

November 6, 2024

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

**Re: Preliminary and Final Major Subdivision–
By the Borough of Bradley Beach
319 LaReine Avenue
Block 41, Lot 1
Bradley Beach, New Jersey
Our File BBPB 24-09**

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 major subdivision plan consisting of one (1) sheet prepared by Robert K. Sanchez, P.L.S., C.F.S., of CME Associates, dated April 13, 2023, with no revisions.
- An outbound and topographic survey consisting of one (1) sheet prepared by Robert K. Sanchez, P.L.S., C.F.S., of CME Associates, dated March 28, 2023, with no revisions.
- A description of property for Lot 1, Block 41 consisting of one (1) page prepared by Robert K. Sanchez, P.L.S., C.F.S., of CME Associates, dated September 30, 2024, with no revisions.
- A description of property for Lot 1.01, Block 41 consisting of one (1) page prepared by Robert K. Sanchez, P.L.S., C.F.S., of CME Associates, dated September 30, 2024, with no revisions.
- A description of property for Lot 1.02, Block 41 consisting of one (1) page prepared by Robert K. Sanchez, P.L.S., C.F.S., of CME Associates, dated September 30, 2024, with no revisions.
- A description of property for Lot 1.03, Block 41 consisting of one (1) page prepared by Robert K. Sanchez, P.L.S., C.F.S., of CME Associates, dated September 30, 2024, with no revisions.
- A description of property for Lot 1.04, Block 41 consisting of one (1) page prepared by Robert K. Sanchez, P.L.S., C.F.S., of CME Associates, dated September 30, 2024, with no revisions.

This application has been deemed **COMPLETE**. 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 is located on the southeast corner of the intersection of LaReine Avenue and Madison Avenue. The property's street address is 319 LaReine Avenue (Lot 1, Block 41) with a total area of 24,000 square feet (0.551 ac).
- B. The property currently consists of a vacant church, formerly First United Methodist Church and a vacant dwelling, formerly the church rectory.
- C. The Applicant is removing the existing structures and site amenities, to propose a conforming four (4) lot subdivision.

2. Zoning & Land Use:

- A. The Applicant is requesting approval from the Board for Preliminary and Final Subdivision.
- B. The Applicant is requesting a waiver from (270 Attachment 1) Appendix A, Borough of Bradley Beach Application Checklist and Documents required to be submitted:
 - B.18. Size and location of all existing and proposed structures with all setbacks and length measurement of perimeter building walls dimensioned. **The Applicant is requesting a waiver.**
 - B.19. Size and location of all existing structures within 200 feet of the site boundaries. **The Applicant is requesting a waiver.**
 - C.2. Grading and utility plan to include as applicable:
 - a. Existing and proposed grades and other topographic features of the property and for a min. distance of 50 feet beyond the property lines. Contours shall be at 1-foot intervals with spot elevations at critical points.
 - b. Elevations of existing and proposed structures.
 - c. Location and invert elevation of existing and proposed drainage structures.
 - d. Location of all streams, ponds, lakes and wetland areas.
 - e. Locations of existing and proposed utilities, including depth of structures, manholes, valves, services, etc.

The Applicant is requesting a waiver.

- C. The properties are located in the R-1 Residential Single-Family Zone and the existing church and rectory are permitted conditional use in this District. The Applicant is proposing a single-family dwelling on each lot, which is a permitted use in this District.
- D. The properties are subject to the bulk regulations of the R-1 Residential Single-Family Zone, which are provided in the table below:

R-1 Residential Single-Family Zone

| | Permitted | Existing Lot 1 | Proposed Lot 1.01 | Proposed Lot 1.02 | Proposed Lot 1.03 | Proposed Lot 1.04 |
|---------------------------------|------------------|-----------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| Minimum Lot Area | 5,000 sf. | 24,000 sf. | 6,000 sf. | 5,000 sf. | 5,500 sf. | 7,500 sf. |
| Minimum Lot Width | 50 ft. | 150 ft. | 60 ft. | 50 ft. | 50 ft. | 50 ft. |
| Minimum Lot Depth | 100 ft. | 160 ft. | 100 ft. | 100 ft. | 110 ft. | 150 ft. |
| Minimum Front Yard Setback | | | | | | |
| LaReine Avenue (East to West) | 25 ft. | 19.5 ft. (NC) | Comply | Comply | (N/A) | Comply |
| Madison Avenue (North to South) | 15 ft. | 19.5 ft. | Comply | (N/A) | Comply | (N/A) |
| Minimum Rear Yard Setback | 25 ft. | 1.5 ft. (NC) | Comply | Comply | Comply | Comply |
| Minimum Side Yard Setback | | | | | | |
| One Side | 5 ft. | 12 ft. | Comply | Comply | Comply | Comply |
| Other Side | 10 ft. | (N/A) | (N/A) | Comply | Comply | Comply |
| Maximum Building Height | 35 ft. | (N/G) | Comply | Comply | Comply | Comply |
| Maximum Number of Stories | 2.5 | (N/G) | Comply | Comply | Comply | Comply |
| Maximum Building Coverage | 35% | (N/G) | Comply | Comply | Comply | Comply |
| Maximum Impervious Coverage | 60% | (N/G) | Comply | Comply | Comply | Comply |

(N/A) Not Applicable

(N/G) Not Given

(NC) Existing Non-conformity

- E. The proposed subdivision does not require any variances.
- F. The Applicant should confirm the lot area in the zoning table on the subdivision plat.

3. Stormwater Management

A major development is an individual “development”, as well as multiple developments that individually or collectively result in:

- A. The disturbance of one or more acres of land since February 2, 2004;
- B. The creation of ¼ acre or more of “regulated impervious surface” since February 2, 2004;
- C. The creation of ½ acre or more of “regulated motor vehicle surface” since March 2, 2021; or

- D. A combination of Subsection (B. and C.), above that totals an area of $\frac{1}{4}$ acre or more. The same surface shall not be counted twice when determining if the combination area equals $\frac{1}{4}$ acre or more.

If the proposed lots complied with the maximum impervious coverage of 60%, our office calculates a total of 0.33 acres of impervious coverage. Our calculation of the existing impervious coverage is 57.1% (0.31 acres). The proposed subdivision would have 0.02 acres of new impervious coverage, which would not be considered a major development.

4. 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 curblines.
 - The planting area between sidewalk and curb must be natural grass.

5. Conditions of Approval:

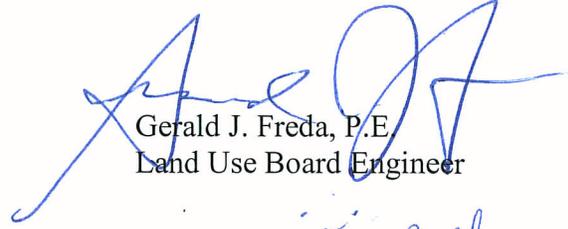
- A. As a condition of approval, the Applicant should remove the existing buildings before filing of subdivision plat or deed.
- B. The subdivision plat shall comply with the New Jersey map filing law.
- C. If the Applicant is proposing to perfect the subdivision by deed, the deed should be reviewed and approved by the Board Attorney and Engineer, prior to filing.
- D. The Owner and Applicant must sign the 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



Christine L. Bell, P.P., AICP,
Planning Board Planner

DMH:mfl

cc: Kristie Dickert, Board Secretary
Mark Kitrick, Esq., Board Attorney
Meghan Ann Bennett, Esq., Applicant's Attorney
Bennett Matlack, P.E., C.M.E., C.F.M., Applicant's Engineer
Robert K. Sanchez, P.L.S., C.F.S., Applicant's Surveyor
Meredith DeMarco, Acting Borough Administrator

BB/BBPB/24/24-09