

LEON S. AVAKIAN, INC. *Consulting Engineers*

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May 17, 2019

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

**Re: Ordinance 2019-15**  
**Section 26 Consistency Determination**

Dear Board Members:

Pursuant to NJAC 40:55D-26, The Borough of Bradley Beach Ordinance 2019-15, An Ordinance of Bradley Beach, County of Monmouth, and State of New Jersey, to amend and supplement Chapter 450 of the Revised General Ordinances, is consistent with the Borough's Master Plan.

Among the key goals within the 2018 Master Plan Re-examination Report, recommendations include that the Borough eliminate the RT Residential Transition Zone and rezone properties into the R-1 district and reclassify garden apartments and townhouses as conditional uses in the R-B Zone District; as such, the above-referenced ordinance is consistent with the Borough's Master Plan.

Should you have any questions or require any clarification regarding this matter, please do not hesitate to contact our office.

Very truly yours,

**LEON S. AVAKIAN, Inc.**



Christine L. Bell, PP, AICP  
*Planning Board Planner*

cc: Jerry Freda, P.E., Board Engineer  
Jennifer Beahm, PP, AICP, Board Planner  
Monica Kowalski, Esq., Board Attorney