

April 10, 2019

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

**Re: First Aid & Ambulance Corp.
Block 32, Lot 20
725 Main Street
Our File BBPB 15-10**

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:

- An architectural plan consisting of five (5) sheets, prepared by Ronald J. Kacmarsky, A.I.A. of Ronald Kacmarsky Architectural Group, with the latest revision dated January 20, 2019.
- The Resolution of Approval from the Bradley Beach Planning Board memorialization date of November 19, 2015.

1. Project Description

- A. The property is located on the west side of Main Street, between Lareine Avenue and Eleventh Avenue. The street address is 725 Main Street (Lot 20, Block 32) and is known as the Bradley Beach First Aid Squad.
- B. The existing lot contains a one-story brick face building.
- C. The Applicant received approval from the Planning Board for Preliminary and Final Site Plan approval with variances and waivers in late 2015.
- D. The Applicant is amending the site plan approval. The resolution indicated the elimination of the access to Main Street and the Applicant is requesting to maintain the existing access to Main Street.

2. **Zoning and Land Use**

- A. The property is located in the General Business West Zone and the existing First Aid Station is a permitted principal use in this district.
- B. The Applicant is requesting approval for an Amended Preliminary and Final Site Plan Approval.

3. **Variance and Waivers**

- A. On page 3 of the Resolution approved on October 22, 2015 and memorialized on November 19, 2015, Item 4 and 5 state the following:

“4. The Applicant proposes to construct an addition to the rear of the current building and redesign the interior for more offices and meeting spaces as well as removing the garage doors facing Main Street and replacing the front façade with one more compatible to the other buildings in the area.”

“5. There will be no vehicles exiting the site onto Main Street and the removal of the passageway onto Main Street will create three (3) more off street parking spaces in an area where parking demands are high.”

On page 6 of the Resolution approved on October 22, 2015 and memorialized on November 19, 2015, Item 3 state the following:

“3. Applicant to eliminate any access by vehicles to Main Street and replace the garage doors with a new façade to match the adjacent Carmen Biase Building/Historical Museum as to style and material.”

The Applicant is requesting approval to maintain the garage door to the north and its access to Main Street.

The Applicant should provide testimony on why the access to Main Street and the garage door should remain.

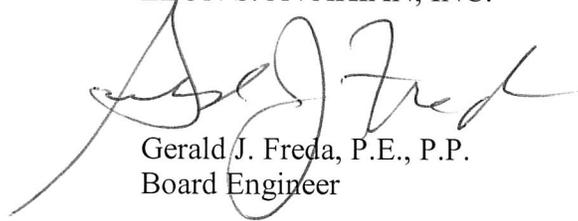
- B. In accordance with Section 450-29.1.D.(1)(c), the minimum lot depth permitted is 100 feet. The existing lot depth is 98.9 feet, which represents an existing non-conformity.
- C. In accordance with Section 450-33.A.(1), the building line along Main Street shall be a minimum of 12 feet from the curb line. The existing building line on Main Street is 11.8 feet to the curb line, which represents an existing non-conformity.

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

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

Very truly yours,

LEON S. AVAKIAN, INC.

A handwritten signature in black ink, appearing to read "Gerald J. Freda". The signature is fluid and cursive, with a large initial "G" and "F".

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

DMH:mfl

cc: Kristie Dickert, Board Secretary
Monica Kowalski, Esq., Board Attorney
Jennifer Beahm, P.P., AICP, Planning Board Planner
Michael J. Wenning, Esq., Applicant's Attorney
Ronald J. Kacmarsky, AIA, Applicant's Architect

BB/PB/15/15-10a