

**Bradley Beach Planning Board  
701 Main Street  
Bradley Beach, NJ 07720  
732-776-2999 Ext. 1017**

**Regular Meeting Agenda  
Thursday, August 24, 2017 at 6:30 PM**

This regular meeting of the Bradley Beach Planning Board is now called to order.

At this time, I would ask everyone to please silence all cell phones and other paging devices, as they are distracting to others.

**I. Pledge of Allegiance**

**II. Open Public Meetings Act:**

The 48-hour notice, as required under the Open Public Meetings Act, has been met as notice of this meeting was emailed on August 1, 2017 and published in the Asbury Park Press, The Coast Star, and the Coaster, a copy has been placed on the bulletin board in the Borough Office, and a copy has been filed with the Borough Clerk.

**III. Roll Call:**

William Psiuk, Chair

Rafael Albanir, Vice Chair

John Weber

Norman Goldfarb

Marc Rosenthal

Douglas Jung

Meredith DeMarco

Jane DeNoble

Alan Gubitosi

Also Present:

Mark Steinberg, Esq. - Attorney to the Board

Gerald Freda, PE, PP, CME - Board Engineer

Jennifer C. Beahm, PP, AICP – Board Planner

**IV. Correspondence: None.**

**V. Resolutions to be memorialized:**

- a. PB#17/02 – Resolution of Approval – Site Plan – 300 Main Bradley Beach, LLC – Block 60, Lot 22 – 300 Main Street**

**Those Members Eligible:** *Refet Kaplan (Resigned), Meredith DeMarco, Norman Goldfarb, John Weber, William Psiuk*

**VI. EXECUTIVE SESSION (Closed to the Public)**

**VII. Applications under consideration for this evening:**

- a. Brielle Developers LLC – 301 Main Street / 704½ 3<sup>rd</sup> Avenue – Block 59, Lots 9-12 - Request for Extension of Site Plan Approval**

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**VIII. Master Plan Discussion (Continued):**

- a. Jennifer Beahm, PP, AICP - Memorandum of Master Plan Review dated August 15, 2017:
  - i. Discuss Item #1 of Memo – Elimination of the R-T Residential Transition Zone:
  - ii. Discuss Item #2 of Memo – Curb Cuts
  - iii. Discuss Item #3 of Memo – Increase the minimum lot size from 5,000 s.f. to 7,500 s.f. in the R-1 and R-B Zones.

**IX. Adjournment:**

- a. Next scheduled meeting will be our **Regular Meeting on Thursday, September 28, 2017 at 6:30 PM** here in the Municipal Complex Meeting Room.
- b. With no further business before the Board a motion to adjourn was offered by \_\_\_\_\_ to be moved and seconded by \_\_\_\_\_, meeting closed at \_\_\_\_\_ PM.

