

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

**Regular Meeting Agenda**  
**Thursday, May 17, 2018 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: Mark G. Kitrick, Esq. - Attorney to the Board  
Gerald Freda, PE, PP, CME - Board Engineer

**IV. Correspondence: None.**

**V. Approval and Adoption of Meeting Minutes from April 19, 2018**

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

Alternates: Shawn Ryan (Alt #1) N/A Lauren Egbert (Alt #2) \_\_\_\_\_

Deidre Phillips (Alt #3) \_\_\_\_\_ Alexis Bouhoutsos (Alt #4) \_\_\_\_\_

Dennis Mayer \_\_\_\_\_ Edward Pilot \_\_\_\_\_ Raymond Wade \_\_\_\_\_ Dominic Carrea \_\_\_\_\_

Robert Quinlan \_\_\_\_\_ Michael Conoscenti \_\_\_\_\_ Harvey Rosenberg \_\_\_\_\_

**VI. Resolutions to be memorialized:**

- a. Resolution of Approval for Bulk Variances** - Joseph and Marie Baecher – Block 28, Lot 6 – 313 Ocean Park Avenue - Applicant is proposing to construct an addition to an existing 2-story single-family dwelling.

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

- a. **ZB17/07 (Use and Bulk Variance for Fence)** – Alberto Contreras Mercado – Block 58, Lot 13 – 706 Fourth Avenue – Applicant is seeking variances to construct a 6 foot high dog-eared solid spruce fence on the rear and side yard property lines extending into the front yard area.

**This matter is a continuation from our Regular Meeting of December 21, 2017 and March 15, 2018:**

- b. **ZB17/01 (Bulk Variances)** – Pasquale & Joan Ruta – Block 25, Lot 21 – 114 Ocean Park Avenue – Applicant is seeking to demolish the existing structures onsite and construct a new 3 story single family dwelling which requires variances for rear yard setback, side yard setback, building coverage, number of stories, and any and all other variances that may be deemed necessary by the Board. Applicant is represented by Gregory W. Vella, Esq.
- c. **ZB17/06 (Use Variance)** – Bryan Kienlen – Block 33, Lot 28 – 710-714 Main Street – Applicant is seeking a Use Variance to permit a Tattoo Parlor Use.

**VIII. Adjournment:**

- a. Next scheduled meeting will be our **Regular Meeting on Thursday, June 21, 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.

**ZB17/07 (Use and Bulk Variance for Fence) – Alberto Contreras Mercado – Block 58, Lot 13 – 706 Fourth Avenue – Applicant is seeking variances to construct a 6 foot high dog-eared solid spruce fence on the rear and side yard property lines extending into the front yard area.**

Enclosed:    Application for Variance (Received 3/29/18)  
                  Zoning Officer’s Denial (2/21/18)  
                  Highlighted Property Survey (10/19/16)  
                  Letter of Explanation with copies of Police Reports and Photos (3/29/18)

Correspondence:    Board Engineer’s Review Letter (5/4/18)

**BOARD NOTES:**

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

Alternates:    Shawn Ryan (Alt #1) \_\_\_\_\_          Lauren Egbert (Alt #2) \_\_\_\_\_  
                                  Deidre Phillips (Alt #3) \_\_\_\_\_          Alexis Bouhoutsos (Alt #4) \_\_\_\_\_  
Dennis Mayer \_\_\_\_\_    Edward Pilot \_\_\_\_\_    Raymond Wade \_\_\_\_\_          Dominic Carrea \_\_\_\_\_  
                  Robert Quinlan \_\_\_\_\_          Michael Conoscenti \_\_\_\_\_          Harvey Rosenberg \_\_\_\_\_



**ZB17/06 (Use Variance)** – Bryan Kienlen – Block 33, Lot 28 – 710-714 Main Street – Applicant is seeking a Use Variance to permit a Tattoo Parlor Use.

Enclosed:

Application for Variance  
Resolution of Approval ZBA-411-01-03-17 (Cee Bee, LLC)  
Permission from Owner, Chris Cornell of 714 Main BB, LLC to make application  
Reduced Architectural Rendering of Façade & Signage (2/9/18)  
Plan of Survey (12/30/16)

Correspondence: Board Engineer’s Review (5/4/18)

BOARD NOTES:

Dashed lines for board notes.

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

Alternates: Shawn Ryan (Alt #1) \_\_\_\_\_ Lauren Egbert (Alt #2) \_\_\_\_\_  
Deidre Phillips (Alt #3) \_\_\_\_\_ Alexis Bouhoutsos (Alt #4) \_\_\_\_\_  
Dennis Mayer \_\_\_\_\_ Edward Pilot \_\_\_\_\_ Raymond Wade \_\_\_\_\_ Dominic Carrea \_\_\_\_\_  
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