

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

**Regular Meeting Agenda  
Thursday, May 24, 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  
Jennifer C. Beahm, PP, AICP – Board Planner

**IV. Approval of Minutes:**

- a. Regular Meeting Minutes of April 26, 2018

**V. Resolutions to be memorialized:**

- a. **PB18/01 – 1200 Main Street, LLC – Block 6, Lot 2.01 – 1200 Main Street** – Preliminary and Final Site Plan approval with variances 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.

***Those Eligible:** Alan Gubitosi, Meredith DeMarco, Jane DeNoble, Marc Rosenthal, Douglas Jung, Norman Goldfarb, John Weber, and William Psiuk*

**VI. Applications under consideration for this evening: None.**

**VII. Master Plan Discussion (Continued from February 22<sup>nd</sup> & carried from March 22<sup>nd</sup> and April 26, 2018 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, June 28, 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.





