

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

**Regular Meeting Agenda
Thursday, November 9, 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	Norman Goldfarb	Meredith DeMarco
Rafael Albanir, Vice Chair	Marc Rosenthal	Alan Gubitosi
John Weber	Douglas Jung	Paul Williams
George Waterman	Jane DeNoble	

Also Present: Mark Steinberg, Esq. - Attorney to the Board
Gerald Freda, PE, PP, CME - Board Engineer
Jennifer C. Beahm, PP, AICP – Board Planner

IV. Resolutions to be memorialized: None.

V. Applications under consideration for this evening:

- a. PB-B59-L9-12-01-15A – Brielle Developers, LLC – Amended Preliminary and Final Site Plan –** Block 59, Lots 9-12 – 301 Main Street and 704 ½ Third Avenue – Applicant is currently seeking approval to amend the originally approved preliminary and final site plan for façade and roof line alterations; parking layout; location/size and layout of retail space, sprinkler room, electrical room, and trash room as well as the size and layout of the lobby area. Also seeking approval of building footprint along Main Street and Third Avenue; location of interior stairs to residential units and the approval of the overall footprint and hallway layout of the second, third, and fourth floors is sought, together with location, size and number of balconies for each apartment. Approval is also being sought for the location and size of storage units and relocation of fitness room and manager’s rooms; together with any other variances deemed necessary by the Board.

VI. Master Plan Discussion (Continued from September 28, 2017 as items were tabled at October 26, 2017 meeting):

- a. Jennifer Beahm, PP, AICP - Memorandum of Master Plan Review dated August 15, 2017:
 - i. Discuss Item #6 of Memo – Floor Area Ratio
 - ii. Discuss Item #7 of Memo – R-B Residential Beachfront Zone
 - iii. *Possibly Item #8 of Memo – Graduated Housing Plan*

VII. Adjournment:

- a. Next scheduled meeting will be our **Regular Meeting on Thursday, December 14, 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.

