

**Bradley Beach Planning Board
Regular Meeting Minutes
Thursday, May 24, 2018 at 6:37 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, Norman Goldfarb, Marc Rosenthal, Douglas Jung, Jane DeNoble, Meredith DeMarco, Alan Gubitosi (arrives 7:46 PM)

Absent: Paul Williams

Also Present: Mark Steinberg, Esq. – Attorney to the Board, Gerald Freda, PE, PP, CME – Board Engineer, Helen Zincavage, PP, AICP and Jennifer Beahm, PP, AICP (arrives at 7:40 PM) – Board Planners.

Approval/Adoption of Minutes:

Regular Meeting Minutes of April 26, 2018 are approved and adopted on a motion made by Chair Psiuk and second by John Weber. All members present in favor.

Resolutions Memorialized:

Approval of Preliminary and Final Site Plan – 1200 Main Street, LLC – Block 6, Lot 2.01 – 1200 Main Street. Motion made by Chair Psiuk, seconded by Douglas Jung. Those in favor: Meredith DeMarco, Jane DeNoble, Marc Rosenthal, Douglas Jung, Norman Goldfarb, John Weber, and William Psiuk.

A discussion takes place with regard to ordinances for expiration of variances, demolition ordinances, and developer's agreements. It is indicated by Mark Steinberg, Esq. that once an approval is granted, we cannot force the applicant to proceed with the project.

Applications Under Consideration: None.

Master Plan Discussion (continued from February 22nd):

Draft Master Plan Reexamination Report Review:

Chair Psiuk points out a correction be made to the Land Use Map on existing land use.

It is asked on Page 7 #2 – why is CAFRA not discussed? It is indicated it is not for us to decide.
On Page 9 #4 – NJDOT on Main “Share the Road” have done.
On Page 9 #5 – Some have been added on Main Street.

On Page 11 #14i – keep them close to the house.

On Page 11 #14J – 10 feet should be maintained on both sides.

Story above grade plane definition is discussed vs. a cellar definition to be consistent. George Waterman discusses Zoning vs. Construction Definitions. Jerry Freda suggests having a discussion about this with construction. George Waterman agrees to have a dialogue with Ken about the cellar/basement language.

Definitions proposed for height and area limitations are discussed. Jerry Freda thinks it should be left alone and agree on standards – 50% of entire floor beneath is what we have now. Even though we call it a ½ story it might be a full story according to construction. Maybe get input from people out in the field.

Doug Jung – Page 29 D.2. – Requests language be revised to be consistent as previously discussed.

Resiliency – climate change has been left out. Helen Zircavage will look at Monmouth County and remain consistent with that language.

John Weber suggested to also include sea level rise. We should be planning for a number over a span of time and should be prepared. Helen Zircavage suggests a couple of sources should be referenced.

Bill Psiuk – would like to address group rentals and Air B&B's – we don't have hotels and motels can we zone an area for Air B&B. Mark Steinberg, Esq. indicates most municipalities are regulating through CO. Marc Rosenthal indicates Code should be checking VRBO and Air B&B to help regulate.

The definition of "Family" is discussed.

Thomas Coan – comments on ½ story and height limitations. He is concerned for the loss of all of the cottages. With regard to group homes, there should be an ordinance in place to put a distance between each one. We should be creating with Air B&B.

****Jennifer Beahm, PP, AICP arrives at 7:40 PM****

Thomas Coan – with regard to Lake Terrace and Main – there is no design standard for Main, what is it we are looking for?

Ordinance 450-10 – Prohibited uses in all zones:

It is agreed by the majority that #6 be updated.

It is agreed by the majority that #8 remain.

It is agreed that #15 should include being permitted in zones GBW and establish bulk standards for same.

It is agreed by the majority that #32 should remain.

It is indicated that #35 should be revised to include dormitories.

It is agreed by the majority that #36 should remain.

Changes will be made and document will be redistributed for individual comments prior to recommending to Council.

Draft Area in Need of Rehabilitation Investigation Report:

Jennifer Beahm explains the process of declaring an area in need of redevelopment and feels that Main Street meets the necessary requirements.

7:46 PM – Alan Gubitosi arrives

Areas in need of repair such as sewer qualify.

A plan or plans can be prepared for whichever properties are chosen. This should be an overlay on the Zoning Map with a designation of the area or areas. It is up to Council if they want a plan for these areas.

Marc Rosenthal questions if any funding is available – Jennifer Beahm indicates only a short-term tax abatement if Council so chooses to implement the relief.

Jen discusses the process of selecting a developer and that conditions can be placed in order to control the development.

An area can be declared but it is 100% a Planning Board decision to recommend it to Council. If you designate the area, it doesn't mean you have to act right away.

John Weber questions affordable housing and believes we will have to provide some in this area. Jennifer indicates that it is only calculated on undeveloped land. The ordinance should be revised to five (5) units or more must provide 20% affordable units.

Chair Psiuk questions regarding infrastructure metering. Jerry indicates there were 6 locations to read flows and part of which was during Sandy, but the data is accurate. Chair Psiuk asks if a smoke test can be done to see who is illegally draining to the sewer.

Thomas Coan – 612 Third Ave – questions the criteria and no interconnect to getting sewer done? No per Jen.

Henry Machos – 209 Third Ave – questions the town selecting the developer, feels it is political and could cause a problem.

****AT 8:21 PM THE BOARD TAKES A BRIEF RECESS AND RETURNS AT 8:25 PM. ALL MEMBERS STILL PRESENT****

Overall a recommendation for global updates to ordinances is made to be included in the Reexamination report as well as an update to definitions as discussed.

George Waterman suggests a separate ordinance indicating that if an item is not expressly permitted then it is prohibited.

Thomas Coan thanks the Board again for having these work sessions.

WITH NO FURTHER BUSINESS BEFORE THE BOARD A MOTION TO ADJOURN WAS OFFERED BY CHAIR PSIUK, MOVED AND SECONDED BY NORMAN GOLDFARB, ALL IN FAVOR. MEETING CLOSED AT 9:00 PM.

NEXT SCHEDULED MEETING WILL BE A REGULAR MEETING ON THURSDAY, JUNE 28, 2018 AT 6:30 PM HERE IN THE MUNICIPAL COMPLEX MEETING ROOM.

Minutes submitted by Kristie Armour, Board Secretary

On June 28, 2018, a motion to adopt was offered by Chair Psiuk and seconded by George Waterman, all in favor.