

**Bradley Beach Zoning Board of Adjustment
Reorganization and Regular Meeting Minutes
Thursday, January 9, 2020 at 6:30 PM**

Meeting is called to order 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: Robert Quinlan, Dominic Carrea, Dennis Mayer, Deidre Phillips, Teresa Rosenberg, David Critelli, Deborah Bruynell, and Harvey Rosenberg

Absent: Michael Affuso and Raymond Wade

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

Mark G. Kitrick, Esq. indicates that those members re-appointed that are here this evening have been sworn in.

Appointments for the 2020 Calendar Year:

CHAIRMAN: Dennis Mayer offers the name of Harvey Rosenberg which is seconded by Dominic Carrea. All members present in favor.

VICE CHAIRMAN: Harvey Rosenberg offers the name of Dennis Mayer which is seconded by Robert Quinlan. All members present in favor.

BOARD SECRETARY: Harvey Rosenberg offers the name of Kristie Dickert which is seconded by Dennis Mayer. All members present in favor.

BOARD ATTORNEY: Harvey Rosenberg offers the name of Mark G. Kitrick, Esq. which is seconded by Dennis Mayer. All members present in favor.

BOARD ENGINEER: Harvey Rosenberg offers the name of Gerald Freda, PE of Leon S. Avakian which is seconded by Dennis Mayer. All members present in favor.

NEWSPAPERS FOR PUBLICATION OF LEGAL NOTICES: Harvey Rosenberg offers we accept the Asbury Park Press, Coast Star, and the Coaster as the official newspapers which is seconded by Dennis Mayer. All members present in favor.

SCHEDULE OF MEETINGS: Harvey Rosenberg offers the following meeting dates which will take place here in the Municipal Complex Meeting Room located at 701 Main Street in the Borough of Bradley Beach, NJ at 6:30 PM: January 9, 2020; February 20, 2020; March 26, 2020; April 16, 2020; May 21, 2020; June 18, 2020; July 16, 2020; August 20, 2020; September 17, 2020; October 15, 2020; November 19, 2020; December 17, 2020; and Reorganization/Regular Meeting on January 7, 2021 which are seconded by Dominic Carrea. All members present in favor.

Mark Kitrick, Esq. suggests the possible need for a Board Planner. Harvey Rosenberg makes the recommendation that Christine Bell of Leon S. Avakian, Inc. be utilized if and when a Planner is required for Board of Adjustment hearings which is seconded by Dennis Mayer. All members present in favor.

Resolutions Memorialized:

Resolution No. 2020-01 - Resolution Adopting the Borough of Bradley Beach 2019 Decisions of the Land Use Applications Pursuant to NJSA 40:55D-70.1. Mark Kitrick, Esq. discusses the Annual Report and the shed issue and lack of a definition and explains the procedure. Harvey Rosenberg offers a motion to accept which is seconded by Dennis Mayer. All members present in favor.

Attorney Mark Kitrick reminded the board of the opportunity to communicate any concerns or suggestions to the Planning Board via letter each January at the time of reorganization or at any point during the year.

WITH NO FURTHER REORGANIZATION BUSINESS BEFORE THE BOARD A MOTION TO ADJOURN THE REORGANIZATION MEETING AND TO OPEN THE REGULAR MEETING WAS OFFERED BY CHAIR ROSENBERG AND SECONDED BY ROBERT QUINLAN, ALL IN FAVOR. REORGANIZATION MEETING CLOSSES AT 6:39 PM.

REGULAR MEETING OPENS AT 6:44 PM:

Open public meeting announcement is made by the Board Secretary.

Roll Call:

Present: Robert Quinlan, Dominic Carrea, Dennis Mayer, Deidre Phillips, Teresa Rosenberg, David Critelli, Deborah Bruynell, and Harvey Rosenberg

Absent: Michael Affuso and Raymond Wade

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

Adoption of Meeting Minutes of December 19, 2019 Motion to accept offered by Harvey Rosenberg and seconded by Dominic Carrea. All eligible members present in favor.

Resolutions Memorialized: None.

Applications:

ZB19/15 – (Bulk Variances Addition of Two-Story Storage Shed in the Rear Yard) – Nicholas Biamonte – Block 15, Lot 11 – 208 Park Place Avenue – Applicant is proposing to construct a detached two-story shed in the rear yard area which requires variances for impervious coverage, side and rear yard setbacks to the accessory structure, and the distance between structures. ****Partially heard on December 19, 2019 – carried to this date without further notice***

Mr. Biamonte indicates he has lowered the proposed shed to 1-story. The shed is still proposed to be 14' x 12' for the storage of bicycles, lounge chairs, Jet Ski, and tools.

Nicholas Biamonte had been sworn in with Mr. Freda at the last meeting and they remain under oath.

Maryanne Biamonte is sworn in.

It is indicated the building has been turned in order to maintain a 5 foot rear yard setback and it now complies with the ordinance. Mr. Biamonte indicates he would still like to request the 3 foot side yard setback to maintain the line up with the driveway and retain 2 foot of additional yard area.

Will comply with lot coverage by removing some of the patio pavers and installing porous pavers. Jerry Freda indicates he is ok with the proposal.

Therefore, there are only 3 variances needed now

Teresa Rosenberg questions if there is a definition of a shed – it is indicated no.

Deborah Bruynell questions if this is considered a shed now – it is indicated no.

Public Comments:

Thomas J. Coan – 612 Third Avenue – sworn in – indicates in terms of the 3 foot setback he has no objection as he feels sheds should have 3 foot rear and side yard setbacks and garages should have 5 foot rear and side yard setbacks.

Patty Philips – 200 Park Place Ave – sworn in – states she is in favor of the project and would like to see this approved.

Based upon the application submitted and the testimony provided, Harvey Rosenberg makes a motion to approve the application as presented with the revisions for the construction of a 1-story 14' x 12' shed with a 3 foot side yard setback and 5 foot rear yard setback with electric utility only extending to shed, moved and seconded by Dominic Carrea.

Those who voted YES: David Critelli w/comment, Deborah Bruynell, Teresa Rosenberg, Dominic Carrea w/comment, Robert Quinlan w/comment, Dennis Mayer w/comment, and Harvey Rosenberg w/comment.

Those who voted NO: None.

Those who ABSTAINED: None.

Those INELIGIBLE: Deidre Phillips

Those ABSENT: Michael Affuso and Raymond Wade

ZB19/18 (Bulk Variances for 2nd Floor Addition) – Shane Butler – Block 7, Lot 4 – 500 Newark Avenue – Applicant wishes to add a second floor addition over the existing house on this corner lot. The building is proposed to have an overall height from grade of 28'-2 ½". Currently the existing structure has a rear setback of 30.5' to the north, a side yard setback of 2.22' to the west, a front yard setback on Newark Avenue of 7.67' to the south and a front yard setback on Fletcher Lake Avenue of 10.15' to the east.

Mr. Carrea recuses himself as he is within 200 feet of the property.

Shane Butler, William Jensen, and Gerald Freda are all sworn in.

Color Packet with Rendering of the Property – Exhibit A-1

It is indicated they are just expanding the 2nd story. We are only looking at the new proposal not any prior approvals.

There are 3 variances being requested because this is a corner lot. The existing setbacks are being maintained and the balcony is contained within the footprint.

David Critelli questions parking. It is indicated they currently park on the Fletcher Lake Avenue side of the house on the street.

Open to Public for Questions:

Thomas J. Coan – asks for confirmation on building and lot coverage. It is indicated it is remaining the same.

Closing statement is provided by Shane Butler, applicant.

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: David Critelli w/comment, Deborah Bruynell, Teresa Rosenberg, Deidre Phillips w/comment, Robert Quinlan w/comment, Dennis Mayer w/comment, and Harvey Rosenberg w/comment.

Those who voted NO: None.

Those who ABSTAINED: None.

Those INELIGIBLE: Dominic Carrea (recused)

Those ABSENT: Michael Affuso and Raymond Wade

WITH NO FURTHER BUSINESS BEFORE THE BOARD A MOTION TO ADJOURN WAS OFFERED BY CHAIR ROSENBERG AND SECONDED BY ROBERT QUINLAN, ALL IN FAVOR. MEETING CLOSED AT 7:11 PM.

NEXT SCHEDULED MEETING WILL BE OUR REGULAR MEETING ON THURSDAY, FEBRUARY 20, 2020 AT 6:30 PM HERE IN THE MUNICIPAL COMPLEX MEETING ROOM.

Minutes submitted by Kristie Dickert, Board Secretary