

**Bradley Beach Planning Board
Regular Meeting Minutes
Thursday, December 13, 2018 at 6:30 PM**

Regular Meeting is called to order by Chair Psiuk.

Roll Call:

Present: William Psiuk, Rafael Albanir, George Waterman, Norman Goldfarb, Marc Rosenthal, Douglas Jung, Meredith DeMarco, and Alan Gubitosi

Absent: John Weber and Jane DeNoble

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

Approval of Meeting Minutes:

Chair Psiuk makes a motion to approve and adopt the Reorganization Meeting Minutes of July 26, 2018, seconded by Norman Goldfarb. Rafael Albanir, George Waterman, Norman Goldfarb, Marc Rosenthal, Douglas Jung, Meredith DeMarco, and William Psiuk in favor.

Chair Psiuk makes a motion to approve and adopt the Regular Meeting Minutes of July 26, 2018, seconded by Meredith DeMarco. Rafael Albanir, George Waterman, Norman Goldfarb, Marc Rosenthal, Douglas Jung, Meredith DeMarco, and William Psiuk in favor.

Discussion:

1. **Proposed Ordinance No. 2018-1** of the Borough of Bradley Beach to Amend and Supplement the Revised General Ordinances of the Borough, Chapter 450, Attachment 1:1 by removing the provision exempting lots existing on February 1, 2003 from lot width, depth, and area requirements, introduced at the Borough Council meeting on November 20, 2018.

It is recommended that the footnotes contained within the table be renumbered to be consistent. There is currently a discrepancy in the table as a result of eliminating footnote number one.

William Psiuk makes a motion to find Proposed Ordinance No. 2018-1 consistent with the Master Plan subject to the recommendation of the renumbering, seconded by Norman Goldfarb.

Those in Favor: Alan Gubitosi, Meredith DeMarco, Marc Rosenthal, Douglas Jung, Norman Goldfarb, George Waterman, Rafael Albanir, and William Psiuk

Those Opposed: None.

Those Absent: Jane DeNoble and John Weber

Those Abstained: None.

Those Recused: None.

- 2. Proposed Ordinance No. 2018-24** of the Borough of Bradley Beach to Amend and Supplement the Revised General Ordinances of the Borough, Chapter 450-12, to be entitled “Nonconforming Uses, Structures, and Lots” and to repeal Chapters 450-70 through 450-76 in their entirety, introduced at the Borough Council meeting on November 20, 2018.

Chair Psiuk indicates he would like to add language – in total or in part

Jennifer Beahm explains the proposed Ordinances and the duties of the Council and the Planning Board. She indicates the Planning Board can make recommendations, but ultimately the Council does not have to incorporate them.

It is recommended for B.1. to add partially “or completely” destroyed....

Meredith DeMarco questions if B.1.a. can be negotiated.

Alan Gubitosi questions D.2. – it is explained you get what you had, you cannot expand.

Jennifer Beahm explains the Ordinance process.

Doug Jung questions B.3. and interior livability.

Chair Psiuk questions D.2. “one to four family” and if it includes condos/townhomes? It is indicated that no it does not. He further requests if we can recommend to add townhouses/apartments or simply change to “all multifamily uses”.

William Psiuk makes a motion to find Proposed Ordinance No. 2018-24 consistent with the Master Plan subject to the recommendations identified, seconded by Alan Gubitosi.

Those in Favor: Alan Gubitosi, Meredith DeMarco, Marc Rosenthal, Douglas Jung, Norman Goldfarb, George Waterman, Rafael Albanir, and William Psiuk

Those Opposed: None.

Those Absent: Jane DeNoble and John Weber

Those Abstained: None.

Those Recused: None

- 3. Proposed Ordinance No. 2018-26** of the Borough of Bradley Beach to Amend and Supplement the Revised General Ordinances of the Borough, Chapter 450-30 to permit personal service establishments in the O-P Office Professional Zone, introduced at the Borough Council meeting on November 20, 2018.

Chair Psiuk disagrees with personal services being located within the O-P Zone.

Jennifer Beahm indicates she finds the proposed ordinance consistent with the Master Plan and anyone in disagreement should go to Council and voice their opinions.

A discussion takes place with regard to what “personal services” consist of. It is also discussed that office space is not as popular as it once was; therefore difficult to find tenants.

William Psiuk makes a motion to find Proposed Ordinance No. 2018-26 consistent with the Master Plan, seconded by Rafael Albanir.

Those in Favor: Alan Gubitosi, Meredith DeMarco, Marc Rosenthal, Douglas Jung, Norman Goldfarb, George Waterman, Rafael Albanir, and William Psiuk

Those Opposed: None.

Those Absent: Jane DeNoble and John Weber

Those Abstained: None.

Those Recused: None

OPEN TO PUBLIC:

Jennifer Beahm indicates this is not a public forum and comments should be reserved.

The status of litigation with regard to the Patrino matter was discussed. It is indicated that Marty Arbus, Esq. wrote a letter to Judge Thornton for a status update and the Judge has yet to answer. Chair Psiuk asks George Waterman if the structure has been structurally inspected. It can be re-inspected. George will request a Health and Safety Inspection of the property and report on the status.

Mickey Conoscenti – Has a question regarding Proposed Ordinance 2018-1 and the asterisk and he wants to understand the need. Mr. Conoscenti is deferred to Council.

Thomas Coan – 612 Third Avenue – Questions the ordinance procedure. It is indicated there is a first reading then it is sent to the Planning Board for consistency and written comments are transmitted back to the Clerk.

Henry Machos – questions if this is a new procedure?

John Naples – compliments Jennifer Beahm and indicates she is 100% correct and that Main Street should be one zone.

WITH NO FURTHER BUSINESS BEFORE THE BOARD A MOTION TO ADJOURN THE REGULAR MEETING WAS OFFERED BY CHAIR PSIUK, MOVED AND SECONDED BY NORMAL GOLDFARB, ALL IN FAVOR. MEETING CLOSED AT 7:33 PM.

Minutes submitted by Kristie Dickert, Board Secretary