

BOROUGH OF BRADLEY BEACH
LAND USE BOARD
DEVELOPMENT APPLICATION FOR
SITE PLAN AND/OR SUBDIVISION

(Original and 16 copies to be filed along with appropriate plans and fees with Board Secretary)

(CHECK ALL THAT APPLY)

<u>Conditional Use</u>	<input type="checkbox"/>	<u>Use Variance</u>	<input type="checkbox"/>	<u>Bulk Variance(s)</u>	<input type="checkbox"/>
<u>Preliminary</u>	<input type="checkbox"/>	<u>Minor Subdivision</u>	<input type="checkbox"/>	<u>Minor Site Plan</u>	<input checked="" type="checkbox"/>
<u>Final</u>	<input type="checkbox"/>	<u>Major Subdivision</u>	<input type="checkbox"/>	<u>Major Site Plan</u>	<input type="checkbox"/>

Explanation of Request: Applicant seeks minor site plan approval to make site improvements on the property and to use the property for a restaurant.

Information on Property to be Developed:

1. Property address: 415 Main Street
Block(s) 58 Lot(s) 4 Zone: GBW
2. Does the Applicant own adjoining property? YES NO
If answer to foregoing is yes, describe location and size of adjoining property: _____

Contact Information:

3. Name of applicant: LEE RESTAURANT GROUP LLC
Mailing address: 3430 ROUTE 37 EAST, TOMS RIVER, NJ 08753
Phone # [REDACTED] Fax # _____ Cell # _____
E-mail address: [REDACTED]

4. 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):
TENANT

5. Name of present owner: GCRM, LLC
Mailing address: P.O. Box 3021, Ketchum, ID 83340
Phone # [REDACTED] Fax # [REDACTED] Cell # [REDACTED]
E-mail address: [REDACTED]

6. Contact Person: _____
Mailing address: _____
Phone # _____ Fax # _____ Cell # _____
E-mail address: _____

Applicant's Professionals' Information:

7. Name of applicant's Attorney (if applicable) Michael B. York, Esq.
(Companies/Corporations must be represented): _____
Mailing Address: 202 Main Street, Toms River, N.J. 08753
Phone # 732-349-7100 Fax # 732-349-7794 Cell # [REDACTED]
E-mail address: michael.york@nyplaw.com

8. Name of applicant's Engineer (if applicable): Mathew Wilder
Mailing Address: Morgan Engineering & Surveying/ P.O. Box 5232, Toms River, NJ 08754
Phone # 732-270-9690 Fax # 732-270-9691 Cell # _____
E-mail address: mathew@morganengineeringllc.com

9. Name of applicant's Planner (if applicable): _____
Mailing Address: Same as Engineer
Phone # _____ Fax # _____ Cell # _____
E-mail address: _____

10. Name of applicant's Surveyor: Same as Engineer
Mailing Address: _____
Phone # _____ Fax # _____ Cell # _____
E-mail address: _____

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

Mailing Address: _____

Phone # _____ Fax # _____ Cell # _____

E-mail address: _____

12. Name of applicant's Other Professional(s) (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)

	<i>Required and/or Permitted</i>	<i>Existing</i>	<i>Proposed</i>
<i>Minimum lot area</i>	5000 sq. ft.	12,168 sq. ft.	no change
<i>Minimum lot width</i>	50 ft.	125.4 ft.	no change
<i>Minimum lot depth</i>	100 ft.	93.8 ft.	no change
<i>Minimum lot frontage</i>			
<i>Minimum front yard setback</i>			
<i>Minimum rear yard setback</i>	10 ft.	13.1 ft.	no change
<i>Minimum side yard setback</i>	5 ft.	2.2 ft.	2.2 ft.
<i>Maximum percent building coverage</i>	90%	18.8 ft.	no change
<i>Maximum percent lot coverage</i>	100%	82.0 %	no change
<i>Maximum number of stories</i>		1 story	no change
<i>Maximum building height (in feet)</i>	48 ft.	14.2 ft.	no change
<i>Square footage of proposed structure</i>		2283 sq ft.	no change
<i>Off-street parking spaces</i>	23	14	10
<i>Loading spaces</i>			
<i>Signs</i>			
<i>Existing use or uses:</i>			
<i>Proposed use or uses:</i> restaurant			
<i>Is the property located in a special flood hazard area?</i>			

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

Detail Proposed Information:

13. Proposed number of lots, if applicable: N/A

a. Are all proposed lots conforming? YES NO . If answer is NO, indicate how many are non-conforming and their size: _____

b. Indicate intent: Sell lots only Construct houses on lots for sale

c. Have the new block and lot numbers been approved by the Tax Assessor? YES NO
If YES, please attach proof of same.

d. Does subdivision abut or affect any County, State, or Federal Highways, properties, or facilities?

If answer is YES, describe: _____

14. Proposed number of units, if applicable: _____

15. Location of nearest sanitary sewer: _____

16. Location of nearest public water supply: _____

17. Type of existing surface of street: _____

18. Are any new streets, extension of municipal facilities or utilities involved with this application? Y N

If answer is YES, describe: _____

19. List proposed improvements and utilities and intensions to install or post perform:

IMPROVEMENT	INTENTION	
concrete pads	Install <input checked="" type="checkbox"/>	Post-Perform <input type="checkbox"/>
configuring of parking area, handicap parking and striping	Install <input checked="" type="checkbox"/>	Post-Perform <input type="checkbox"/>
install recharge station	Install <input checked="" type="checkbox"/>	Post-Perform <input type="checkbox"/>
	Install <input type="checkbox"/>	Post-Perform <input type="checkbox"/>

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

If answer is YES, describe: _____

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

If so, when _____

Result of decision _____ (attach copy of prior Resolution)

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

23. List of variances requested with Section reference and reasons why each variance should be granted [attach forms as necessary]

possible side yard setback

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

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

26. 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

RICK LEE, MANAGING MEMBER

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

LEE RESTAURANT GROUP LLC

Rick Lee

(Original Signature of Applicant to be Notarized)

RICK LEE

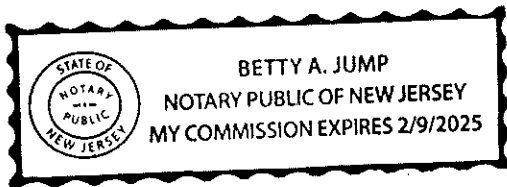
(Print Name of Applicant)

Sworn and subscribed before me this

12 day of Dec, 2023

[NOTARY SEAL]

B. Jump
Signature of Notary Public



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.

GCRM, LLC/Charles Friedman
I/WE, _____, WITH MAILING ADDRESS OF
(Insert Property Owner's Name)

P.O. Box 3021, Ketchum, ID 83340 _____ 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) 58 LOT(S) 4

ALSO KNOWN AS 415 Main Street, Bradley Beach, New Jersey
(Insert physical address of the subject property)

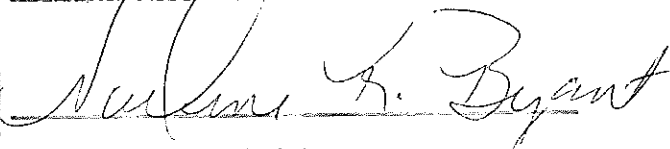
I/WE AUTHORIZE RICK LEE, MANAGING MEMBER OF LEE RESTAURANT GROUP, LLC
(Insert name of Owner(s)' representative appearing before the Board)

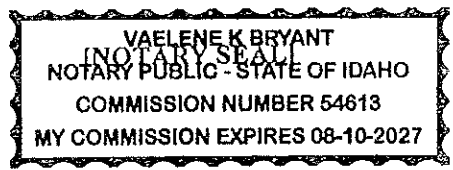
TO APPEAL TO THE LAND USE BOARD OF THE BOROUGH OF BRADLEY BEACH FOR SUCH RELIEF AS MAY BE REQUIRED RELATING TO THE PROPERTY LISTED ABOVE, CONSENT TO SUCH APPEAL AND APPLICATION, AND AGREE THAT ANY DECISION OF THE LAND USE BOARD ON SUCH APPEAL SHALL BE BINDING UPON ME/US AS IF SAID APPLICATION/APPEAL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

GCRM, LLC 
(Original Signature of Owner to be Notarized)

Charles Friedman
(Original Signature of Owner to be Notarized)


Sworn and subscribed before me this
8th day of December 2023


Signature of Notary Public



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: 12-8-2023 BY: GCRM, LLC 
Signature of Property Owner
Charles Friedman

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: LEE RESTAURANT GROUP LLC
[please print]

Property Address: 415 Main Street, Bradley Beach, New Jersey 58 4
Block Lot

Applicant's Name: Rick Lee 
[Print Name] [Signature of Applicant]

Owner's Name: GCRM, LLC By: 
[Print Name] [Signature of Owner]

Date: 12-8-2023

DISCLOSURE STATEMENT

Re: **LEE RESTAURANT GROUP, LLC**

STATE OF NEW JERSEY)
COUNTY OF OCEAN)

RICK LEE, having been first duly sworn according to law, upon his oath deposes and says:

1. I am the managing member of the above named Limited Liability Company. I am fully familiar with the facts concerning the names of the members and the percentage of ownership held by each member in said company as of the date of the application made before the Borough of Bradley Beach of which this disclosure constitutes a part.

2. The following information is submitted to the Borough of Bradley Beach knowing that the Board relies upon the truthfulness of the statements contained herein:

A. Name of Company: **LEE RESTAURANT GROUP, LLC**

B. Registered agent of Company: Rick Lee

C. Principal office of Company 3430 Route 37 East, Toms River, NJ

D. Names and addresses of the members of the company and their percentage of ownership are as follows:

<u>Name of member</u>	<u>Percentage of Ownership</u>
<u> Rick Lee </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>

LEE RESTAURANT GROUP, LLC

By: [Signature]
Rick Lee, managing member

Sworn and subscribed to before me this 12 day of Dec , 2023

[Signature]
A Notary Public of the State of New Jersey
My Commission Expires

