

**Bradley Beach Zoning Board of Adjustment
Regular Meeting Minutes
Thursday, September 20, 2018 at 6:30 PM**

Meeting is called to order by Chair Rosenberg at 6:30 PM. The Board and the public recite the Pledge of Allegiance.

Open public meeting announcement is made by the Board Secretary.

Roll Call:

Present: Alexis Bouhoutsos, Deidre Phillips, Lauren Egbert, Edward Pilot, Raymond Wade, Dominic Carrea, Dennis Mayer, and Harvey Rosenberg

Absent: Michael Affuso and Robert Quinlan

Also Present: Mark G. Kitrick, Esq. - Attorney to the Board and Gerald Freda, PE, PP, CME – Board Engineer

Resolutions Memorialized: None.

Applications:

ZB18/07 (Bulk Variance for Enclosed Porch Expansion in Rear) – Patrick & Beverlee Ciccone – Block 56, Lot 10 – 500 Fourth Avenue – Applicant is proposing a 24” extension to their existing enclosed porch in the rear of the home to make the space suitable for use with a table and chairs. The existing non-conforming distance from the garage to dwelling is 5’-1” and would become 3’-1” where 20 feet is required. The existing building coverage is currently 49% and will become 50.2% where 35% is permitted.

Gary O’Connor, Architect and Beverlee Ciccone, Homeowner are sworn in along with Board Professionals.

Gary O’Connor, Architect provides his credentials and is accepted by the Board. Mr. O’Connor indicates that the Applicant has owned the home since 2001. In 2006 it became their permanent residence and they did renovations at that time including a 2nd story and a 1-story portion with screened porch on the back. After living with this improvement for 12 years the area with the screened porch has become more of a drop off space than a useable space.

Between the garage and the wall there is approximately 5 ft. 1-inch. Proposing a 2 foot extension to the existing enclosed porch which will leave 3 feet between the existing garage and the proposed addition. This will provide 8’-6” on the interior. Mr. O’Connor does not feel this will have a negative impact and the porch currently abuts an existing family room.

Mr. Mayer indicates his concerns.

Exhibit A-1 is marked – Photos of Existing and Proposed.

It is indicated the fence encroachment will be corrected.

Jerry Freda suggests an alternative to the proposed addition due to the minimal distance being left between the building and the garage and the ability for Fire and/or EMS to be able to navigate between.

Mr. O'Connor discusses Code requirements and indicates it is a masonry garage.

Ms. Egbert is concerned with the visual aspect from the street.

Currently the existing screened porch is 20' x 6 ½' and the prior application included the construction of this porch.

It is indicated there are 4 variances required for this application, not 2 as there is a 6" variance needed for setback.

Meeting is open to the public:

George Bachar – 407 Fletcher Lake – lives to the north side of the property – indicates they are good neighbors and it would improve the view instead of seeing recycling on the porch.

Mr. O'Connor provides the Board with a summation.

Mrs. Ciccone – comments she wanted to maintain the look of the original house and the neighborhood.

The Board Members have a discussion on the record.

Based upon the discussions and concerns of the Board it is decided by the Applicant to withdraw this application at this time.

ZB18/08 (Bulk Variance for Expansion of an Existing Driveway) – Ernesto Ribeira – Block 7, Lot 2.01 – 601 Lake Terrace – Applicant is seeking a bulk variance to expand the existing driveway. The proposed driveway would be 6" from the side yard setback where 3 feet is required.

Ernesto Ribeira is sworn in with Jerry Freda, Board Engineer.

Mr. Ribeira indicates the original driveway was 10 feet wide with ¾ stone along the side. Currently the stones pop up onto the grass, there are stones down on the street, and it has become a maintenance issue

If the prior stone area were to be planted with grass, it will end up being driven over and it will look unsightly. Mr. Ribeira indicates he would like to replace the stone with pavers to match the existing driveway.

It is indicated there is already a fence along the rear property lines.

Jerry Freda indicates the existing driveway is a little less than 10 feet wide.

A discussion takes place amongst the Board members.

Lauren Egbert indicates she has been by the property and does not see a negative impact to allowing the extension of the existing driveway.

At this time Mr. Ribeira requests to amend his application to include an expansion of 2 feet of pavers to the existing driveway and 1 foot of grass to the property line.

Thomas Coan – 612 Third Avenue – questions if there are any projections off the house that are impacting that driveway at all? It is indicated there is a spigot and gutters toward the back.

RSIS requirements are discussed and it is indicated that 10 feet should be the correct call.

Open for Public Comments:

John Naples – 506B Ocean Avenue – sworn in – indicates he built the house but that is how it had to be built to comply with the current ordinances. Driveways that are allowed DO NOT WORK and this lot is way under on lot coverage.

Thomas Coan – 612 Third Avenue – sworn in – agrees with Mr. Naples and indicates 0 feet to the lot line have been granted in the past and proceeded to cite some of said properties.

John Naples – 506B Ocean Avenue – indicates Mr. Coan is 100% correct, it is a busy street and the Board should allow the driveway extension.

Based upon the application submitted and the testimony provided to the Board, Chair Rosenberg makes a motion to approve the application as amended with a 2-foot expansion of the driveway leaving a 1 foot grass buffer to the property line and no further expansion of the patio, moved and seconded by Edward Pilot.

Those who voted YES: Deidre Phillips w/comment, Lauren Egbert w/comment, Edward Pilot w/comment, Raymond Wade w/comment, Dominic Carrea w/comment, Dennis Mayer w/comment, and Harvey Rosenberg.

Those who voted NO: None.

Those who ABSTAINED: None.

Those ABSENT: Michael Affuso and Robert Quinlan

WITH NO FURTHER BUSINESS BEFORE THE BOARD A MOTION TO ADJOURN WAS OFFERED BY CHAIR ROSENBERG AND SECONDED BY LAUREN EGBERT, ALL IN FAVOR. MEETING CLOSED AT 7:30 PM.

NEXT SCHEDULED MEETING WILL BE OUR REGULAR MEETING ON THURSDAY, OCTOBER 18, 2018 AT 6:30 PM HERE IN THE MUNICIPAL COMPLEX MEETING ROOM.

Minutes submitted by Kristie Armour, Board Secretary