

LEON S. AVAKIAN, INC. *Consulting Engineers*

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November 9, 2022

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

Re: Ordinance 2022-14
Section 26 Consistency Determination

Dear Board Members:

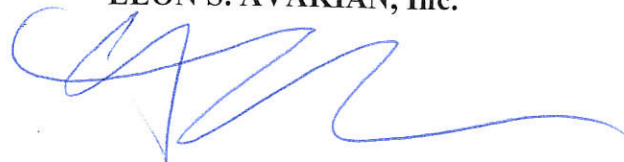
Pursuant to NJAC 40:55D-26, The Borough of Bradley Beach Ordinance 2022-14, An Ordinance of Bradley Beach, County of Monmouth, and State of New Jersey, amending Chapter 450: Zoning of the Borough's Revised General Ordinances to include a new section entitled "Development Fees", is consistent with the Borough's Master Plan.

In particular, the 2018 Master Plan Reexamination report reaffirms the 2003 recommendation to "adopt an updated Housing Plan Element in accordance with the Council on Affordable Housing Substantive Rules which were adopted on May 13, 1994...The Borough should monitor the impact of the new COAH Round 3 guidelines and conduct the necessary planning investigations to comply with the Round 3 requirements." This ordinance allows for development fees to be collected and deposited in an Affordable Housing trust fund to be used to address Bradley Beach's fair share obligation as outlined in the Borough's spending 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
Board Planner

cc: Jerry Freda, P.E., Board Engineer
Mark Kittrick, Esq., Board Attorney

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