

April 1, 2024

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

**Re: Minor Subdivision –204 Beach Avenue, LLC
and John Naples
204 Beach Avenue and 110 Second Avenue
Block 66, Lots 2 and 27
Bradley Beach, New Jersey
Our File BBPB 24-03**

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 documents:

- A minor subdivision plan consisting of one (1) sheet prepared by Justin J. Hedges, P.L.S. and Douglas D. Cleeland, P.E. of InSite Engineering, LLC, dated January 12, 2024, with no revisions.
- A boundary and topographic survey of Block 66, Lot 2 for 204 Beach Avenue, consisting of one (1) sheet prepared by Justin J. Hedges, P.L.S. of InSite Surveying, LLC, dated November 2, 2023, with no revisions.
- A boundary and topographic survey of Block 66, Lot 27 for 110 Second Avenue, consisting of one (1) sheet prepared by Justin J. Hedges, P.L.S. of InSite Surveying, LLC, dated November 2, 2023, with no revisions.

Our office has reviewed the plans to determine if they conform to the requirements of the Land Use Development Ordinance and provide the following report:

1. Description of Property

- A. The site consists of two (2) properties. The first property is located at house number 110 Second Avenue (Lot 27, Block 66) consists of 9,165 square feet and measures 50 feet in width by approximately 183 feet in depth. The second property is located at 204 Beach Avenue (Lot 2, Block 66) consists of 4,005 square feet and measures approximately 55 feet in width by approximately 72 feet in depth.
- B. The 110 Second Avenue property currently consists of a two-story framed dwelling with detached garage and driveway.

- C. The 204 Beach Avenue property currently consists of a two-story framed dwelling with driveway and patio.
- D. The Applicant is proposing a minor subdivision of two (2) existing lots. The proposed subdivision is removing land from the oversized Lot 27 and transferring the land to the undersized, non-conforming Lot 2. As part of the minor subdivision, the Applicant will remove the existing dwelling and site amenities on Lot 2. The Applicant is also removing the garage and a portion of the driveway on Lot 27.

2. Zoning & Land Use:

- A. The properties are located in the R-B Residential Beachfront Zone and the existing two-family dwelling on each lot is a permitted use in this District.
- B. The properties are subject to the bulk regulations of the R-B Residential Beachfront Zone, which are provided in the table below:

R-B Residential Beachfront Zone

	Permitted	Existing Lot 2	Existing Lot 27	Proposed Lot 2.01	Proposed Lot 27.01
Minimum Lot Area	5,000 sf.	4,005 sf. (NC)	9,165 sf.	6,760 sf.	6,410 sf.
Minimum Lot Width	50 ft.	55.0 ft.	50.0 ft.	No Change	No Change
Minimum Lot Depth	100 ft.	72.8 ft. (NC)	183.3 ft.	122.88 ft.	128.20 ft.
Minimum Front Yard Setback					
Second Avenue (East to West)	25 ft.	N/A	25.0/14.0 ft. (NC)	To Comply	No Change
Beach Avenue (North to South)	15 ft.	16.6 ft. Porch	(N/A)	To Comply	No Change
Minimum Rear Yard Setback	25 ft.	17.5 ft. (NC)	90.6 ft.	To Comply	35.60 ft.
Minimum Side Yard Setback					
One Side	5 ft.	7.5 ft.	2.7 ft. (NC)	To Comply	No Change
Other Side	10 ft.	10 ft.	14.4 ft. (NC)	To Comply	No Change
Maximum Building Height	35 ft.	22.2 ft.	23.9 ft.	To Comply	No Change
Maximum Number of Stories	2.5	2	2	To Comply	No Change
Minimum Rear Yard Setback (Garage)	5 ft.	(N/A)	3.0 ft. (NC)	To Comply	(N/A)
Minimum Side Yard Setback (Garage)	5 ft.	(N/A)	2.6 ft. (NC)	To Comply	(N/A)
Maximum Building Height (Garage)	15 ft.	(N/A)	13.9 ft.	To Comply	(N/A)
Maximum Building Coverage	35%	29.5%	31.3%	To Comply	33.1%
Maximum Impervious Coverage	60%	64.7% (NC)	64.7% (NC)	To Comply	35.7%
Maximum Parking Width in Front Yard	12 ft.	8 ft.	9.3 ft.	To Comply	No Change
Minimum Driveway Width	8 ft.	15.0 ft.	9.3 ft.	To Comply	No Change
Minimum Driveway Distance to Side Line	1 ft.	11.7 ft.	1.1 ft.	To Comply	No Change
Minimum Driveway Length	20 ft.	16.6 ft. (NC)	>20 ft.	To Comply	No Change

(N/A) Not Applicable

(NC) Existing Non-conformity

- C. The following existing conditions are non-conformities for Lot 2:
- Lot area
 - Lot depth
 - Front yard setback to the principal dwelling
 - Impervious coverage
 - Driveway length
- D. The following existing conditions are non-conformities for Lot 27:
- Front yard setback to porch
 - Side yard setback to principal dwelling
 - Impervious coverage
 - Side yard setback to principal dwelling
 - Side yard setback to garage
 - Rear yard setback to garage
- E. The following existing non-conformities have been removed because of the subdivision:
- Lot area for Lot 2.01
 - Lot depth for Lot 2.01
 - Front yard setback to the principal dwelling for Lot 2.01
 - Impervious coverage for Lot 2.01
 - Driveway length for Lot 2.01
 - Side yard setback to garage for Lot 27.01
 - Rear yard setback to garage for Lot 27.01

3. Subdivision Plan Comments:

- A. The Applicant should submit a plot plan for the proposed building lots. These will be reviewed by the Zoning Officer and Board Engineer to evaluate proposed site grading and drainage prior to construction.
- B. The lot numbers used on this subdivision drawing should be assigned or confirmed by the Municipal Tax Assessor.
- C. The Applicant should provide the following details or notes on the plot plan drawings:

- Replacement of existing curb and sidewalk will be required if found to be in poor condition.
- The proposed driveway apron shall be a maximum of 10 feet in width at the property line and 12 feet in width at the curblineline.
- The planting area between sidewalk and curb must be natural grass.

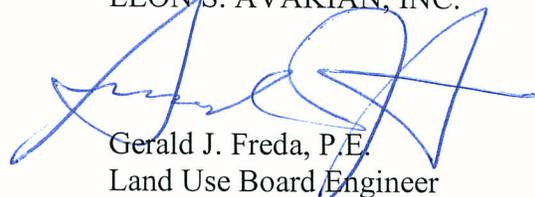
4. Conditions of Approval:

- A. As a condition of approval, the Applicant should remove the existing dwelling and garage before filing of minor subdivision plat or deed.
- B. The minor subdivision plat shall comply with the New Jersey map filing law.
- C. If the Applicant is proposing to perfect the subdivision by deed, the deed should be reviewed and approved by the Board Attorney and Engineer, prior to filing.
- D. The Owner and Applicant must sign the minor subdivision plan, with their signatures notarized on the drawing.
- E. Payment of any outstanding real estate taxes.
- F. Granting of any required construction permits.
- G. The Applicant shall apply to the local Postmaster to establish the necessary address for each lot.

If you have any questions regarding this matter, please do not hesitate to call our office.

Very truly yours,

LEON S. AVAKIAN, INC.



Gerald J. Freda, P.E.
Land Use Board Engineer

DMH:mfl

cc: Kristie Dickert, Board Secretary
Mark Kitrick, Esq., Board Attorney
Christine L. Bell, P.P., AICP, Planning Board Planner
Thomas J. Hirsch, Esq., Applicant's Attorney
Douglas D. Clelland, P.E., Applicant's Engineer
Justin J. Hedges, P.L.S., Applicant's Surveyor

BB/BBPB/24/24-03