

July 24, 2020

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

**Re: Preliminary and Final Major Site Plan
Bradley West
803 & 811 Main Street
Block 32, Lots 17 and 18
Our File BBPB 20-11**

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 preliminary & final major site plan consisting of eleven (11) sheets prepared by Jason L. Fichter, P.E., P.P., C.F.M., C.M.E., of InSite Engineering, LLC, dated March 17, 2019, with no revisions.
- An architectural plan consisting of two (2) sheets prepared by Brian Berzinskis, R.A. of Grasso Design Group, dated April 22, 2020, with no revisions.
- A boundary and topographic survey of Lot 18, Block 32, 803 Main Street consisting of one (1) sheet prepared by Justin J. Hedges, P.L.S of InSite Engineering, LLC, dated June 3, 2019, with the latest revisions dated October 1, 2019.
- A boundary and topographic survey of Lot 17, Block 32, 811 Main Street consisting of one (1) sheet prepared by Justin J. Hedges, P.L.S of InSite Engineering, LLC, dated November 28, 2018, with the latest revisions dated December 6, 2018.
- A stormwater statement of compliance prepared by Jason L. Fichter, P.E., P.P., C.F.M., C.M.E., of InSite Engineering, LLC, dated February 28, 2020, 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 Description**

- A. The property is located on the west side of Main Street with the Bradley Beach Fire Department to the west and commercial properties to the north

and south. The existing Lot 17 (811 Main Street) currently has a vacant one-story masonry building formerly an automobile repair shop. The existing Lot 18 (803 Main Street) currently has a vacant two-story building formerly having a mix use with commercial and residential uses.

- B. The Applicant is demolishing all existing structures and amenities on both properties. The Applicant is proposing a mix-use building on both lots. The mix-use building will consist of two (2) commercial uses with storage on the ground floor and parking in the rear. The second through fourth floors will consist of eighteen (18) two-bedroom apartments.

2. **Zoning and Land Use**

- A. The property is located in the General Business West Zone, which the proposed four-story building with the ground floor consisting of commercial use, storage, and parking and with a second through fourth floors consisting of residential apartments. The proposed mix use building is a permitted use.
- B. The proposed site plan requires Board approval for Preliminary and Final Major Site Plan approval. The Applicant is requesting variances for a loading space, and others described in this report.

3. **Variances and Waivers**

- A. An analysis of bulk requirements of the General Business West Zone for yard area and building are as follows:

Bulk Requirements	Permitted	Existing	Proposed
Minimum Lot Area	5,000 sf.	16,765.72 sf.	No Change
Minimum Lot Width	50 ft.	165.08 ft.	No Change
Minimum Lot Depth	100 ft.	101.25 ft.	No Change
Minimum Front Yard Setback	0 ft.	0.3 ft. encroachment	2.5 ft.
Minimum Setback from Main Street Curb	12 ft.	9.6 ft. (NC)	12.3 ft.
Minimum Rear Yard Setback	10 ft.	20 ft.	34.3 ft.
Minimum Side Yard Setback	0 ft.	0.9 ft.	0.7 ft.
Maximum Building Height (ft.)	48 ft.	-	48.0 ft.
Maximum Building Height (Stories)	4	-	4
Maximum Building Coverage	90%	-	52.5%
Impervious Coverage	100%	-	94.2%

(NC) indicates an existing non-conformity

- 1) The Applicant complies with the zoning requirements for lot area, lot width and lot depth.

- 2) The Applicant complies with the building requirements for front yard setback, side yard setback, rear yard setback, building height and stories, building coverage and impervious coverage.
- B. In accordance with Section 450-43.B. for off-street loading space requirements with a floor area ranging from 0 to 10,000 square feet is one (1) loading space. The Applicant is not providing a loading space. **A variance is required.**
 - C. In accordance with Section 450-39.A., the retail commercial requires one (1) parking space for every 200 feet of floor area in excess of 1,000 square feet of total area used for retail commercial purposes. The proposed commercial use has a total floor area of 910 square feet, which does not require off-street parking spaces. The Applicant is proposing four (4) additional off-street parking spaces than is required for the apartments. Two (2) of the four (4) additional parking spaces are for handicapped parking. The remaining two parking spaces are not specifically assigned or dedicated. The Applicant does not have any assigned or dedicated off-street parking for the commercial space, which is allowed.
 - D. In accordance with Section 450-39.E., the off-street parking for the residential portion of the site shall meet the requirements as specified in the Residential Site Improvement Standards (RSIS). The RSIS indicates two parking spaces per two (2) bedroom apartment. The proposed residential portion of the site requires 36 parking spaces. The Applicant is proposing a total of 40 off-street parking spaces and 36 of these parking spaces are assigned to the residential portion of the site, which complies.
 - E. The Applicant is proposing a parking stall size of 9 feet by 18 feet, which complies with the minimum, allowed of 9 feet by 18 feet.
 - F. The Applicant is proposing a driveway width of 20.4 feet, which complies with the minimum allowed of 20 feet.
 - G. The Applicant is proposing a driveway apron width of 20.4 feet at the property line, which complies with the maximum allowed of 24 feet.
 - H. The Applicant is proposing a driveway apron width of 24.4 feet at the curb line, which conforms with the maximum allowed of 26 feet.
 - I. The Applicant is proposing one (1) driveway for the site, which complies with the maximum allowed of one (1) driveway.
 - J. The Applicant is proposing an ingress and egress driveway a distance of 60.1 feet to the property line, which complies with the minimum allowed of 30 feet.

- K. The Applicant is proposing a driveway aisle width of 25 feet, which complies with the allowed minimum of 25 feet.
- L. The Applicant has indicated compliance with all signage requirements. The Applicant should provide testimony on signage.

4. **Drainage and Grading**

- A. The Applicant has provided a stormwater management report, which indicates a proposed infiltration basin under the proposed parking lot. The Applicant is directing the stormwater runoff from the building roof to the infiltration basin. It is unclear if all the roof runoff will be directed to the infiltration basin or is some being directed over the sidewalk to Main Street. Testimony should be provided. Our office recommends that all roof leaders will be connected to the infiltration system.
- B. The Applicant has reduced the post-development runoff rates for the 2-year, 10-year and 100-year storm events. Testimony should be provided.
- C. The proposed runoff from the open parking is directing stormwater runoff toward Main Street by using a swale in the driveway access to Main Street.
- D. As a condition of approval, the Applicant should provide soil logs indicating the elevation of the seasonal high-water table and the permeability of the soil.
- E. A maintenance plan for the stormwater management measures should be provided.

5. **Environmental**

- A. The Applicant has provided our office with copies of the Phase I Environmental Site Assessment Report for 803 Main Street, Phase I Environmental Site Assessment Report for 811 Main Street and Phase II Subsurface Investigation Report. The Applicant should provide digital copy of the reports to the Board Secretary.
- B. The Applicant should provide testimony on compliance with the recommendation on underground storage tanks, floor drains and associated underground piping system, Operations and Maintenance Program for the safely manage the suspect asbestos-containing material and/or lead based paints, radon, etc.

6. **Site Plan**

- A. The Applicant should provide testimony on the landscaping and lighting plan for the site.
- B. The Applicant should provide testimony on the types of stores that may occupy the storefronts and hours of operations.
- C. The Applicant should address the days and time trash will be collected. Also address the movement of a garbage truck through the parking lot.
- D. The Applicant should address the traffic movement for the tandem parking.
- E. The site plan indicates a trash enclosure size of 10 feet by 17 feet and the detail indicates a trash enclosure size of 10 feet by 10 feet. The Applicant should revise the discrepancy. The Applicant should provide the height of the trash enclosure.

7. **Main Street Improvements**

- A. In accordance with Section 398-34, whenever the sidewalk along Main Street in the Business District is sought to be replaced using pavers or paver-type materials, the pavers must comply with the standards and guidelines for pavers adopted by resolution of the Mayor and Council.

The Applicant is complying with the Borough standard as they are reinstalling the paver at revised grades.

- B. In accordance with Section 398-35, whenever a property owner seeks to plant along the ground on Main Street, the planting must be in accordance with and of the type of tree(s) approved by the standards for street and sidewalk development adopted by resolution of the Mayor and Council.

The Applicant should provide testimony on the shade trees being proposed along Main Street.

- C. In accordance with Section 398-38, whenever a property owner along Main Street in the Business District wishes to install architectural building lighting along Main Street, they must be of the type in accordance with the standards architectural building lights approved by resolution, by Mayor and Council.

The Applicant should provide testimony on all lighting being proposed along Main Street.

- D. The site plan indicates pavers to be used for the driveway apron on Main Street and the detail sheet indicate a concrete apron. The Applicant should clarify the discrepancy. Our office recommends a concrete apron be installed.

8. **General Comments**

- A. The architectural plans for the proposed retail area does not indicate a restroom being proposed. Testimony should be provided on the retail space.
- B. Before any construction permits are issued, the Applicant should consolidate the lots.
- C. The Applicant should provide will serve letters from all necessary utilities.
- D. The Applicant should receive approval from the postmaster on the apartment mailing addresses.
- E. The Applicant should provide information that taxes are currently paid.
- F. The Applicant shall secure any and all construction permits needed for the project.
- G. Performance Guarantees & Inspection Fees to be posted per the 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



Christine L. Bell, P.P., A.I.C.P.
Board Planner

DMH:mfl

cc: Kristie Dickert, Board Secretary
Monica Kowalski, Esq., Board Attorney
Thomas J. Hirsch, Esq., Applicant's Attorney
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BB/PB/20/20-11b