

LEON S. AVAKIAN, INC. *Consulting Engineers*

788 WAYSIDE ROAD • NEPTUNE, NEW JERSEY 07753

LEON S. AVAKIAN, P.E., P.L.S. (1953-2004)  
PETER R. AVAKIAN, P.E., P.L.S., P.P.  
MEHRYAR SHAFAI, P.E., P.P.  
GREGORY S. BLASH, P.E., P.P., CPWM  
LOUIS J. LOBOSCO, P.E., P.P.  
GERALD J. FREDA, P.E., P.P.  
JENNIFER C. BEAHM, P.P., AICP  
CHRISTINE L. BELL, P.P., AICP  
SAMUEL J. AVAKIAN, P.E., P.L.S., P.P.

March 31, 2023

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

**Re: Reese Residence  
Block 73, Lot 7.02  
107 Madison Avenue  
Borough of Bradley Beach  
Our File: BBPB 23-07**

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 architectural plan consisting of two (2) sheets prepared by Anthony J. Ercolino, AIA, of Passman & Ercolino Architects, P.C., dated February 1, 2023, with no revisions.
- A survey of property consisting of one (1) sheet prepared by David J. Von Steenburg, P.L.S. of Morgan Engineering & Surveying, dated January 4, 2023, with no revisions.

The 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 107 Madison Avenue (Lot 7.02, Block 73) with a total area of 5,128 square feet.
- B. The existing lot contains a 1 ½-story single-family dwelling with a front porch, driveway, and swimming pool.
- C. The Applicant is proposing a full second story and half story above.

2. **Zoning and Land Use**

- A. The property is located in the R-1 Residential Single-Family Zone and single-family dwellings are a permitted principal use in this zone.
- B. The proposed improvements require Board Approval for variances with front and side yard setbacks, and others described in this report. The property has an existing non-conformity with lot depth.

3. **Variances and Waivers**

- A. In accordance with Section 450-13, permitted yard encroachments, the following variances or existing non-conformities are noted below:
  - 1) In accordance with Section 450-13.A.(2), (porch setbacks), for permitted residential structures a porch may extend 8 feet into the required front yard setback area, provided the principal structure conforms to the front yard setback requirement or by submission of the appropriate "Setback Averaging" plan as reflected in Ordinance 450-26.D.(7). A "Wrap-Around" porch may exceed the width of the existing or proposed structure, as long as it is in compliance with side setback requirements for the principal structure. The Applicant did not provide a setback averaging plan. The permitted porch setback is 7 feet along Madison Avenue. The existing covered porch has a front yard setback of 11 feet, which conforms.
  - 2) In accordance with Section 450-13.C.(2), no balcony shall extend out more than 2 feet from the second or third story wall to which it is attached. Each balcony cannot exceed 80 square feet. The Applicant is proposing a balcony on the second floor in the front of the dwelling. The balcony extends 2 feet from the second story wall and is 42 square feet in area. The balcony complies with these requirements.
- B. In accordance with Section 450-26.D, area, yard, and building requirements for a single-family dwelling the following variances or existing non-conformities are noted below:
  - 1) In accordance with Section 450-26.D.(1)(c), the minimum lot depth permitted per the zoned district is 100 feet. The existing lot depth is 78.9 feet, which represents an existing non-conformity.
  - 2) In accordance with Section 450-26.D(1)(d), the minimum front yard setback permitted for a street east to west is 25 feet and for a street running north to south (Madison Avenue) is 15 feet, or the minimum depth of any front yard within the block and fronting on the same

street on which the structure fronts, whichever is greater. When the prevailing setback of the existing buildings along a block front is less than the setback requirements, the front yard setback distance may be reduced to the average of front yard setbacks of principal structures on all developed properties on the same side of the street within 200 feet of the property as documented by a map prepared by a licensed land surveyor. The average depth will be from the front wall of the structure, provided that such setback is not less than 10 feet. Front porches shall also be averaged within 200 feet on each side of the lot and within the same block front. The Applicant did not provide the average front yard setback. The existing front yard setback is 14.3 feet, which represents an existing non-conformity. The Applicant is proposing a front yard setback of 14.3 feet to the new second floor and attic, which is an expansion of the existing non-conformity. **A variance is required.**

- 3) In accordance with Section 450-26.D.(1)(e), the minimum side yard setback permitted per the zoned district is 5 feet and 10 feet. The existing north side yard setback is 21.3 feet, which conforms. The existing south side yard setback is 3.3 feet, which represents an existing non-conformity.

The Applicant is proposing a side yard setback of 3.3 feet on the south side and a setback of 21.3 feet on the north side. The north side yard setback conforms but the south side yard setback is an expansion of an existing non-conformity. **A variance is required.**

- 4) In accordance with Section 450.26.D.(1)(h), the maximum building coverage permitted per the zoned district is 35% of the lot area. The existing building coverage is 20.3%, which conforms. The Applicant is proposing a building coverage of 21.8%, which conforms.
- 5) In accordance with Section 450.26.D.(1)(i), the maximum impervious coverage permitted per the zoned district is 60% of the lot area. The existing impervious coverage is 46.5%, which conforms. The Applicant is proposing an impervious coverage of 48.2%, which conforms.

The Applicant indicates deck up to 5% of the lot is excluded from impervious coverage. This is true for at grade decks. The existing deck is an elevated deck and its area shall be included in impervious coverage calculation.

Our office calculates an existing impervious coverage of 51.2% and a proposed impervious coverage of 51.8%. the existing and proposed impervious coverage conform.

4. **General Comments**

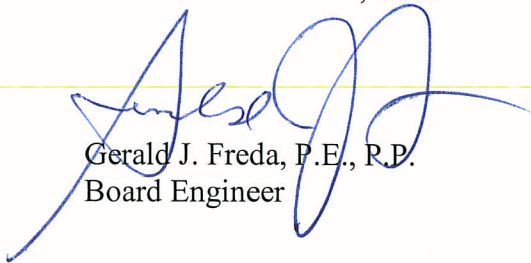
- A. General Note should be added to the plan indicating the existing curb and sidewalk along the frontage will be replaced if found in poor condition.
- B. A General Note should be added to the plan indicating the planting area between the sidewalk and curb must remain natural grass.
- C. The Applicant 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  
Christine Bell, P.P., AICP, Board Planner  
Anthony J. Ercolino, AIA, Applicant's Architect  
Donald Reese, Applicant

BB/PB/23/23-07