

March 11, 2019

Borough of Bradley Beach  
Planning Board  
701 Main Street  
Bradley Beach, NJ 07720

**Re: Bank of America-Minor Site Plan  
Block 46, Lot 1, 2, 3, 33 & 35  
520-522 Main Street  
Our File BBPB 18-08**

Dear Chairman and Board Members:

Our office has received and reviewed an application submitted for Board approval in connection with the above referenced project. Submitted with the application are the following:

- A signage plan consisting of seventeen (17) sheets prepared for Bank of America, dated April 30, 2016, with the latest revisions dated January 17, 2019.

The application has been deemed complete. Our office has reviewed the plans to determine if they conform with the requirements of the Borough Ordinance and report as follows:

1. **History**

The property received Planning Board approval for Preliminary and Final Site Plan with a variance for off-street parking in July, 2014. The improvements were for the removal of three (3) parking spaces and replace them with two (2) parking spaces. One (1) of the parking spaces is ADA compliant.

2. **Project Description**

- A. The property is located at building 520-522 Main Street (Lot 1, 2, 3, 33 & 35, Block 46) with a total area of 19,496 square feet.

- B. The existing lot contains a bank with two (2) drive-thru windows and associated parking.
- C. The Applicant is proposing three (3) façade signs on the existing Bank of America building. This would result in one (1) additional sign of advertisement. Also, the Applicant is proposing to replace twelve (12) directional signs throughout the parking lot, which will result in a decrease of six (6) signs.

3. **Zoning and Land Use**

- A. The property is located in the GB General Business Zone and the existing bank is a permitted principal use in this zone.
- B. The existing parking lot is a permitted accessory structure in this district.
- C. The Applicant is requesting approval from the Planning Board for minor site plan approval and variances on number of signs and size of signs.

4. **Variances and Waivers**

- A. In accordance with Section 450-47.A., all signs and awnings that are not specifically permitted by this chapter are prohibited. Therefore, the directional signs are not permitted by Ordinance. **A variance is required.**
- B. In accordance with Section 450-50, permitted signs and awnings, the following variance or existing non-conformities are noted below:
  - 1) In accordance with Section 450-50.A.(1), there shall be no more than two (2) signs permitted per business establishment, or if more than one (1) business occupies a structure, no more than one (1) façade and two (2) identification signs per storefront shall be permitted. The Applicant is proposing three (3) signs on the Bank of America building. **A variance is required.**
  - 2) In accordance with Section 450-50.A.(2), the size of a wall-mounted sign shall not exceed 10% of the faced area of the lowest floor of that portion of the building occupied by the Applicant's business or 40 square feet, whichever is less. The Applicant's application indicates a proposed sign facing Brinley Avenue (Sign 2) is 40.95 square feet. **A variance is required.** The plan indicates a sign area of 40 square feet. The Applicant should provide testimony on the sign size.

The proposed sign facing Main Street (Sign 3) is 15.8 square feet, which conforms. The proposed sign facing the parking lot (Sign 1) is 27.87 square feet, which conforms.

5. **General Comments**

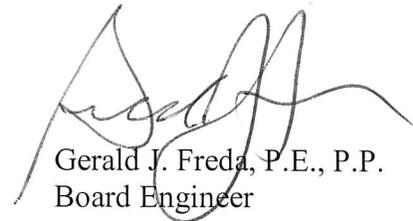
- A. The Applicant should provide information that taxes are currently paid.
- B. The Applicant shall secure any and all construction permits needed for the project.
- C. Performance Guarantees & Inspection Fees per Borough Ordinance.

Our office reserves the right to provide additional comments upon receipt of revised plans.

If you have any questions, or require additional information on this matter, please do not hesitate to contact our office.

Very truly yours,

LEON S. AVAKIAN, INC.



Gerald J. Freda, P.E., P.P.  
Board Engineer

DMH:mfl

cc: Kristie Dickert, Board Secretary  
Monica Kowalski, Esq. Board Attorney  
Diana N. Hickey, Esq., Applicant's Attorney  
BB/PB/18/18-08a