



March 12, 2026

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

Re: Ordinance 2026-19
Section 26 Consistency Determination

Dear Board Members:

Pursuant to NJAC 40:55D-26, The Borough of Bradley Beach Ordinance 2026-19, An Ordinance of Bradley Beach, County of Monmouth, and State of New Jersey, to amend Article II: “Terminology” and create new Article XIII: “Sub-Grade garages and basements” of Chapter 450: “Zoning” of the Borough’s revised general ordinances to prohibit sub-grade garages and promote flood resilience is consistent with the Borough’s Master Plan.

In particular, the 2018 Master Plan Reexamination report recommended the Borough to review the definitions of all terms in its ordinance for internal consistency with land use regulations, and to update outdated terminology and to regularly review the regulations within the land development ordinance against its planning goals and objectives, clarifying, amending, and updating when appropriate. Additionally, an “overall goal” of the Master Plan is to encourage the establishment of policies, codes and standards that promote the use of sustainable development practices, including but not necessarily limited to: infrastructure, public and private buildings, open space and recreation, local waste and recycling among other things; This ordinance updates the land use regulations as they relate to sub-grade garages and basements to ensure development within the Borough is more resilient to flooding impacts and more sustainable. As such, it 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