

March 8, 2024

Planning Board
Borough of Bradley Beach
701 Main Street
Bradley Beach, NJ 07720

Re: **Preliminary and Final Minor Site Plan**
415 Main Street
Block 58, Lot 4
Our File BBPB 23-29

Dear Chairman and Board Members:

Our office has received an application submitted for Board review in connection with the above-referenced project. Submitted with the application are the following:

- A preliminary & final site plan consisting of three (3) sheets prepared by Mathew R. Wilder, P.E., of Morgan Engineering & Surveying, dated November 14, 2023, with the latest revisions dated January 23, 2024.
- A boundary and topographic survey of one (1) sheet prepared by David J. Von Steenburg, P.L.S., of Morgan Engineering & Surveying, dated August 23, 2023, with no revisions.

The application has been deemed complete. We have reviewed the plans to determine if they conform with the requirements of the Borough Ordinance and report as follows:

1. **Project Description**

- A. The property is located on the west side of Main Street with a total area of 12,168 square feet.
- B. The existing one-story building with off-street parking is currently vacant.
- C. The Applicant is proposing a change in use to a restaurant, a new concrete pad for the trash enclosure, a new configuration of the off-street parking and an EVcharging station.

2. **Zoning and Land Use**

- A. The property is located in the General Business West Zone and the proposed restaurant with off-street parking and trash enclosure are permitted uses in the zone.

- B. The proposed improvements require Board approval for Preliminary and Final Minor Site Plan approval. The Applicant is requesting variances for off-street parking, loading space, rear yard setback to the trash enclosure, and others described in this report.

3. **Variances and Waivers**

- A. An analysis of bulk requirements of the General Business West Zone for yard area and building are as follows:

Bulk Requirements	Permitted	Existing	Proposed
Minimum Lot Area	5,000 sf.	12,168 sf.	No Change
Minimum Lot Width	50 ft.	94.29 ft.	No Change
Minimum Lot Depth	100 ft.	130.5 ft.	No Change
Minimum Front Yard Setback	0 ft.	30 ft. (Main Street)	No Change
		53.3 ft. (Fifth Avenue)	No Change
Minimum Setback from Main Street Curb	12 ft.	43 ft.	No Change
Minimum Rear Yard Setback	10 ft.	28 ft.	No Change
Minimum Side Yard Setback	0 ft.	13.4 ft.	No Change
Maximum Building Height (ft.)	48 ft.	14.2 ft.	No Change
Maximum Building Height (Stories)	4	1	No Change
Maximum Building Coverage	90%	18.8%	No Change
Impervious Coverage	100%	82%	82%

(NC) indicates an existing non-conformity

- 1) The Applicant complies with the zoning requirements for lot area, lot width and lot depth.
 - 2) The Applicant complies with the building requirements for front yard setback, side yard setback, rear yard setback, building height and stories, building coverage and impervious coverage.
- B. In accordance with Section 450-29.1.E.(1), states that *nothing shall be stored out-of-doors for any purpose except that garbage and trash or any other refuse awaiting disposal may be stored in a rear yard in a completely enclosed container*. The Applicant is proposing the trash enclosure in the rear yard, which complies.
- C. In accordance with Section 450-29.1.D.(1)(k), states that *the side yard setback for an accessory structure is 5 feet*. The Applicant is proposing a side yard setback (west) of 11.5 feet for the trash enclosure. This side yard setback complies.

- D. In accordance with Section 450-29.1.D.(1)(1), states that *the rear yard setback for an accessory structure is 5 feet*. The Applicant is proposing a rear yard setback (south) of 2.2 feet for the trash enclosure. **A variance is required.**
- E. In accordance with Section 450-39.C.(2), Bars and Restaurants, state that *in the General Business Zone and General Business West Zone: one (1) parking space for each 100 square feet of the floor area designated for commercial purposes. The State's minimum parking mandates allow EVSE and make-ready parking spaces to count toward minimum parking mandates and giving a two for one credit for the EV parking, up to 10% of the total required parking*. The restaurant area is 2,283 square feet, which requires twenty-three (23) off-street parking spaces. The Applicant is proposing one (1) EV parking space which is less than 10% of the required parking. The Applicant is proposing eleven (11) spaces which include the EV credit. **A variance is required.**
- F. In accordance with Section 45-43.C. states that *each truck loading space shall be measured at least 12 feet in the width and 45 feet in length*. The Applicant is proposing a loading space that measures 11.5 feet in width by 27.5 feet in length. **A variance is required.**
- G. The Applicant is proposing a parking stall size of 9 feet by 18 feet, which complies with the minimum, allowed of 9 feet by 18 feet.
- H. In accordance with Section 450-42.A.(3), states that *the area between the end of the driveway and the street, inclusive of the sidewalk, shall be concrete with a minimum depth of six inches reinforced with welded wire mesh, designed and constructed in accordance with details and specifications provided by the Borough Engineer*. The existing three (3) driveway aprons are constructed from pavers, which represents an existing non-conformity.
- I. In accordance with Section 450-42.A.(6), states that *no ingress or egress drive shall enter upon a public road or highway at a point closer than 50 feet to any street intersection or closer than 30 feet to any property line. These distances shall be measured between the curbline or pavement edge of the driveway, at the street line, to the nearest curbline of the road or highway in question*.

The existing north driveway on Main Street is approximately 20 feet from the intersection of Fifth Avenue and Main Street, which represents an existing non-conformity. The existing north driveway on Main Street is approximately one foot from the Fifth Avenue Right-of-Way line, which represents an existing non-conformity.

The existing driveway on Fifth Avenue is approximately 10 feet from the intersection of Fifth Avenue and Main Street, which represents an existing non-conformity. The existing driveway on Fifth Avenue is approximately one foot from the Fifth Avenue right-of-way, which represents an existing non-conformity.

- J. The Applicant should provide testimony on signage.
- K. In accordance with Section 450-44.A. states that *all fences may be erected, altered or reconstructed to a height not exceeding three feet above ground level when located in any front yard, four feet in any side yard and six feet in any rear yard. For purposes of this section only, an alleyway will not be considered a street.* The Applicant is proposing a fence height of six feet, which conforms.

4. **Site Plan**

- A. The Applicant should provide testimony on the landscaping and lighting plan for the site.
- B. The Applicant should address the days and time trash will be collected. Also address the movement of a garbage truck through the parking lot.
- C. Our office recommends the Applicant abandon the north driveway apron and curb cut on Main Street to provide additional off-site parking on Main Street. Further, we recommend that the existing curb cut on Fifth Avenue be redone to provide access to the proposed on-site parking on the north side of the building.

5. **General Comments**

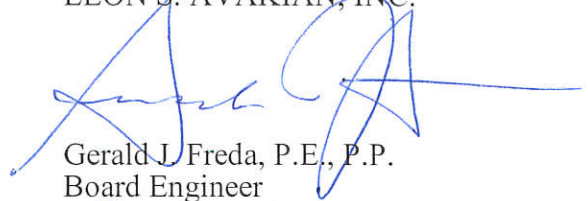
- A. The Applicant should provide information that taxes are currently paid.
- B. The Applicant shall secure any and all construction permits needed for the project.
- C. Performance Guarantees & Inspection Fees to be posted per the Borough Ordinance.

Our office reserves the right to provide additional comments upon receipt of revised plans.

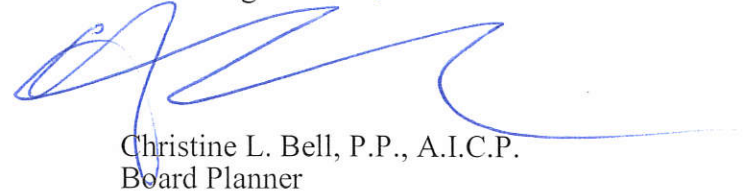
If you have any questions, or require any additional information on this matter, please do not hesitate to contact our office.

Very truly yours,

LEON S. AVAKIAN, INC.



Gerald J. Freda, P.E., P.P.
Board Engineer



Christine L. Bell, P.P., A.I.C.P.
Board Planner

DMH/mfl/mcs

cc: Kristie Dickert, Board Secretary
Mark Kitrick, Esq., Board Attorney
Michael B. York, Esq., Applicant's Attorney
Mathew R. Wilder, P.E., Applicant's Engineer
BB/PB/23/23-29a