

**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)

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

**Explanation of Request:** \_\_\_\_\_  
By Resolutions adopted June 16, 2022 and July 28, 2022, Applicant was granted use variance and minor site plan approval for interior and exterior renovations to the existing building. Applicant is now seeking amended site plan approval over what was previously approved.

**Information on Property to be Developed:**

1. Property address: 110 Main Street  
Block(s) 71 Lot(s) 30 Zone: GB
2. Does the Applicant own adjoining property?  YES  NO  
If answer to foregoing is yes, describe location and size of adjoining property: N/A

**Contact Information:**

3. Name of applicant: Bradley Lab, LLC  
Mailing address: c/o Jennifer S. Krimko, Esq., 1500 Lawrence Avenue, Ocean, NJ 07712  
Phone # (732) 643-5284 Fax # (732) 643-5294 Cell # \_\_\_\_\_  
E-mail address: jkrinko@ansell.law
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



11. Name of applicant's Architect (if applicable): Passman Ercolino Architects, PC / Donald Passman, AIA

Mailing Address: 1320 Allaire Avenue, Ocean, NJ 07712

Phone # (732) 531-8709 Fax # (732\_ 531-8706 Cell # \_\_\_\_\_

E-mail address: pearchitects@aol.com

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

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

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

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

**Detail Property Information:      SEE ZONING CHART ON PLANS**

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

	<b><i>Required and/or Permitted</i></b>	<b><i>Existing</i></b>	<b><i>Proposed</i></b>
<i>Minimum lot area</i>			
<i>Minimum lot width</i>			
<i>Minimum lot depth</i>			
<i>Minimum lot frontage</i>			
<i>Minimum front yard setback</i>			
<i>Minimum rear yard setback</i>			
<i>Minimum side yard setback</i>			
<i>Maximum percent building coverage</i>			
<i>Maximum percent lot coverage</i>			
<i>Maximum number of stories</i>			
<i>Maximum building height (in feet)</i>			
<i>Square footage of proposed structure</i>			
<i>Off-street parking spaces</i>			
<i>Loading spaces</i>			
<i>Signs</i>			
<i>Existing use or uses:</i> Cinema			
<i>Proposed use or uses:</i> Cinema			
<i>Is the property located in a special flood hazard area?</i> No			

***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:   N/A  

15. Location of nearest sanitary sewer:   Main Street

16. Location of nearest public water supply: Main Street

17. Type of existing surface of street: Asphalt

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: N/A

IMPROVEMENT	INTENTION	
	Install <input type="checkbox"/>	Post-Perform <input type="checkbox"/>
	Install <input type="checkbox"/>	Post-Perform <input type="checkbox"/>
	Install <input 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 June 16, 2022 and July 28, 2022

Result of decision Attached (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]

N/A

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

N/A

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



**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, Shawn Emamjomeh, Member of Cinema One Global, LLC, WITH MAILING ADDRESS OF  
(Insert Property Owner's Name)

1106 Bond Street, Asbury Park, NJ 07712 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) 71 LOT(S) 30

ALSO KNOWN AS 110 Main Street,  
(Insert physical address of the subject property)

I/WE AUTHORIZE Bradley Lab, 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).

Cinema One Global, LLC

*Shawn Emamjomeh*  
(Original Signature of Owner to be Notarized)

By: Shawn Emamjomeh, Member

\_\_\_\_\_  
(Original Signature of Owner to be Notarized)

Sworn and subscribed before me this

3rd day of May, 2024

[NOTARY SEAL]

*Barbara M. Singer*

Signature of Notary Public

BARBARA MARIE SINGER  
A Notary Public of New Jersey  
My Commission Expires Feb 15, 2028

**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.*

Cinema One Global, LLC

Date: 5-2-2024

*Shawn Emamjomeh*  
Signature of Property Owner

By: Shawn Emamjomeh, Member

## 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: Bradley Lab, LLC  
[please print]

Property Address: 110 Main Street Block 71 Lot 30

Applicant's Name: Bradley Lab, LLC  
[Print Name] *Jennifer S. Krimko*  
[Signature of Applicant]

By: Jennifer S. Krimko, Esq., Attorney for Applicant

Owner's Name: Cinema One Global, LLC  
[Print Name] *Shawn Emamjomeh*  
[Signature of Owner]

By: Shawn Emamjomeh, Member

Date: 5.3.24