

December 21, 2022

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

Re: 2022 Annual Report

Dear Board Members:

I reviewed the Land Use Board resolutions for applications in front of the Board in 2022, as well as the applications from the most recent Land Use Board meeting of December 15, 2022; and my findings are as follows:

Number of Resolutions for Applications:

Approved	22
Denied	1
Total	23

Zone District in Which Application was Located:

Zone	Number of Resolutions
R-1	16
GB	4
GBW	1
RB	2
Total	23

Types of Variances sought in Denied Application:

Type	Number
Impervious Coverage	1
Building Coverage	1

Type of Variance Approved:

Type	Number	Notes
Side Yard Setback	7	Included to stairs and patios
# of off-street parking spaces	6	
D(2)	5	4 were for multiple dwellings on one lot
Front Yard Setback	5	Included to porch
Rear Yard Setback	3	
HVAC in Side Yard Setback	3	these were calculated separately from S.Y. Setback
Fence Height	3	
Building Coverage	3	
Extension of Time	2	
Covered Upper Porch	1	
Appeal of Zoning Officer	1	
# of Signs	1	
Sign Projection	1	
# of stories	1	
Driveway Length	1	
Impervious Coverage	1	
Temporary Use Expansion	1	
Height	1	
Location of Trash Enclosure	1	

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
Mark Kitrick, Esq., Board Attorney