

August 9, 2022
Revised August 11, 2022

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

**Re: Speedy Mart
Block 19, Lot 15
1004-1006 Main Street
Borough of Bradley Beach
Our File BBPB 22-11**

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:

- An existing condition survey consisting of one (1) sheet prepared by Robert L. Cigol, P.L.S. of DMC Associates, Inc., dated June 7, 2021, with no revisions. This plan was not signed and sealed by the person that prepared the survey.

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 1004-1006 Main Street (Lot 15, Block 19) with a total area of 14,640 square feet.
- B. The existing lot contains one-story masonry building known as "Speedy Mart".
- C. The Applicant is proposing a fence around the refuse enclosure and a small section of fence between the north side of the building and the side property line.

2. **Zoning and Land Use**

- A. The property is located in the GB- General Business Zone. The existing convenience store is a permitted principal use in this zone.
- B. The proposed improvements require Board Approval for a variance on fence height, location of the trash enclosure, and trash enclosure setbacks.

3. **Variations and Waivers**

- A. In accordance with Section 450-29.E.(1), nothing shall be stored out-of-doors for any purpose except that garbage and trash or any other refuse awaiting disposal may be stored in a rear yard in a completely enclosed container. The plans indicate the trash enclosure to be located in the side yard and a portion of the front yard area. **A variance is required for the location of the trash enclosure.**
- B. In accordance with Section 450-29.D.(1)(k), minimum side yard (accessory structure); five feet. The Applicant indicates the trash enclosure has a north side yard setback of 2.78 feet. **A variance is required.**
- C. In accordance with Section 450-44.A., all fences may be erected, altered or reconstructed to a height not exceeding 3 feet above ground level when located in any front yard, 4 feet in any side yard and 6 feet in any rear yard. The Applicant is proposing a fence height of 7 feet in the north side yard and a portion of the front yard. **A variance is required.**

4. **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.

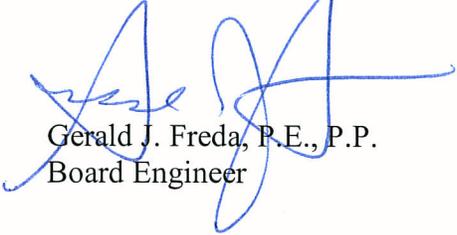
Our office reserves the right to provide additional comments upon receipt of revised plans.

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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
Michael J. Wenning, Esq., Applicant's Attorney
BB/PB/22/22-11a