

**Bradley Beach Planning Board  
Regular Meeting Minutes – Meeting Held Via Zoom  
Thursday, May 28, 2020 at 6:30 PM**

Meeting is called to order by Chair Psiuk. The Board and the public recite the Pledge of Allegiance. Open public meeting announcement is made by the Board Secretary.

**Roll Call:**

Present: Robert Mehnert, Meredith DeMarco, Douglas Jung, Marc Rosenthal, Alan Gubitosi, Mayor Gary Engelstad, Rafael Albanir, and William Psiuk

Absent: Amy Russo and George Waterman

Also Present: Monica Kowalski, Esq. – Attorney to the Board

**Approval of Meeting Minutes from April 23, 2020** – Mr. Rosenthal asks for a correction on page 2 to add a comma, no problem with medical dispensary. Motion to approve and adopt minutes made by Chair Psiuk and seconded by Douglas Jung. All eligible members present in favor.

**Resolutions Memorialized:**

Resolution No. 2020-09 – Approval of Amended Preliminary and Final Site Plan – 301 Main Street Holdings, LLC – Block 59, Lots 9-12 – 301 Main Street. Monica indicates it has been requested that a change be made to number 13 on Page 5 to include the names of Mayor Engelstad and Alan Gubitosi as well as Mr. Albanir with regard to the front façade of the building and it is agreed. Mr. Gubitosi indicates in the section that summarizes the request from the Planning Board Members including the height of the fence, etc. can we add the movement of the trash receptacle? A discussion takes place with regard to the change because it is already included. Mark Sangiorgi brings up the plan for viewing and explains his recollection is that we were talking about the alleyway and the trash receptacle and garbage truck access. He believes going to leave as is because the striping had no curb lines so vehicles can maneuver in the space. Believes Jerry Freda agreed. Monica agrees that is her recollection as well. A motion to approve is made by Chair Psiuk, and seconded by Mayor Gary Engelstad. All eligible members in favor.

**Memo to Council Regarding Courtesy Review on Caveman Culinarian, LLC:**

A poll is taken to see if all of the members had an opportunity to review. All members present had the opportunity with the exception of Mayor Engelstad and Douglas Jung, Ms. DeMarco indicates she was unable to read in detail. Monica reminds the Board this is just recommendations and not a memorialization. Alan Gubitosi indicates this is a first draft and has edits he would like to suggest. Wants open dialogue with the public. Concerned public was not given an opportunity to review this. He feels we should delay submission. Monica explains we can post it for review; however, there will be no further ability to comment on it. Alan Gubitosi makes suggestions to items he believes should have been included such as the roof. Monica

indicates those items would be at a Municipal Approval level. He feels that if it was a concern of the public it should be included. Also the fumes and odors from the kitchen and the ventilation, and he does not see it captured in the notes. Monica indicates her recollection is regarding fryer and oil, but with a restaurant you are going to go through installation of certain mechanical equipment that is going to go through a process with hoods and filters. It is a regulatory process for it and they must meet requirements. Mr. Gubitosi indicates he feels that if the public raised the questions, the Board has a responsibility to include their concerns in the report. He believes there is another question with regard to rooftop lighting and they wanted to understand if stanchions or how it would be lighted. Mr. Gubitosi indicates he understands we cannot resolve these issues, but he wants to include the concerns of the public for the other members of the Council who did not participate in the discussion. His goal was to have a very complete list to share. Mayor Engelstad indicates he has a question with regard to the liquor license and that it is considered a "bring your own bottle establishment during dinner hours". That is a totally separate issue, that is something the tenant would have to take up at a later time. It should not be considered a bring your own with respect to how they presented their proposal. Monica indicates there was significant testimony and the concerns of the residents about having people consuming alcohol so close to a children's play area. It was the testimony on the record per Monica. Doug Jung indicates he will have to abstain because he did not read the entire document. A poll is taken as to whether or not to forward to Council as is. All members in favor to forward as is with the exception of Alan Gubitosi and Marc Rosenthal. Douglas Jung and Meredith DeMarco abstained from the vote. Chair Psiuk indicated he would sign the document and deliver to Borough Hall in the morning.

**Applications Under Consideration: None.**

**Adjournment:**

**NEXT SCHEDULED MEETING WILL BE OUR REGULAR MEETING ON THURSDAY, JUNE 25, 2020 AT 6:30 PM WHICH WILL TENTATIVELY TAKE PLACE VIA ZOOM. WITH NO FURTHER BUSINESS BEFORE THE BOARD A MOTION TO ADJOURN THE REGULAR MEETING WAS OFFERED BY CHAIR PSIUK, MOVED AND SECONDED BY RAFAEL ALBANIR, ALL IN FAVOR. MEETING CLOSED AT 7:23 PM**

Minutes submitted by Kristie Dickert, Board Secretary