

LEON S. AVAKIAN, INC. *Consulting Engineers*

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December 2, 2022

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

Re: Ordinance 2022-15
Section 26 Consistency Determination

Dear Board Members:

Pursuant to NJAC 40:55D-26, The Borough of Bradley Beach Ordinance 2022-15, An Ordinance deleting Chapter 258: "Hotels" and amending Chapter 450: "Zoning" of the Borough's Revised General Ordinances to prohibit hotels and motels in the Borough, is not inconsistent with the Borough's Master Plan.

While the Master Plan does not speak directly to the matter contained within the ordinance; the single-family character of the Borough was identified as a very important asset in Borough's master planning documents; and the 2014 recommendation to develop the character of Main Street by discouraging types of uses that do not usually fit within a downtown corridor was reaffirmed in the 2018 Master Plan Reexamination Report. The proposed ordinance amendment intends to further these goals. However, the Strategic Planning Committee recommended to include the prohibition of hotels and motels as a recommendation of the 2021 Economic Development Plan and the Planning Board chose not to include that recommendation in the adopted Plan Element.

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