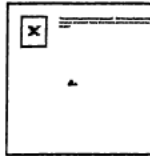


From: Do Not Reply <noreply@govpilot.com>
Sent: Thursday, March 30, 2023 1:06 PM
To: admin@govpilot.com; ADC <ADC@cerminaraarchitect.com>
Subject: Zoning Permit: Status Update

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



APPLICATION NUMBER: ZA-2023-0075
APPLICATION DATE:
DECISION DATE: 03/30/2023
APPLICATION FEE: \$45.00

DENIAL OF APPLICATION

To CARMINE CERMINARA

Address: 795 WATCHUNG RD, BOUND BROOK NJ 08805

Email: [REDACTED]

Phone: [REDACTED]

RE: Property Address: 215 BRINLEY AVE, BRADLEY BEACH BOROUGH, NJ, 07720
Block/Lot: 50/3
Zone: R-1

Dear CARMINE CERMINARA,

You have submitted a Zoning Permit application for the work described below:

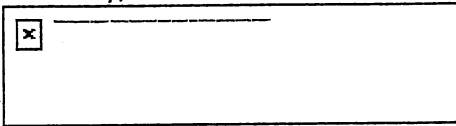
Interior renovation of main house: 1st & 2nd floor / 1st floor deck under existing 2nd floor deck / partial front porch extension at 1st floor / See architectural plans

Your application has been reviewed for compliance with Borough of Bradley Beach Ordinance. The property is located in the R-1 Zone, and is non-conforming due to a two family dwelling located in the front structure and a single dwelling unit at the rear. A zoning schedule along with lot coverage calculations and a certified survey were not submitted with the application and should be submitted to the Bradley Beach Land Use Board. A use variance is required for an expansion of a non-conforming use (deck/outdoor shower), bulk variances are also required for the expansion of a non-conforming structure, sideyard setback of the rear deck (5' and 10' required); and sideyard setback of the entry deck (5' and 10' required). Upon review by the Land Use Board of the plans and requested information, a determination may be made that additional variances are required.

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,



Donna S. Barr, Zoning Officer