

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

**Regular Meeting Agenda
Thursday, December 21, 2017 at 6:30 PM**

This regular meeting of the Bradley Beach Zoning Board of Adjustment 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:

Michael Conoscenti, Vice Chair
Robert Quinlan
Dominic Carrea
Raymond Wade

Edward Pilot
Dennis Mayer
Shawn Ryan
Lauren Egbert

Deidre Phillips
Alexis Bouhoutsos
Harvey Rosenberg, Chair

Also Present: Monica Kowalski, Esq. – Conflict Attorney (to handle ZB17/04 Groesbeck App)
 Kimberly Barrett, Esq. – Attorney to the Board
 Mark G. Kitrick, Esq. - Attorney to the Board
 Gerald Freda, PE, PP, CME - Board Engineer

IV. Correspondence: None.

V. Resolutions to be memorialized: None.

VI. Applications under consideration for this evening:

- a. **ZB17/04 (Bulk Variances)** – Fran Groesbeck – Block 12, Lot 4 – 104 Kent Avenue – Applicant is seeking multiple variances to construct a first floor addition below the existing dwelling and deck.
- b. **ZB17/02 (Bulk Variances)** – Mark Hartigan – Block 18, Lot 9 – 503 Newark Avenue – Applicant is seeking bulk variances for side yard setback and impervious coverage in order to install a natural gas powered whole house generator. Applicant is represented by Michael J. Wenning, Esq.
- c. **ZB17/03 (Bulk Variances)** – Dominic Carrea – Block 18, Lot 10 – 501 Newark Avenue – Applicant is seeking a bulk variance for side yard setback in order to install a natural gas powered whole house generator. Applicant is represented by Michael J. Wenning, Esq.
- d. **ZB17/01 (Bulk Variances)** – Pasquale & Joan Ruta – Block 25, Lot 21 – 114 Ocean Park Avenue – Applicant is seeking multiple variances to demolish the existing structures onsite and construct a new 2 ½ story single family dwelling. Applicant is represented by Gregory W. Vella, Esq.

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VII. Adjournment:

- a. Next scheduled meeting will be our **Regular Meeting on Thursday, January 18, 2018 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.

