

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

**Regular Meeting Agenda
Thursday, January 25, 2018 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
George Waterman

Norman Goldfarb
Marc Rosenthal
Douglas Jung
Jane DeNoble

Meredith DeMarco
Alan Gubitosi
Paul Williams

Also Present: Mark Steinberg, Esq. - Attorney to the Board
Gerald Freda, PE, PP, CME - Board Engineer

IV. Appointed and Re-Appointed Board Members to be Sworn in.

V. Approval of Minutes:

- a. Regular Meeting Minutes of October 26, 2017
- b. Regular Meeting Minutes of November 9, 2017

VI. Resolutions to be memorialized:

- a. **Amended Resolution of Denial – Patrino** – 217 McCabe Avenue – Adoption of a New Resolution of Denial containing more detailed findings of fact as to the reasons supporting original denial based on the c2 criteria.

Those Members Eligible: *Paul Williams, Meredith DeMarco, Douglas Jung, Marc Rosenthal, Norman Goldfarb, Rafael Albanir, William Psiuk*

VII. 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.

VIII. *IF TIME PERMITS*** Master Plan Discussion:**

- a. Sample Non-Conforming Uses, Structures, and Lots Requirement Ordinance
- i. *It has been the general sentiment of the Board that before the proposed Master Plan/Ordinance changes that have been discussed are to be recommended and/or implemented there needs to be an Ordinance established concerning pre-existing, non-conforming uses, structures, and lots.*

IX. Adjournment:

- a. Next scheduled meeting will be our **Regular Meeting on Thursday, February 22, 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.

