

**Bradley Beach Planning Board  
Regular Meeting Minutes  
Thursday, June 28, 2018 at 6:34 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, John Weber, George Waterman, Jane DeNoble, Meredith DeMarco

Absent: Rafael Albanir, Norman Goldfarb, Marc Rosenthal, Douglas Jung, Alan Gubitosi, and Paul Williams

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

Chair Psiuk indicates since our reorganization is coming up we should advertise for RFQ's. A discussion takes place regarding reorganization being moved to January and the current engineer, attorney, and planner be retained for the remainder of the year and RFQ's in November for January reorganization.

**Approval/Adoption of Minutes:**

Regular Meeting Minutes of May 24, 2018 are approved and adopted on a motion made by Chair Psiuk and second by George Waterman. All members present in favor.

**Resolutions Memorialized:** None.

**Applications Under Consideration:** None.

**Public Hearing:**

**1. Master Plan Reexamination Report**

Helen Zincavage summarizes the general revisions.

Mechanical equipment bulk standards – cannot be located in the setback area of a principal structure unless it is a direct replacement.

Thomas Coan – 612 Third Avenue – questions whether generators have been considered and thinks that Item 14.i. should be left in as the current ordinance is very restrictive and should be revised to make it less restrictive. Mr. Coan questions Item 14.j. not in keeping with single-family zoning and things it is covered by “c” also believes Item b should be left alone.

Garage apartments are discussed along with accessory structures.

Page 10 Item #11 asks for clarification on bold. The Board feels that they should be conditional and a list of conditions be established rather than being permitted anywhere in the zone.

**Based upon the discussions that have taken place, Chair Psiuk makes a motion to adopt the Master Plan Reexamination Report with the changes as discussed, moved and seconded by George Waterman.**

**Those in Favor:** Meredith DeMarco, Jane DeNoble, George Waterman, John Weber, and William Psiuk.

**Those Opposed:** None.

**Those Absent:** Rafael Albanir, Norman Goldfarb, Marc Rosenthal, Douglas Jung, Alan Gubitosi, and Paul Williams

**Those Abstained:** None.

**Those Recused:** None.

## **2. Area in Need of Rehabilitation Investigation Report**

Thomas Coan – 612 Third Ave – questions the criteria used to make the determination – Helen Zincavage indicates the age and condition of the water and sewer were utilized and mainly relied upon the sewer, will have to check if hinged on water as well.

Mr. Coan doesn't feel this recommendation is needed as it is happening naturally and it should be controlled with stricter zoning.

Helen indicates this is a tool and this is a recommendation; whether or not the Council acts upon it is a different story, but it does give them the option if they so choose.

**Based upon the discussions that have taken place, Chair Psiuk makes a motion to accept the Area in Need of Rehabilitation Investigation Report dated March 6, 2018 and forward recommendation to Council, moved and seconded by George Waterman.**

**Those in Favor:** Meredith DeMarco, Jane DeNoble, George Waterman, and William Psiuk.

**Those Opposed:** John Weber.

**Those Absent:** Rafael Albanir, Norman Goldfarb, Marc Rosenthal, Douglas Jung, Alan Gubitosi, and Paul Williams

**Those Abstained:** None.

**Those Recused:** None.

**General Discussion:**

A general discussion takes place with regard to Code Enforcement Ordinances. It is indicated they are not under the purview of the Planning Board and are not directly related to the Land Use portion of the Ordinance. Code Enforcement Ordinances can be introduced and adopted by the Council and do not require review by the Planning Board.

**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 7:39 PM.**

**NEXT SCHEDULED MEETING WILL BE A REORGANIZATION MEETING FOLLOWED BY A REGULAR MEETING ON THURSDAY, JULY 26, 2018 AT 6:30 PM HERE IN THE MUNICIPAL COMPLEX MEETING ROOM.**

**Minutes submitted by Kristie Armour, Board Secretary**

**On July 26, 2018, a motion to adopt was offered by Chair Psiuk and second by John Weber, all in favor.**