

March 25, 2022

Borough of Bradley Beach  
Land Use Board  
701 Main Street  
Bradley Beach, NJ 07720

**Re: McClave Residence  
Block 84, Lot 1  
517 Monmouth Avenue  
Borough of Bradley Beach  
Our File BBPB 22-01**

Dear Chairman and Board Members:

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

- A fence plan prepared by the homeowner.
- A plan of survey consisting of one (1) sheet prepared by Charles O'Malley, P.L.S., dated April 2, 2020, with no revisions.

This 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. **Property Description**

- A. The property is located at house number 517 Monmouth Avenue (Lot 1, Block 84) with a total area of 7,500 square feet.
- B. The existing lot contains a two-story dwelling with driveway.
- C. The Applicant is proposing a fence around the swimming pool. The plan submitted does not show the location of the pool.

2. **Zoning and Land Use**

- A. The property is located in the R-1 Residential Single-Family Zone. The existing single-family dwelling is a permitted principal use in this zone.

- B. The proposed improvements require Board Approval for a variance on fence height.

3. **Variations and Waivers**

- A. In accordance with Section 450-44.A., All fences may be erected, altered or reconstructed to a height not exceeding three feet above ground level when located in any front yard, four feet in any side yard and six feet in any rear yard. The Applicant is proposing a fence height of 4 feet in the front yard along Pacific Avenue. **A variance is required.** The Applicant is proposing a fence height of 4 feet and 5 feet in the rear yard. The height complies with the rear yard.

4. **General Comments**

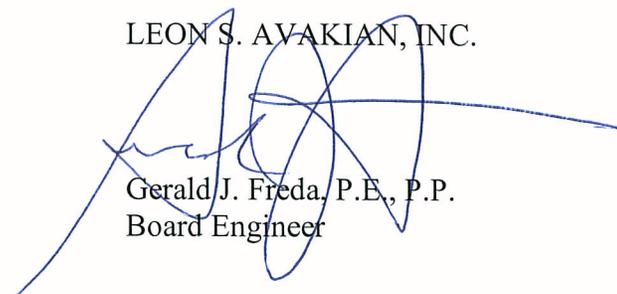
- A. A General Note should be added to the plan indicating the planting area between the sidewalk and curb must remain natural grass.
- B. General Note should be added to the plan indicating the existing curb and sidewalk along the frontage will be replaced if found in poor condition.
- C. The Applicant should provide information that taxes are currently paid.
- D. The Applicant shall secure any, and all construction permits needed for the project.

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  
Mark Kitrick, Esq. Board Attorney  
Kathryn McClave, Applicant  
BB/PB/22/22-01