



March 12, 2026

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

Re: Ordinance 2026-18
Section 26 Consistency Determination

Dear Board Members:

Pursuant to NJAC 40:55D-26, The Borough of Bradley Beach Ordinance 2026-18, An Ordinance of Bradley Beach, County of Monmouth, and State of New Jersey, to amend Article VIII: "Off-Street Parking, driveway, and Loading Requirements" of Chapter 450 "Zoning" of the Borough's Revised General Ordinances to permit larger driveways on certain corner lots 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. This ordinance is a direct result of Borough's Mayor and Council reviewing the Land Development Ordinance and updating where appropriate 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 'Christine L. Bell', written in a cursive style.

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

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