

LEON S. AVAKIAN, INC. *Consulting Engineers*

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March 12, 2026

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

Re: Ordinance 2026-17
Section 26 Consistency Determination

Dear Board Members:

Pursuant to NJAC 40:55D-26, The Borough of Bradley Beach Ordinance 2026-17, An Ordinance of Bradley Beach, County of Monmouth, and State of New Jersey, to amending Article IV: 'General Regulations Applicable to all Zones of Chapter 450 "Zoning" of the Borough's Revised General Ordinances to clarify regulations pertaining to undersized Lots and pre-existing nonconformities 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 provides an appropriate update to the land development ordinance, and as such, is consistent with the Master Plan.

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 blue ink, appearing to read 'C. Bell', with a long, sweeping horizontal line extending to the right.

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

cc: Mike Shafai, P.E., Board Engineer
Anne Marie Rizzuto, Esq., Board Attorney