

**Bradley Beach Planning Board
Regular Meeting Minutes
Thursday, January 25, 2018 at 6:30 PM**

Meeting is called to order by Chairman Psiuk. The Board and the public recite the Pledge of Allegiance.

Open public meeting announcement is made by the Board Secretary.

Roll Call:

Present: William Psiuk, Rafael Albanir, John Weber, George Waterman, Marc Rosenthal, Douglas Jung, Jane DeNoble, Alan Gubitosi, and Paul Williams

Absent: Norman Goldfarb and Meredith DeMarco

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

Resolutions Memorialized:

Amended Resolution of Denial – Patruno – 217 McCabe Avenue

Applications Under Consideration:

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.

Jane DeNoble and Paul Williams recuse themselves from this application.

Michael Wenning, Esq. indicates his client had submitted for compliance review and some changes were made to the architectural drawings at that time which could not be administratively approved.

Jason Fichter is sworn in and accepted.

Chair Psiuk questions if a waiver has been requested for perk tests? It is indicated it was temporary but it has been submitted and done.

Chair Psiuk questions if they have checked on the stormwater management system – Jason Fichter indicates an Operations and Maintenance Manual is standard and has been submitted.

Chair Psiuk requests a copy of the O&M Checklist (annual log) be sent to the Environmental Commission.

Jason Fichter indicates the engineering for the site is essentially the same the architectural are what have really changed.

Exhibit A-1 Amended Preliminary and Final Major Site Plans (11 sheets) dated October 23, 2017.

Exhibit A-2 Stormwater Management Report dated August 16, 2016

Exhibit A-3 Color Rendering of Overall Site Plan dated October 23, 2017

Exhibit A-4 Color Rendering of Original Approval dated June 17, 2015

The lots were consolidated per the original resolution of August 2015.

New architect was hired which had recommendations for some improvements. The unit numbers remain the same (30 units) consisting of eight (8) 1-bedroom and twenty-two (22) 2-bedroom units.

The retail/commercial use is under 1,000 s.f. and is now 990 s.f. where it was 955 s.f.

Jason Fichter reviews the prior approval and variances granted. Everything is the same. There is no height variance required. Applicant was able to eliminate the tandem parking as the columns are only 8" now.

It is questioned whether the exterior spaces will be assigned. Applicant is willing to assign to residents and the columns will be painted yellow. Jason Fichter indicates it has been structurally recommended to leave as is as it would be a huge undertaking to revise.

Jerry Freda asks with the importance of that support column, do you really want it hanging out there if it is structurally imperative? What if it is hit? Marc Rosenthal agrees with Jerry.

4" bollards are discussed with 6" of hatched area around both columns. It is indicated that bollards are not recommended.

Chair Psiuk questions the differences in the building coverage and lot coverage. Jason discusses the tiny nominal changes to accommodate the new building.

Alan Gubitosi questions traffic circulation – Jason describes the difference in the drive aisle east/west 25 feet, west of building 24 feet which is the same as the 2015 plan.

George Waterman questions refuse location and garbage collection route. Jason Fichter describes route for trash pick-up.

Thomas Coan – asks to go over the garbage again – Jason repeats his testimony. Mr. Coan asks if the footprint is the same and has an NJDOT application been submitted for the curb – Jason indicates yes.

Chair Psiuk questions stormwater and whether there is a new inlet on Third? It is indicated it is the same as previously.

Alan Gubitosi indicates concerns with the columns and is there any value to put a larger pillar there?

It is indicated the column west of #27 will move 6" so that they can hatch 1 column 6" and other 1 foot. The northern 3 spots will shift over slightly.

Chair Psiuk questions the exit door at the southwest portion of the building opposite space #32 as the door swings into the parking lot and could be a safety hazard.

Harrison F. Bink is sworn in, provides his education and background, and is accepted by the Board.

Exhibit A-5 – May plans

Exhibit A-6 – June Plans

Mr. Bink indicates he was retained to improve the plans to get to the construction level and improve the structural integrity of the building. As a result the columns, parking, and unit configuration has changed.

Exhibit A-7 – 2015 Prior Rendering

Exhibit A-8 – 2017 Rendering with Changes.

The building is smaller in service areas. The door can be alarmed for emergency exit only in stairwell out to the parking area opposite space #32 to avoid safety issue.

Exhibit A-9 – Sheet A Floor 2 & 3 Overlay

Exhibit A-10 – Sheet B Floor 4 overlay

It is testified that the 2nd and 3rd floor square footage has a difference of 1/10 of a percent and the 4th floor has a 0.03% difference in square footage.

11,239.1054 s.f. was approved and the applicant is now proposing 11,274.2083 s.f.

There is no proposed access from the lobby to retail and there is a designated bathroom in the retail area it is not shared.

The rooftop deck has been removed and there is only access to mechanicals.

Air Conditioning units are now on the upper roof and cannot be seen from the ground. They are located over the corridor and not the units.

Alan Gubitosi questions the parapet which is explained by Mr. Bink.

There will be a combination of brick and vinyl and Azak trim. IT is requested that the brick be not too dark.

Thomas Coan – 612 Third Ave – indicates he is 300 feet away from the proposed building. He questions Unit #406 and the 2 sliding glass doors. It is indicated 1 will be living area and 1 will be in the master bedroom.

Rich T – Third Avenue – the corner of the building is 5' 8" lower?

Jason Fichter indicates there is a 0 foot setback and 13 feet to the curb.

Thomas Coan – questions clarification on the size of the lot? 26,322 s.f.? Mr. Fichter indicates it is 24,818 s.f. not including the alleyway.

Jennifer Beahm indicates the density is calculated at 49.67 units per acre.

Thomas Coan questions Ms. Beahm and where there is no report from her. She indicates her and Jerry are located in the same office therefore they only issue 1 report. There are no affordable units required. Jen Beahm recommends collection of fee Residential Development Fee of 1.5% of equalized assessed value 2.5% residential.

John Weber indicates he would rather have affordable units.

Mr. Wenning indicates his client is not willing to provide the affordable units.

Chair Psiuk asks Jerry Freda to discuss the changes.

Jerry sees validity to the changes but it is solely up to the Board.

Chair Psiuk indicates he believes the changes are for the better.

Thomas Coan – indicates he believes the changes are minor but are excellent – requests a Do Not Enter sign be placed in the alleyway – Applicant indicates there is no problem with provide such signage.

Based upon the application submitted to the Board and the testimony provided, Chair Psiuk makes a motion to approve this application with the revisions and conditions as discussed, moved and seconded by Marc Rosenthal.

Those in Favor: Alan Gubitosi (w/comment), Marc Rosenthal (w/comment), Douglas Jung (w/comment), George Waterman, John Weber (w/comment), Rafael Albanir (w/comment), and Chair Psiuk (w/comment)

Those Opposed: None.

Those Absent: Norman Goldfarb and Meredith DeMarco

Those Abstained: None.

Those Recused: Paul Williams and Jane DeNoble

Discussion Items:

Master Plan Discussion (continued from November 9, 2017):

Proposed Non-Conforming Uses, Structures, and Lots Ordinance:

Jennifer Beahm indicates this is to protect Non-Conforming Uses, Structures and Lots.

It is indicated the need for this ordinance as the Council wants to remove the footnote from the current ordinance.

Jennifer Beahm indicates another component to this proposed ordinance was the discussion relative to removing the R-T Zone.

Jennifer Beahm discusses the basis of this ordinance. D.2. is discussed and whether or not residential and commercial or just residential. The Board indicates they want all to be covered.

It is recommended to eliminate C.3.

If the loss is due to lack of maintenance they will have no right to rebuild and the Code, Construction, and Zoning records will govern.

It is recommended to remove the word "other" in B.1.

George Waterman is excused from the meeting.

B.3. is discussed.

It is agreed a definition for maintenance is needed.

The Board wishes to eliminate G altogether.

Alan Gubitosi questions E which is discussed.

Marc Rosenthal is excused at 9:22 PM

The Board wishes to eliminate F altogether.

Thomas Coan – indicates there is an ordinance in place already for obtaining a determination and is confused with C.1.

Rich T – questions of house has to be up to code? Answer is yes, if they wish to rebuild it must have been up to code.

Rich T – anyway to still appeal to the ZBA – Yes.

John Naples – questions whether this is limited to smaller lots? It is indicated no. John Naples indicates good job.

Jennifer Beahm will make the changes as discussed and will re-distribute for review.

Paul Williams thanks George Waterman for writing this ordinance for the Board's review.

WITH NO FURTHER BUSINESS BEFORE THE BOARD A MOTION TO ADJOURN WAS OFFERED BY CHAIR PSIUK, MOVED AND SECONDED BY JOHN WEBER, ALL IN FAVOR. MEETING CLOSED AT 9:45 PM.

**NEXT SCHEDULED MEETING WILL BE A REGULAR MEETING ON THURSDAY,
FEBRUARY 22, 2018 AT 6:30 PM HERE IN THE MUNICIPAL COMPLEX MEETING ROOM.**

Minutes submitted by Kristie Armour, Board Secretary