

January 28, 2025

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

**Re: West Residence
Block 7, Lot 11
518 Newark Avenue
Borough of Bradley Beach
Our File BBPB 25-02**

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 survey of property consisting of one (1) sheet prepared by David J. Von Steenburg, P.L.S., of Morgan Engineering & Surveying, dated September 21, 2020, with no revisions.
- An architectural plan consisting of two (2) sheets prepared by Donald J. Passman, AIA of Passman-Ercolino Architects, P.C., dated December 5, 2024, with the latest revisions dated December 19, 2024.
- A front yard setback survey consisting of one (1) sheet prepared by Rodolfo Pierri, P.L.S. of Landmark Surveying and Engineering, Inc., dated November 7, 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. **Project Description**

- A. The existing lot has a 1½-story dwelling with a covered front porch, driveway, and patio.
- B. The property is an interior lot located on the north side of Newark Avenue between Fletcher Lake Avenue and Main Street, (Lot 11, Block 7) with a total area of 2,859.7 square feet.
- C. The Applicant is proposing a one-story addition on the east side of the dwelling with new concrete walkways.

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 Applicant is requesting Board approval for variances with building coverage 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	Proposed
Minimum Lot Area	5,000 sf.	2,859.7 sf. (NC)	No Change
Minimum Lot Width	50 ft.	46 ft. (NC)	No Change
Minimum Lot Depth	100 ft.	62.38 ft. (NC)	No Change
Maximum Building Coverage	35%	33.6%	37.0% (V)
Maximum Impervious Coverage	60%	54.6%	59.6%
Minimum On-site Parking	2 Spaces	1 Space (NC)	No Change
Principal Dwelling	Permitted	Existing	Proposed
Minimum Front Yard Setback, Dwelling*	25 ft. or the average alignment (12.8 ft)	15 ft.	No Change
Minimum Front Yard Setback, Porch*	17 ft. or the average alignment (8.5 ft.) but no less than 10 ft.	5.75 ft. (NC)	No Change
Minimum Rear Setback	25 ft. or reduced proportionately to the existing lot depth (15.6 ft.) but no less than 10 ft.	8.3 ft. (NC)	No Change
Minimum Side Setback	4.6 ft. (10% of lot width)	1.5 ft. (NC)	No Change
	9.2 ft. (20% of lot width)	23.3 ft.	16.9 ft.
Maximum Building Height for lot with an area less than 4,000 sf.	27 ft.	23.79 ft.	No Change
Maximum Number of Stories for lot with an area less than 4,000 sf.	2-Stories	1-½ Stories	No Change
Fence	Required	Existing	Proposed
Height in Front Yard	3 ft.	N/A	Existing (N.G.)
Height in Side Yard	4 ft.	N/A	(N.G.)
Height in Rear Yard	6 ft.	N/A	Existing (N.G.)
Patio			
Patio Location	Rear Yard Only	Side Yard (NC)	No Change

(V) Variance

(N.G.)-Not Given

(NC) Existing Non-Conformity

Existing non-conformities -Eight (8)

-Removing None

Proposed Variance- One (1)

- * The Applicant did provide mapping and calculations of the average of the front yard setback of the principal dwellings and front porches on all developed properties on the same side of the street within 200 feet of the property as documented by a map prepared by a licensed land surveyor. The Applicant calculated the average front yard setback which included this site as part of the calculation. This site should not be part of the average front yard setback calculation. Our office calculates the average front yard setback of 12.8 feet to the dwelling and 8.5 feet to the front porch. The Applicant should revise the plans.
- B. In accordance with Section 450-13.A.(2) states that (setbacks; porch setbacks) *for permitted residential structures a porch may extend eight feet into the required front yard setback area, provided the principal structure conforms to the front yard setback requirement or by submission of the appropriate setback averaging plan as reflected in § 450-26D. A wrap-around porch may exceed the width of the existing or proposed structure, as long as it is in compliance with side setback requirements for the principal structure.* The permitted front yard setback for a porch is 10 feet along Newark Avenue. The existing front yard porch setback of 5.75 feet, which represents an existing non-conformity.
- C. In accordance with Section 450-26.D.(1)(g), states that *the maximum building coverage is 35% of the lot area.* The existing building coverage is 33.6%, which conforms. The Applicant is proposing a building coverage of 37.0%. **A variance is required.**
- D. In accordance with Section 450-44.A. (Fence regulations) states that *all fences may be erected, altered or reconstructed to a height not exceeding three feet above ground level when located in any front yard, four feet in any side yard between the front and rear building line and six feet in any rear yard.* The Applicant is proposing a fence and gate in the side yard but did not give the height. The Applicant should provide testimony on the fence height and revise the plan to include the fence height.
- E. In accordance with Section 450-13.F.(4) (Patio Enclosures) states that *a pergola is permitted over a patio provided that a pergola does not exceed 10 feet or 120 square feet.* By our office calculations, the pergola is 95.6 feet, which conforms. The Applicant should provide testimony on the pergola height.
- F. In accordance with Section 450-13.F.(5) (Patio Location) states *that patios may be located in the rear yard area only.* The existing patio is located in the east side yard which represents an existing non-conformity.

4. **General Comments**

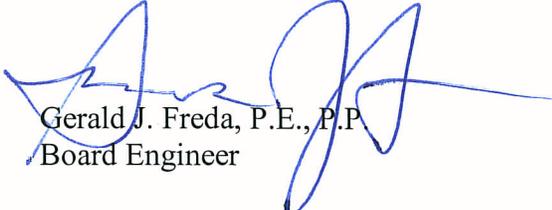
- A. General Note should be added to the plan indicating the existing curb and sidewalk along the frontage will be replaced if found in poor condition.
- B. A General Note should be added to the plan indicating the planting area between the sidewalk and curb must remain natural grass.
- C. **Our office recommends the proposed roof drains should be piped to a pop-up emitter in the front yard near the curb. A section of pipe on the property should be perforated pipe and surrounded by stone to allow runoff to seep into the ground within the limits of the property.**
- D. The Applicant should provide information that taxes are currently paid.
- E. 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
Anne Marie Rizzuto, Esq., Board Attorney
Christine Bell, A.I.C.P., P.P., Board Planner
Donald J. Passman, AIA, Applicant's Architect
Robert & Eva West, Applicant
BB/PB/25/25-02