



April 28, 2026

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

Re: Ordinance 2026-24
Section 26 Consistency Determination

Dear Board Members:

Pursuant to NJAC 40:55D-26, The Borough of Bradley Beach Ordinance 2026-24, an ordinance amending Chapter 450 “Zoning” of the Borough’s Revised General Ordinances to Create New Section 450-72: “Relief for Groundwater Compliance” to Provide Limited Building Height Relief Where Required for Groundwater Compliance and to Clarify Applicable Definitions, is consistent with the Borough’s Master Plan.

In particular, the 2018 Master Plan Reexamination Report recommended that the Borough should “review the definitions of all terms in its ordinance for internal consistency with land use regulations, and to update outdated terminology,” and to “regularly review the regulations within the land development ordinance against its planning goals and objectives, clarifying, amending,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.” The proposed ordinance includes revisions to ordinance definitions as they relate to basements, cellars, crawl spaces, and incidental storage. The ordinance updates the land development ordinance to provide building height relief for groundwater compliance as it relates to sub grade garages and basements, 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