

LEON S. AVAKIAN, INC. *Consulting Engineers*

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September 21, 2023

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

**Re: Maita Residence
Block 10, Lot 23
204 Newark Avenue
Borough of Bradley Beach
Our File BBPB 23-19**

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 six (6) sheets prepared by Mary Hearn, AIA of M.B. Hearn Architecture, LLC, dated August 22, 2023, with no revisions.
- A topographic survey and average setback plan consisting of one (1) sheet prepared by David J. Von Steenburg, P.L.S. of Morgan Engineering & Surveying, dated August 10, 2022, 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. **Project Description**

- A. The existing lot has a two-story dwelling with two (2) one-story sheds, and a one-story garage.
- B. The Zoning Officer's denied the application for the development of a non-conforming lot. The existing lot has a non-conformity in lot width.
- C. The property is located on the north side of Newark Avenue between Central Avenue and Beach Avenue (Lot 23, Block 10) with a total area of 6,678 square feet.
- D. The Applicant is proposing a new dwelling with garage apartment, inground swimming pool, and driveway.

2. **Zoning and Land Use**

- A. The property is located in the R-1 Residential Single-family Zone and a single-family dwelling is permitted as a principal use in this zone.
- B. The proposed garage apartment and inground swimming pool are permitted accessory uses in this zone.
- C. The Applicant is requesting Board approval for development of an existing non-conforming lot.

3. **Variances and Waivers**

- A. In accordance with Section 450-26.D(1)(b), the minimum lot width permitted per the zoned district is 50 feet. The existing lot width is 45 feet, which represents an existing non-conformity.
- B. The proposed improvements conform with the following requirements in the table below:

Lot	Required	Existing	Proposed
Minimum Lot Area	5,000 sf.	6,678 sf.	6,678 sf.
Minimum Lot Width	50 ft.	45.0 ft. (NC)	45.0 ft. (NC)
Minimum Lot Depth	100 ft.	148.4 ft.	148.4 ft.
Maximum Building Coverage	35%	30.4%	33.7%
Maximum Impervious Coverage	60%	34.8%	58.2%
Minimum On-site Parking	4 Spaces	0 Spaces	8 Spaces
Principal Dwelling			
Minimum Front Setback, Dwelling	11.6 ft. (Avg)	16.2 ft.	11.7 ft.
Minimum Front Setback, Porch	3.6 ft.	8.4 ft.	16.0 ft.
Minimum Rear Setback	25.0 ft.	88.3 ft.	65.3 ft.
Minimum Side Setback	4.5 ft. (10% Width)	3.0 ft. (east)	5.1 ft. (west)
	9.0 ft. (20% Width)	21.5 ft. (west)	11.9 ft. (east)
Maximum Building Height	35 ft.	29.0 ft.	34.9 ft.
Number of Stories	2- ½ Stories	2 Stories	2-1/2 Stories
Garage Apartment			
Minimum Distance to Principal	20 ft.	N/A	45.2 ft.
Minimum Rear Setback	5.0 ft.	N/A	5.1 ft.
Minimum Side Setback	5.0 ft.	N/A	5.1 ft. (east)
	5.0 ft.	N/A	14.9 ft. (west)
Maximum Garage Floor Area	800 sf.	N/A	569 sf.
Maximum Apartment Floor Area	600 sf.	N/A	590 sf.
Maximum Number of Bedrooms	1 bedroom	N/A	1 bedroom
Maximum Height, Roof Peak	25 ft.	N/A	25.0 ft.
Maximum Height, Roof Eave	12 ft.	N/A	9.9 ft.
Minimum Internal Parking Spaces	2 Spaces	N/A	2 Spaces

	Required	Existing	Proposed
Inground Pool			
Minimum Side Setback	6 ft.	N/A	6.0 ft. (west)
Minimum Rear Setback	6 ft.	N/A	26.1 ft.
Minimum Distance to Principal	15 ft.	N/A	15.6 ft.
Minimum Distance to Accessory	10 ft.	N/A	10.1 ft.
Minimum AC Units Clearance	5.0 ft.	N/A	5.6 ft.
Minimum Generator Clearance	5.0 ft.	N/A	5.1 ft.

(V) Variance

(NC) Existing Non-conformity

- C. The swimming pool shall comply with Ordinance Chapter 406, Swimming Pools.

4. **General Comments**

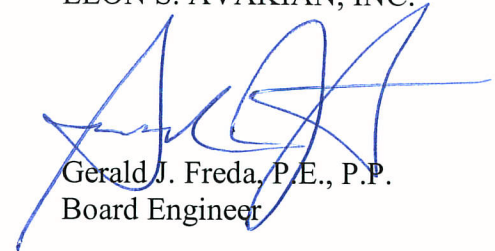
- A. General Note should be added to the plan indicating the existing curb and sidewalk along the frontage will be replaced if found in poor condition.
- B. A General Note should be added to the plan indicating the planting area between the sidewalk and curb must remain natural grass.
- C. **Our office recommends the proposed roof drains should be piped to a pop-up emitter in the front yard, because of the lot size. The last pipe section should be perforated pipe surrounded by stone.**
- D. **Since the Applicant is proposing a basement, our office recommends a soil boring. The soil boring should indicate the boring elevation and seasonal high water table elevation.**
- E. **The proposed plan indicates a proposed sump pump, and our office recommends the proposed discharge pipe be shown on the plan.**
- F. The Applicant should provide information that taxes are currently paid.
- G. 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, A.I.C.P., P.P., Board Planner
Jennifer S. Krimko, Esq., Applicant's Attorney
Mary Hearn, AIA, Applicant's Architect

BB/PB/23/23-19a