

**Bradley Beach Zoning Board of Adjustment
Regular Meeting Minutes
Thursday, May 16, 2019 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: Michael Affuso, Robert Quinlan, Raymond Wade, Dennis Mayer, Deidre Phillips, and Harvey Rosenberg

Absent: Dominic Carrea, Edward Pilot, Lauren Egbert (Recused), and Alexis Bouhoutsos

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

Approved Meeting Minutes:

April 18, 2019 Regular Meeting Minutes - Motion to accept offered by Harvey Rosenberg, seconded by Robert Quinlan, all present in favor.

Resolution Memorialized:

Resolution #2019-09 – Approval of Bulk Variances for Additions – William & Eileen Becker – Block 54, Lot 13 – 403 Central Avenue

Chair Rosenberg makes announcement as to how the meeting will proceed.

Applications:

ZB19/01 (Bulk Variances for New SFD and Conversion of Existing Principal Building to a Garage Apartment) – Thomas & Brigitte McGuire – Block 44, Lot 18 – 610 Brinley Avenue – Applicant is proposing to convert the existing principal dwelling to a non-conforming garage apartment and proposing a 2 ½ story dwelling at the front of the property with a new driveway, in ground swimming pool, and pool patio.

****RECEIVED E-MAIL REQUEST ON APRIL 29, 2019 FROM APPLICANT INDICATING THEIR WISH TO WITHDRAW THEIR APPLICATION AT THIS TIME****

ZB19/03 (Bulk Variances for Addition) – Golden Holdings, LLC – Block 69, Lot 9 – 406 Second Avenue – Applicant is proposing to extend the second floor by adding a bathroom and walk-in closet on the west side of the dwelling. The addition will be in alignment with the existing first floor.

Applicant is represented by Thomas Hirsch, Esq

Abraham Sharaby – Power of Attorney for Golden Holdings, LLC

Exhibit A-1 – Power of Attorney Letter

Exhibit A-2 – Photo of the Subject Home

Discussion takes place on cleanup of the property. It is indicated they are currently unable to do this because of the existing tenants.

Proposing Pacific Blue siding with Pacific Stone.

Exhibit A-3 & A-4 marked

Exhibit A-5 – Photo of 211 Second Avenue

Improvements are to include the following:

Siding, cultured stone on bottom, roof, all windows to be replaced, landscaping (perennials/evergreens), two (2) zone AC, granite counter tops, electrical, bathroom renovations, addition of a closet, master bath on 2nd floor in master bedroom and removal of balcony.

No new bedrooms are being created.

No changes are being proposed to the driveway.

Marion Jordan of 407 3rd Avenue indicates the back of this house is 5 feet from her property line.

Suzanne Salinardi of 404 Second Avenue questions the setback. It is indicated there is no change to the setback and there will be a new fence installed.

No Air B&B proposed.

Lattice will be cleaned up.

HVAC will be installed by the bilco doors.

Backyard will be cleaned up.

Open for Public Comments:

Resident - 409 Second Avenue – Happy house will be renovated and cleaned up.

Marian Jordan – 407 Third Avenue – Happy the house will be renovated and a new barrier in the back would be an improvement.

Rich Salinardi – 404 Second Avenue – Happy for the improvements. When will improvements begin? It is indicated at least 30 days from memorialization of the resolution.

Based upon the application submitted and the testimony provided, Harvey Rosenberg makes a motion to approve the application as presented, moved and seconded by Robert Quinlan.

Those who voted YES: Deidre Phillips, Michael Affuso, Raymond Wade, Robert Quinlan, Dennis Mayer, and Harvey Rosenberg

Those who voted NO: None.

Those who ABSTAINED: None.

Those INELIGIBLE: Lauren Egbert (Recused)

Those ABSENT: Alexis Bouhoutsos, Edward Pilot, Dominic Carrea

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

NEXT SCHEDULED MEETING WILL BE OUR REGULAR MEETING ON THURSDAY, JUNE 20, 2019 AT 6:30 PM HERE IN THE MUNICIPAL COMPLEX MEETING ROOM.

Minutes submitted by Kristie Dickert, Board Secretary