

LEON S. AVAKIAN, INC. *Consulting Engineers*

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October 16, 2023

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

**Re: Ordinance 2023-12**  
***Section 26 Consistency Determination***

Dear Board Members:

Pursuant to NJAC 40:55D-26, The Borough of Bradley Beach Ordinance 2023-12, An Ordinance of Bradley Beach, County of Monmouth, and State of New Jersey, replacing Chapter 450: Zoning of the Borough's Revised General Ordinances to update the Borough's Zoning Regulations, is consistent with the Borough's Master Plan.

In particular, the 2018 Master Plan Reexamination report recommended the Borough regularly review the regulations within the land development ordinance against its planning goals and objectives, clarifying, amending, and updating when appropriate. The 2018 Reexam also recommended the Borough review ordinance standards and correct any conflicts, and review ordinance definitions. This ordinance is a direct result of Borough's Mayor and Council engaging in a comprehensive review of the Revised General Ordinances, as recommended.

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, P.P., AICP  
*Board Planner*

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