

**Bradley Beach Zoning Board of Adjustment**  
**701 Main Street**  
**Bradley Beach, NJ 07720**  
**732-776-2999 Ext. 1017**

**REVISED - Regular Meeting Agenda – Meeting to Be Held Remotely Via ZOOM**  
**Thursday, June 18, 2020 at 6:30 PM**

This Regular Meeting of the Zoning Board of Adjustment will be taking place remotely via ZOOM and will commence at 6:30 PM at which time you may appear via Zoom and present any objection or questions you may have at the appropriate time. There will be no individuals present at Borough Hall due to current COVID-19 rules and regulations. Instructions on how to access the meeting via ZOOM are listed below:

**PUBLIC ACCESS TO ZOOM MEETING:**

To access the virtual hearing, you must join the ZOOM meeting. To access the ZOOM meeting, you will need access to computer with internet access and/or dial in through a mobile or land line phone to log into the meeting. To join the ZOOM meeting, click on the Join ZOOM Meeting link below and type in the Meeting ID and Password. You will join the meeting and be able to listen and view the evidence shared on the screen at the meeting. You will also be able to access the files for the meeting on the Borough of Bradley Beach Website under Information, Meetings & Calendars, Calendar of Meetings, Zoning Board (June 18<sup>th</sup>) found here:

<http://www.bradleybeachnj.gov/cn/meetings/meetingdetail.cfm?mid=44913&tpid=13730>

Topic: Zoning Board of Adjustment - Regular Meeting  
Time: Jun 18, 2020 06:30 PM Eastern Time (US and Canada)

Join Zoom Meeting  
<https://zoom.us/j/98181171449?pwd=SEI4NVpEbE11Vy9kcE93WktmVHhPQT09>

Meeting ID: 981 8117 1449  
Password: 854422  
One tap mobile  
+13126266799,,98181171449#,,1#,854422# US (Chicago)  
+16465588656,,98181171449#,,1#,854422# US (New York)

Dial by your location  
+1 312 626 6799 US (Chicago)  
+1 646 558 8656 US (New York)  
+1 301 715 8592 US (Germantown)  
+1 346 248 7799 US (Houston)  
+1 669 900 9128 US (San Jose)  
+1 253 215 8782 US (Tacoma)

Meeting ID: 981 8117 1449  
Password: 854422  
Find your local number: <https://zoom.us/u/adVmHqkTyp>

**PUBLIC PARTICIPATON IN ZOOM MEETING:**

You will be able to participate when the Board Chairman opens the meeting to the public for the public participation portion of the meeting at the end of testimony for each of the applicants and/or their professionals' for you to ask questions and/or cross examine these witnesses and make statements. The Board Chairman will limit public comments to 5 minutes per person. We ask that if you have questions of the applicant prepared in

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advance, that you e-mail them to the Board Secretary at [kdickert@bradleybeachnj.gov](mailto:kdickert@bradleybeachnj.gov) prior to the meeting. Your question will be acknowledged and read into the record and answered. If you have information or exhibits you wish to be considered and entered into the record, you will have to e-mail them to the Board Secretary [kdickert@bradleybeachnj.gov](mailto:kdickert@bradleybeachnj.gov) in advance of the meeting so they may be marked into evidence.

**PUBLIC ACCESS TO APPLICATION FILES:**

You will be able to access the application files that are shown in the meeting via the Borough of Bradley Beach Website here:

<http://www.bradleybeachnj.gov/cn/meetings/meetingdetail.cfm?mid=44913&tpid=13730>

**ALTERNATE ACCESS TO APPLICATION FILES:**

If you are unable to access the information for the application via computer, or need assistance in logging on or using this technology, you may contact the Board Secretary, Kristie Dickert, at 732-776-2999 Ext. 1017 or [kdickert@bradleybeachnj.gov](mailto:kdickert@bradleybeachnj.gov). If you would like to view the files in person, you may schedule an appointment with the Board Secretary. If you wish a particular file be e-mailed or mailed to you, you must request that with 72 hours advanced notice.

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**This Regular Meeting of the Bradley Beach Zoning Board of Adjustment 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. 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 June 2, 2020 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.

**II. Roll Call:**

Michael Affuso	Dennis Mayer	David Critelli
Robert Quinlan	Deidre Phillips	Deborah Bruynell
<del>Dominic Carrea</del> <b>EXCUSED</b>	Teresa Rosenberg	Harvey Rosenberg
Raymond Wade		

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

**III. Correspondence: None.**

**IV. Approval and Adoption of Meeting Minutes from Regular Meeting of May 21, 2020**

Motion offered by \_\_\_\_\_ to be moved and seconded by \_\_\_\_\_

Alternates: David Critelli (Alt #1) \_\_\_\_\_ Deborah Bruynell (Alt #2) \_\_\_\_\_ Teresa Rosenberg (Alt #3) \_\_\_\_\_

Michael Affuso \_\_\_\_\_ Deidre Phillips \_\_\_\_\_ Raymond Wade \_\_\_\_\_ Dominic Carrea **N/A**

Robert Quinlan **N/A** Dennis Mayer \_\_\_\_\_ Harvey Rosenberg \_\_\_\_\_

**V. Resolutions to be memorialized:**

**a. Resolution 2020-10 – Approval of Bulk Variances – Brian T. Smith and Sharon L. Price – Block 49, Lot 13 – 505 Central Avenue**

*Those Eligible: Deborah Bruynell, David Critelli, Michael Affuso, Deidre Phillips, Raymond Wade, Dennis Mayer, and Harvey Rosenberg*

**VI. Applications under consideration for this evening:**

- a. ZB19/16 – Paul & Kim Charette – Block 79, Lot 15 – 400 Monmouth Avenue** – The Applicant is seeking Use and Bulk Variance relief for construction of a proposed garage apartment with a second-floor porch/balcony on this corner lot. Garage apartments are not permitted uses on corner lots and bulk variance relief is required for the second-floor porch/balcony, existing side yard setback, and existing rear yard setbacks. Applicant is represented by Jeffrey Beekman, Esq. **\*\*This application was partially heard and carried from our Special Meeting of April 30, 2020 and carried to this meeting without the need for further notice.\*\***

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- b. **ZB20/06 – Daniel Walsh – Block 25, Lot 8 – 103 Park Place Avenue** – The Applicant is appealing the zoning officer’s determination that the improvements to a non-conforming lot with the proposed half-story and uncovered deck at the rear of the dwelling will require Board Approval. Should the Board affirm the Zoning Officer’s decision, the Applicant will be requesting approval from the Board to construct a 2 ½-story addition with covered front porch and detached garage apartment. This proposal will require variances for the height of the stoop, building height, and for the pre-existing, non-conforming lot width. Applicant is represented by Thomas J. Hirsch, Esq.
- c. **ZB20/07 – Greg Makkay – Block 20, Lot 7 – 603 Park Place Avenue** – The Applicant is seeking variances to construct an addition to the front of the dwelling, new front porch with an open uncovered deck leading to the second floor, and a covered porch at the rear of the dwelling.
- d. **ZB20/04 – Irvington Manor, LLC – Block 37, Lot 2 – 217 McCabe Avenue** – The Applicant is seeking an Appeal of the Zoning Officer’s Determination with regard to adding a Hotel Use to the property. Applicant is represented by James T. Hundley, Esq. **\*\*RECEIVED REQUEST FROM THE APPLICANT’S ATTORNEY TO ADJOURN THIS MATTER TO OUR AUGUST MEETING WITH NO FURTHER NOTICE BEING REQUIRED. THIS MATTER IS NOW SCHEDULED FOR HEARING ON AUGUST 20, 2020 AND WILL NOT BE HEARD THIS EVENING.\*\***
- e. **ZB20/05 – Beth and Harold Cotler – Block 78, Lot 14 – 306 Monmouth Avenue** – The Applicant is proposing to demolish an existing garage and construct a 2-story accessory structure having a 2-car garage on the first floor and a residential apartment above requiring variances for the height of the detached garage, minimum side yard setback for accessory structure, living accommodations on both floors, and maximum impervious coverage. The Applicant is represented by Richard B. Stone, Esq.

**VII. Adjournment:**

- a. Next scheduled meeting will be our **Regular Meeting on Thursday, July 16, 2020 at 6:30 PM** which may also take place via ZOOM. Please check our website for any updates regarding meeting location and/or meeting access as the links, meeting passwords, and meeting ID’s will change for each meeting that is held via ZOOM.
- 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.









