

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

**Regular Meeting Agenda  
Thursday, July 19, 2018  
Immediately Following Reorganization Meeting**

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 July 2, 2018 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 Affuso  
Robert Quinlan  
Dominic Carrea  
Raymond Wade

Edward Pilot  
Dennis Mayer  
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  
Helen Zincavage, PP, AICP – Board Planner

**IV. Correspondence: None.**

**V. Approval and Adoption of Meeting Minutes from June 21, 2018**

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

Alternates: Deidre Phillips (Alt #1) \_\_\_\_\_ Alexis Bouhoutsos (Alt #2) \_\_\_\_\_  
Michael Affuso (Alt #3) N/A

Lauren Egbert \_\_\_\_\_ Dennis Mayer \_\_\_\_\_ Edward Pilot \_\_\_\_\_ Raymond Wade \_\_\_\_\_

Dominic Carrea \_\_\_\_\_ Robert Quinlan \_\_\_\_\_ Harvey Rosenberg \_\_\_\_\_

**VI. Resolutions to be memorialized:**

**a. Resolution of Approval for Bulk Variance for Fence Height – Frank Delany – Block 88, Lot 1 – 523 Burlington Avenue**

***Those Members Eligible:*** Lauren Egbert, Dennis Mayer, Raymond Wade, and Harvey Rosenberg

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

- a. **ZB17/07 (Use and Bulk Variance for Fence and Driveway)** – 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 as well as the construction of a compliant 10 foot wide driveway with a 12 foot wide apron. Applicant is represented by Jeffrey Beekman, Esq. **NOTE: This matter was carried from our May 17, 2018 meeting.**
  
- b. **ZB18/02 (Bulk Variances for Residential Addition in Rear)** – Andrew J. Leiter – Block 28, Lot 7 – 311 ½ Ocean Park Avenue – Applicant is seeking variances to construct an addition to the rear of an existing single-family home including variances for building coverage (35% is permitted, 46% is existing, and 49.2% is proposed), impervious coverage (60% is permitted, 63% is proposed), minimum distance from primary structure to an accessory structure (20 feet is required and 13.82 feet is proposed). Applicant is represented by Thomas J. Hirsch, Esq. **NOTE: This matter was carried from our June 21, 2018 meeting.**
  
- c. **ZB18/04 (Use Variance for Prohibited Freestanding Sign)** – Rega Bradley Beach, LLC – Block 38, Lots 7 and 26 – 103-105 McCabe Avenue – Applicant is proposing to replace the existing freestanding sign and has indicated the existing posts are to remain. Applicant is represented by Michael J. Wenning, Esq.
  
- d. **ZB18/03 (Bulk Variances to Construct a New Single-Family Dwelling)** – Gaetano Losa – Block 11, Lot 28 – 120 Lake Terrace – Applicant received approval from the Board of Adjustment in March 2017 for the alteration of the first floor with additions to the front and rear corners of the first floor as well as for the second floor addition with a front balcony. Applicant is represented by Ronald Troppoli, Esq.

**VIII. Adjournment:**

- a. Next scheduled meeting will be our **Regular Meeting on Thursday, August 16, 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 and Driveway)** – 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 as well as the construction of a compliant 10 foot wide driveway with a 12 foot wide apron. Applicant is represented by Jeffrey Beekman, Esq. **NOTE: This matter was carried from our May 17, 2018 meeting.**

Previously Enclosed  
w/May 17, 2018

Agenda Packet: 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)

**Currently Enclosed: Zoning Officer’s Denial (5/31/18)**  
**Amendment to Application – Letter of Explanation (7/5/18)**  
**Site Plan (1 sheet) (6/27/18)**

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

**Current Correspondence: Board Engineer’s Review Letter (Revised 7/11/18)**

BOARD NOTES:

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

Alternates: Deidre Phillips (Alt #1) \_\_\_\_\_ Alexis Bouhoutsos (Alt #2) \_\_\_\_\_ Michael Affuso (Alt #3) \_\_\_\_\_  
Lauren Egbert \_\_\_\_\_ Dennis Mayer \_\_\_\_\_ Edward Pilot \_\_\_\_\_ Raymond Wade \_\_\_\_\_  
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