

LEON S. AVAKIAN, INC. *Consulting Engineers*

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July 14, 2025

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

Re: Ordinance 2025-20
Section 26 Consistency Determination

Dear Board Members:

Pursuant to NJAC 40:55D-26, The Borough of Bradley Beach Ordinance 2025-20, An Ordinance of Bradley Beach, County of Monmouth, and State of New Jersey, amending Article VIII: “Off Street Parking, Driveway and Loading Requirements” of Chapter 450: “Zoning” of the Borough’s Revised General Ordinances to allow residential ribbon driveways is consistent with the Borough’s Master Plan.

In particular, the 2018 Master Plan Reexamination report recommended the Borough regularly review the regulations within the land development ordinance against its planning goals and objectives, clarifying, amending, and updating when appropriate. The 2018 Reexam also recommended the Borough review ordinance standards and correct any conflicts, and review ordinance definitions. This ordinance revises the driveway requirements to allow for center ribbon access driveways, based on a number of applications requesting variance relief before the Land Use Board.

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.



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

cc: Jerry Freda, P.E., Board Engineer
Jake Guertin, Board Engineer
Anne Marie Rizzuto, Esq., Board Attorney