

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



APPLICATION NUMBER: ZA-2023-0262
APPLICATION DATE: 11/29/2023 12:00:00
AM
DECISION DATE: 11/30/2023
APPLICATION FEE: \$45.00

DENIAL OF APPLICATION

To A. MOLLY RESTORATION

Address: 5 EXECUTIVE DR, TOMS RIVER
Email: joe@amolly.com
Phone: (862) 505-4186

RE: Property Address: 516 PARK PLACE AVE, BRADLEY BEACH BOROUGH, NJ, 07720
Block/Lot: 18/21
Zone: R-1

Dear A. MOLLY RESTORATION,

You have submitted a Zoning Permit application for the work described below:
REBUILD OF 2ND APT DAMAGED BY FIRE. ALL PLANS PROVIDED

Your application has been reviewed for compliance with Borough of Bradley Beach Ordinance. The property is located in the R-1 Zone and consists of a dwelling and garage apartment. It is unclear if the main dwelling is a single family dwelling (please clarify). The garage apartment that was damaged by fire is nonconforming and there are no zoning records to determine whether the structure is a legal nonconforming use/structure. Therefore, it will be necessary to obtain approvals from the Bradley Beach Land Use Board to continue the non-conforming use (2 bedroom garage apartment on a corner lot) and rebuild the structure that does not conform to the yard requirement setback regulations. Plans that include a Zoning Schedule showing all existing and proposed conditions should be submitted to the Board for review. Lot coverage calculations should also be submitted.

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.

Ordinances:

Ordinance #	Description	Comments
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Sincerely,

Donna S. Barr, Zoning Officer