

Bradley Beach Planning Board
701 Main Street
Bradley Beach, NJ 07720
732-776-2999 Ext. 1017
Regular Meeting Agenda
Thursday, May 23, 2019 at 6:30 PM

This regular meeting of the Bradley Beach Planning Board 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 January 24, 2019 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:

William Psiuk, Chair

Rafael Albanir, Vice Chair

John Weber

George Waterman

Norman Goldfarb

Marc Rosenthal

Douglas Jung

Meredith DeMarco

Alan Gubitosi

Amy Russo (Alt. 1)

Robert Mehnert (Alt. 2)

Also Present:

Monica Kowalski, Esq. - Attorney to the Board

Gerald Freda, PE – Board Engineer

Christine Bell, PP, AICP – Board Planner

IV. Approval of Minutes: None at this time.

V. Resolutions to be memorialized: None at this time.

VI. Applications under consideration for this evening:

- a. **PB19/02** – First Aid & Ambulance Corp of Bradley Beach – Block 32, Lot 20 – 725 Main Street – The Applicant is seeking permission for amendment of the memorialized prior Resolution so as to approve the structure in its “as built” condition, specifically Item #3 on Page 6 of the Resolution which states “Applicant to eliminate any access by vehicles to Main Street and replace garage door with a new façade to match the adjacent Carmen Biase Building/Historical Museum as to style and material.” Applicant is represented by Michael J. Wenning, Esq.
- b. **PB19/03** – 109 McCabe Avenue, LLC – Block 38, Lots 5 & 6 – 109 McCabe Avenue – The Applicant is seeking Preliminary and Final Site Plan approval to renovate the existing two (2) 3-story apartment buildings along with construction of related site improvements including: replace/new exterior decks/balconies, replace/new egress stairs; replace/new retaining walls; resurface the parking lot; add landscaping; construct new fencing; and modify the stormwater management system. This proposal requires variance relief for off-street parking as well as impervious coverage. Applicant is represented by Jennifer S. Krimko, Esq.

VII. Consistency Discussion:

- a. **Ordinance No. 2019-15** of the Borough of Bradley Beach to amend and supplement the Revised General Ordinances of the Borough of Bradley Beach, County of Monmouth, State of New Jersey, Chapter 450, Zoning to eliminate the R-T Residential Transitional Zone and have it be rezoned to the R-1 Residential Single Family Zone, and also to reclassify both garden apartments and townhouses as conditional uses within the R-B Residential Beachfront Zone, introduced at the Borough Council meeting on April 23, 2019

VIII. Adjournment:

- a. Next scheduled meeting will be our **Regular Meeting on Thursday, June 27, 2019 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.

