

November 6, 2024

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

**Re: Ripke Residence
Block 79, Lot 22
418 Monmouth Avenue
Bradley Beach, New Jersey
Our File BBPB 24-10**

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:

- A plot plan consisting of four (4) sheets prepared by Douglas D. Clelland, P.E., of InSite Engineering, LLC, dated May 6, 2022, with the latest revisions dated July 19, 2022.
- A survey of property consisting of one (1) sheet prepared by Robert W. Post, P.L.S. of Robert W. Post Surveying, Inc., dated March 21, 2024, 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 418 Monmouth Avenue (Lot 22, Block 79) with a total area of 6,400 square feet.
- B. The existing lot consists of a new dwelling with a covered front porch, rear deck, garage apartment and driveway. The Applicant received zoning approval for the improvements in July 2022.

2. **Zoning and Land Use**

- A. The property is located in the R-1 Residential Single-Family Zone and the existing single-family dwelling is a permitted use.

- B. The proposed improvements require Board approval for variances on maintaining the ribbon driveway, and others as described in this letter.

3. **Variances and Waivers**

- A. The proposed improvements conform with the following requirements in the table below:

Lot	Permitted	Existing (As-built Plan)
Minimum Lot Area	5,000 sf.	6,400 sf.
Minimum Lot Width	50 ft.	50 ft.
Minimum Lot Depth	100 ft.	128 ft.
Maximum Building Coverage	35%	34.8%
Maximum Impervious Coverage	60%	59.3%
Minimum On-site Parking	2 Spaces	2 Spaces
Principal Dwelling	Permitted	Existing
Minimum Front Yard Setback, Dwelling	25 ft. or average of 23 ft.	23.0 ft.
Minimum Front Yard Setback, Porch	17 ft. or average of 15.9 ft.	17.01 ft.
Minimum Rear Setback	25 ft.	42.17 ft.
Minimum Side Setback	5 ft. (east)	5.05 ft.
	10 ft. (west)	11.06 ft.
Maximum Building Height	35 ft.	34.19 ft.
Number of Stories	2.5-Stories	2.5-Stories
Garage Apartments	Required	Existing
Minimum Side Yard Setback	5 ft.	5.04 ft. (west)
Minimum Rear Yard Setback	5 ft.	5.16 ft.
Minimum Distance from Principal Dwelling	20 ft.	27.55 ft.
Maximum Building Area	600 sf.	563 sf.
Maximum Building Height	25 ft.	24.3 ft.

(V) Variance

(NC) Existing Non-conformity

- B. In accordance with Section 450-41.A.(6), states that *driveways and parking areas shall be improved with a dust-free durable, all-weather material is deemed to include concrete, asphalt, brick or concrete pavers but shall exclude gravel, stone or other similar material.* The Applicant constructed a ribbon driveway with grass in the middle. Upon final inspection for Certificate of Occupancy, the Applicant was made aware of this ordinance. **The Applicant is requesting a variance to maintain the ribbon driveway, which is not allowed.**

4. **General Comments**

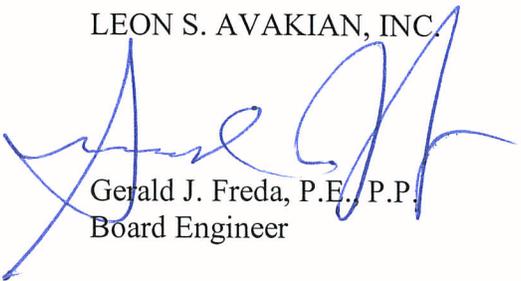
- A. The Applicant should provide information that taxes are currently paid.
- B. The Applicant shall secure any and all construction permits needed for the project.

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
Douglas D. Clelland, P.E., Applicant's Engineer
Susan Quinlan-Ripke, Applicant

BB/PB/24/24-10