

April 13, 2020

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

**Re: The Pavilion of Bradley
Block 59, Lots 9-12
301 Main Street
Our File BBPB 20-06**

Dear Chairman and Board Members:

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

- An amended preliminary & final major site plan consisting of ten (10) sheets, prepared by Patrick R. Ward, P.E., P.P. of InSite Engineering, LLC, dated March 12, 2020, with no revisions.
- A stormwater management report prepared by Patrick R. Ward, P.E., P.P. of InSite Engineering, LLC, dated March 12, 2020, with no revisions.
- An architectural plan consisting of seven (7) sheets, prepared by James J. Monteforte, AIA of Monteforte Architectural Studio, LLC, dated March 12, 2020, with no revisions.
- A plan of survey and streetscape consisting of three (3) sheets prepared by Frank R. DeSantis, P.L.S. of FDR Surveying, LLC, dated September 3, 2014, with no revisions.

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

1. **Project History**

The Applicant received preliminary and final major site plan approval from the Planning Board on July 16, 2015 and the resolution was memorialized on August 27, 2015. The approval was for a four-story, mix-use building consisting of a commercial use, thirty (30) apartments and parking on the first floor and rear of the site. The thirty (30) apartments consist of twenty-two (22) two-bedroom apartments and eight (8) one-bedroom apartments. The resolution granted the following variances: 58 parking spaces, lot width, curb cut widths for two apartment access uses, number of two-way driveways, driveway distance from

property line for apartment use, aisle widths in parking area for apartments, driveway distance from property line for commercial use, aisle width in parking area for commercial use, landscaping buffer abutting a residential use, and no off-street loading zone. The following waivers were granted: existing and proposed grades and other topographic features of the property within a minimum distance of 50 feet beyond the property line, percolation test and soil logs, and statement of environmental improvement and assessment.

The Applicant received amended preliminary and final major site plan approval from the Planning Board on January 25, 2018 and the resolution was memorialized on February 22, 2018. The approval was for façade and roof line alteration; parking layout; location/size and layout of retail space; sprinkler room; electrical room and trash room and size and layout of lobby area. Also, approval of building footprint along Main Street and Third Avenue; location of interior stairs to residential units and the approval of the overall footprint and hallway layout of the second, third and fourth floors is sought, together with location, size and number of balconies for each apartment. Approval for the location and size of storage units and relocation of fitness room and manager's rooms. Approval of thirty (30) apartments consisting of six (6) one-bedroom apartments and twenty-four (24) two-bedroom apartments.

2. **Project Description**

The Applicant had demolished all existing structures on site and started construction of the building and other improvements. The Applicant is continuing with the proposed a mix-use building on Lots 9, 10, and 11 and proposing a parking lot on Lot 12. The mix-use building consists of a commercial use on the first floor and residential apartments on the second through fourth floors. There is a total of thirty (30) apartments consisting of twenty-two (22) two-bedroom apartments and eight (8) one-bedroom apartments.

3. **Amended Site Plan Descriptions**

The Applicant is requesting amended approval for preliminary and final major site plan for façade and roof line alteration; small changes to the parking layout; location/size and layout of retail space; sprinkler room; electrical room; trash room; mailroom; and lobby. Also, approval for the overall footprint and hallway layout of the second, third, fourth floors is sought together with the second-floor courtyard. Approval of thirty (30) apartments which consist of eight (8) one-bedroom apartments and twenty-two (22) two-bedroom apartments.

4. **Zoning and Land Use**

A. The property is located in the General Business West Zone, which the proposed mix-use four-story building with the first floor consisting of commercial use and parking and with the second through fourth floors consisting of residential apartments are permitted uses in this zone.

- B. The proposed site plan requires Board approval for amended preliminary and final major site plan approval.

5. **Variations and Waivers**

- A. In accordance with Section 450-41.B, for residential parking and driveway requirements for townhouses and apartment uses, the following waivers are noted below:

- 1) In accordance with Section 450-41.B.(2), a curb cut shall be a maximum of 26 feet wide for two-way traffic. The Board granted a waiver for three (3) curb cuts as follows: two (2) at 29 feet wide and one (1) at 34 feet. The amended application has removed one (1) curb cut of 29 feet wide.

Each lot shall have no more than one (1) two-way driveway and curb cut. The Board granted a waiver for three (3) driveways and curb cuts. The amended application proposes two (2) driveways and curb cuts.

- 2) In accordance with Section 450-41.B.(7), no ingress or egress drive shall be closer than 30 feet to any property line. The Board granted a waiver for two (2) driveways at a distance of 28.6 feet and 14.59 feet from the property. The amended application proposes one (1) driveway at a distance of 14.59 feet from the property line. The other proposed driveway was removed.

- B. In accordance with Section 450-42.A. for non-residential parking and driveway requirements for commercial, professional and business uses, the following waivers are noted below:

- 3) In accordance with Section 450-42.A.(6), no ingress or egress drive shall be closer than 30 feet to any property line. The Board granted a waiver for two (2) driveways at a distance of 28.6 feet and 14.59 feet from the property. The amended application proposes one (1) driveway at a distance of 14.59 feet from the property line. The other proposed driveway was removed.

- C. All other variance and waivers remain unchanged.

- D. The Applicant is proposing no change to stormwater management.

- E. The Applicant should provide testimony on all the changes being proposed as follows, but not limited to:

- Façade and roof line alterations
- Proposed building materials
- Location, size and layout of commercial space, sprinkler room, electric room, trash room, and lobby area

- The overall footprint of the second, third, and fourth floors (residential units)
- Location and size of storage units
- Second floor roof deck

6. **General Comments**

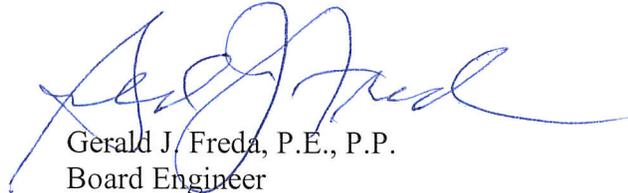
- A. The Applicant should provide information that taxes are currently paid.
- B. The Applicant shall secure any and all construction permits needed for the project.
- C. Performance Guarantees & Inspection Fees per Borough Ordinance.

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

If you have any questions, or require any 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
Michael Bruno, Esq., Applicant's Attorney
James J. Monteforte, R.A., Applicant's Architect
Patrick R. Ward, P.E., P.P., Applicant's Engineer

BB/PB/20/20-06