Adopted. L. 1989, c. 67, §3, effective April 14, 1989. The applicant certifies that all statements and information made and provided as part of this application are true to the best of his/her knowledge, information and belief. Applicant further states that all pertinent municipal ordinances, and all conditions, regulations and requirements of site plan approval, variances and other permits granted with respect to said property, shall be complied with. All zoning permits will be granted or denied within ten (10) business days from the date of complete application.

  
 Signature of Applicant/Owner

7-3-20  
 Date

Scott Isgett  
 Print Applicant's Name

  
 Signature of Owner/Applicant

7-3-2020  
 Date

Enza Isgett  
 Print Owner's Name

----- FOR OFFICE USE -----

Fee date: \_\_\_\_\_ Check#: \_\_\_\_\_ Cash: \_\_\_\_\_

Received by: \_\_\_\_\_ Receipt#: \_\_\_\_\_

BLOCK 25  
 Lot 25  
 Qual  
 Acct# 2.A  
 Land Desc 46 X 100  
 Bidg Desc  
 Addl Lots  
 Acreage 0.106  
 Class 2  
 Owners Name ISGETT, SCOTT & ENZA  
 Street Address 56 DOMINIC DRIVE  
 City & State ROCKAWAY, NJ  
 Property Location 412 LAREINE AVE  
 Bank 00000  
 Zip 07866  
 Zone R-1  
 Land Impr Total  
 386,100  
 131,100  
 517,200  
 Exemption Code Value  
 5  
 Net Taxable Value Deduction Cd No-Ow  
 0

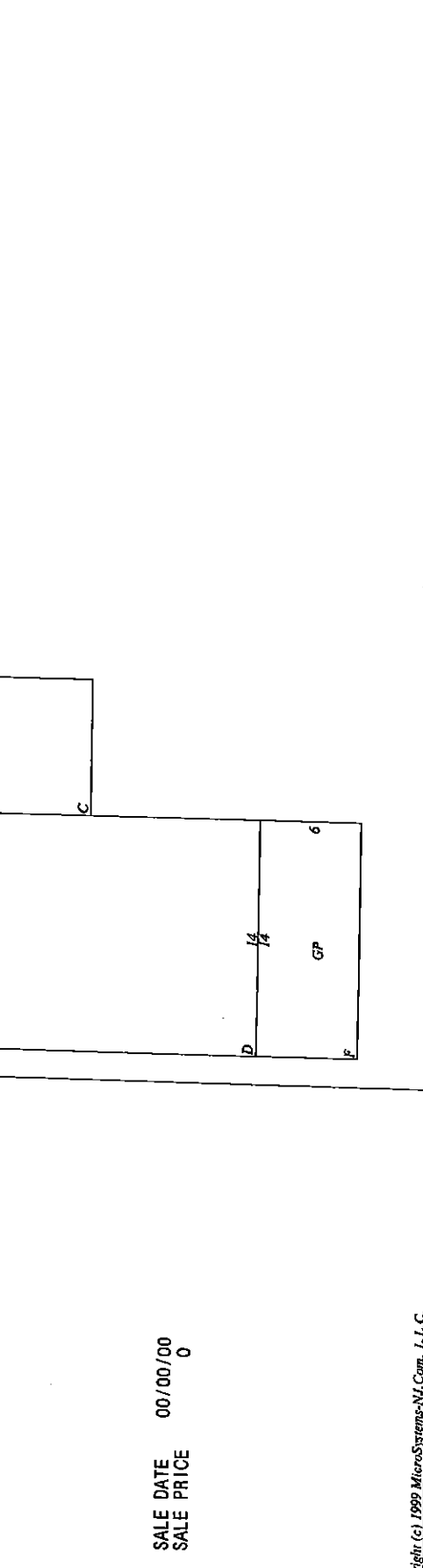
**DESCRIPTION**

**SITE INFORMATION**  
 Sewer: SEW/WATER  
 Water: SEWER ONLY  
 Gas: SEWER ONLY  
 Topography: LEVEL  
 Road: PAVED

**BUILDING INFORMATION**  
 Type and Use: N.A.  
 Story Height: ONE STORY  
 Style: BUNGALOW  
 Exterior Fin: ALUM/VINYL

Roof Type: HIP  
 Roof Material: SHINGLE  
 Foundation: CONCRETE BLOCK  
 Condition: NORMAL  
 Quality: 17  
 Source: OWNER  
 Bath: Mod: Avg: 1 Old:  
 Kitchen: Mod: 1 Avg: Old:  
 Room Count: Tot: 4 Bed: 1 Bth: 1  
 Year Built: 1944  
 Eff Age (Years): 35  
 Livable Area: 769

**BASEMENT**  
 FIRST STORY 192 SF  
 769 SF  
 1  
 FORCED HOT AIR  
 AC (COMB DUCTS) 769 SF  
 3 FIXTURE BATH 769 SF  
 1  
 SINGLE FIXTURE 1  
 57  
 DECK 84  
 GLAZED PORCH 25  
 SHED 1STY 100 SF



SALE DATE 00/00/00  
 SALE PRICE 0