

March 7, 2025

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

**Re: 2024 Annual Report**

Dear Board Members:

I reviewed the applications in front of the Land Use Board in 2024 and summarize the applications as follows:

In 2024, the Board heard 22 applications, located within the GB, GB-W, R-1, and R-B Zone Districts. Three (3) of applications were for commercial properties, while the remaining 19 applications were for residential properties. A summary of the number of applications in each zone can be found in Table 1, below:

Table 1. Zone Location of Applications

Zone	Number of Applications	Approval Status
GB	3	Approved: 2 Withdrawn: 1
GB-W	2	Approved: 2
R-1	15	Approved: 11 Withdrawn: 2 Denied: 2
R-B	3	Approved: 2 Withdrawn: 1
<b>Total:</b>	<b>23</b>	<b>23</b>

Table 2 summarizes the outcome of each application that appeared before the Board. There was one (1) application consisting of a split zoned property (R-1 and GB Zones) which accounts for the difference in the total between Tables 1 and 2.

Table 2. Application Approval Status

Status	Number of Applications
Approved	17
Withdrawn	3
Denied	2
<b>Total</b>	<b>22</b>

A summary of the types of variances applied for at the Land Use Board can be found in Table 3., below, including the number of variances sought, the number approved, denied, and when the applicant withdrew the variance request. The most sought variances were for: Minimum Side Yard Setback, Minimum Rear Yard Setback, Minimum Front Yard Setback, and Maximum Impervious Coverage.

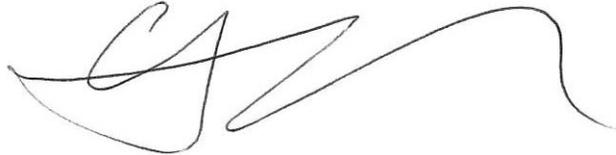
Table 3. Types of Variances Sought

Variance Type	Total	Approved	Denied	Withdrawn
Minimum Side Yard Setback	10	8	1	1
Minimum Rear Yard Setback	7	6		1
Minimum Front Yard Setback	5	4	1	
Maximum Impervious Coverage	5	4		1
d(1) use	4	4		
Maximum Building Coverage	4	3		1
Required Parking Spaces	4	4		
d(2)	3	2		1
Minimum Driveway Width	3	2	1	
Relocate Mechanical Equipment	3	3		
Lot Area - ENC	2	1		1
Minimum Driveway Setback	2	2		
Ribbon Driveway	2	2		
Loading Space Dimensions	2	2		
Minimum Lot Width	1	1		
Setback from Primary Structure	1	1		
Maximum Building Height	1	1		
Maximum Driveway Apron	1	1		
Driveway Location	1	1		
Balcony Size	1		1	
Balcony Location	1		1	
Balcony Setback	1			1
Accessory Use Setback	1	1		
Deck Height	1	1		
Deck Enclosure	1	1		
Deck Location	1	1		
Curb Cut Height	1	1		
Grading Waiver	1	1		
Appeal Final Decision	1			1
<b>Total</b>	<b>71</b>	<b>58</b>	<b>5</b>	<b>8</b>

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.

A handwritten signature in black ink, appearing to read 'CLB', with a long, sweeping horizontal line extending to the right.

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

CLB:mj

cc: Jerry Freda, P.E., Board Engineer

Anne Marie Rizzuto, Esq., Board Attorney