

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

**Regular Meeting Agenda**  
**Thursday, April 26, 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	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. Approval of Minutes:**

- a. Regular Meeting Minutes of February 22, 2018

**V. Resolutions to be memorialized: None.**

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

- a. **PB18/01 – 1200 Main Street, LLC – Block 6, Lot 2.01 – 1200 Main Street** – Applicant is seeking Site Plan approval to demolish the existing structure and amenities on the property and build a mixed-use building with onsite parking. The mixed-use building is proposed to consist of two (2) retail commercial units on the first floor and residential apartments on the second and third floors. There are a total of fourteen (14) apartments consisting of four (4) 1-bedroom apartments and ten (10) 2-bedroom apartments being proposed. The Applicant is requesting variances for building height, number of loading spaces, number of driveways per lot, and any and all other variances deemed necessary by the Board. Applicant is represented by Jennifer S. Krimko, Esq.

**VII. Master Plan Discussion (Continued from February 22<sup>nd</sup> & carried from March 22<sup>nd</sup> meetings):**

- a. Draft Master Plan Re-Examination Report
- b. Discuss Ordinance 450-10 – Prohibited uses in all zones.

**VIII. Areas in Need of Rehabilitation:**

- a. Draft Needs Study

**IX. Adjournment:**

- a. Next scheduled meeting will be our **Regular Meeting on Thursday, May 24, 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.

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Enclosed: Development Application (Received 2/8/18)  
Drainage Narrative (1/15/18)  
Zoning Officer’s Denial of Application (2/14/18)  
List of Variances & Waivers (1/31/18)  
Architectural Plans (3/19/18)  
Preliminary and Final Major Site Plans (3/19/18)

Correspondence: Board Engineer’s Review Letter (4/17/18)

BOARD NOTES:

A series of horizontal dashed lines intended for handwritten notes during the board meeting.

Motion offered by \_\_\_\_\_ to be moved and second by \_\_\_\_\_

Alternates: Alan Gubitosi (Alt 1) \_\_\_\_\_ Paul Williams (Alt 2) \_\_\_\_\_

Meredith DeMarco \_\_\_\_\_ Jane DeNoble \_\_\_\_\_ Marc Rosenthal \_\_\_\_\_ Douglas Jung \_\_\_\_\_  
Norman Goldfarb \_\_\_\_\_ George Waterman \_\_\_\_\_ John Weber \_\_\_\_\_  
Rafael Albanir \_\_\_\_\_ William Psiuk \_\_\_\_\_

# Draft Master Plan Re-Examination Report

NOTES:



**Draft Needs Study**

NOTES:

A large rectangular area bounded by a dashed border, containing 20 horizontal dashed lines for taking notes.