

ZONING BOARD OF ADJUSTMENT
701 MAIN STREET
BRADLEY BEACH, NJ 07720
732-776-2999 Ext. 1017

TO: Mayor Engelstad & Council Members
DATE: July 1, 2016
FROM: Fran Sauta, Board Secretary
RE: **June 30, 2015-June 30, 2016** Report of Zoning Board Activity

TOTAL NEW APPLICATIONS FILED: **19**
(See Attached)

Approvals & Memorializations: **10** Pending: **3** Denial: **2** Withdrawn: **4**

TOTAL APPLICATION FEES ASSESSED IN 2015/2016 (Non-Refundable) **\$7,395.00**

TIME FROM FILING TO HEARING: Within Two (2) Months

BRADLEY BEACH ZONING BOARD OF ADJUSTMENT MEMBERS 2015/2016:

Michael Conoscenti, Chairman
Harvey Rosenberg, Vice Chairman
George Bachar
Robert Quinlan
Dominic Carrea
Ray Wade
Edward Pilot

Jesse Decker – Alt. #1
Shawn Ryan - Alt. #2

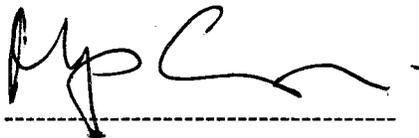
Mark Kitrick, Esquire
Board Attorney
Barbara VanWagner, Zoning
Gerald Freda, Board Engineer

Note: All members have completed the required course as mandated by the N.J.P.O.

With housing and slight economic improvement, the zoning board experienced a small increase in the number of applications filed. Many of the applicants requested that the existing structure be demolished and a new dwelling constructed. Other than new construction, other applications involved placement of a generator, an addition to an existing structure, and a new deck or balcony. Due to the variety of property sizes in our town, Board members have the difficult task of balancing the rights of the owner to

yard setbacks; parking; lot coverage; driveways; decks and porches; lot width and depth area; and building coverage. Front yard setbacks have also been an issue on several applications; however, there is a pending ordinance that should alleviate that need in most cases. It should be noted that our zoning officer, Barbara VanWagner, will often assist the residents to consider alternatives to their proposals so that they do not have to file a variance application. In addition, other areas that should be reviewed in terms of giving some relief to our residents regarding the time and cost of coming before the Board are mechanical setbacks, fencing (4' on side yards), and Jacuzzis (under same ordinance as pools).

During these past few years, it became apparent that both the zoning and planning boards would benefit by having its own planner in some cases such as new construction, abandonment determination, townhouse development, or large scale developments. Accordingly, Jennifer Beahm, Planner, of CME, was approved by the Board to serve in this capacity. In her position, she will provide board members with in-depth information related to the application and the property in question to assist with their decision making.



MICHAEL CONOSCENTI
CHAIRMAN



FRAN SAUTA, BOARD
SECRETARY

2015

411-01-01-15 52/26 JAMES & EILEEN SHISSIAS 06/18/15 EXPAND FRONT STRUCTURE TO INCLUDE 2ND STORY -
 112 FOURTH AVENUE MICHAEL WENNING, ESO. USE & BULK VARIANCES.
 APPROVED 06/18/15

411-01-02-15 63/15 RAKOWSKI, DAVID/PAULINE/REILLY 08/20/15 CONSTRUCT NEW DECK AT REAR OF DWELLING
 304 THIRD AVENUE PRO SE

411-01-03-15 15/11 HEATHER & LEWIS MARKOWITZ 09/17/2015 DEMOLISH EXIST. STRUCTURE-CONSTRUCT NEW
 208 PARK PLACE AVENUE PRO SE SINGLE FAMILY DWELLING - BULK VARIANCES GRANTED W/ CONDITIONS

411-01-04-15 46/7 CHARLES ALLIA 09/17/15 USE VARIANCE - ABANDONMENT & INTERIOR ALTERA TIONS
 615 BRINLEY AVE. ZONING OFFICER'S DECISION OVERTURNED.

411-01-05-15 78/2 MARSHALL WEINSTEIN 09/17/15 EXTEND EXISTING REAR DECK TEN (10) FEET (26'x13')
 313 EVERGREEN AVE. PRO SE granted

411-01-06-15 7/4 SHANE BUTLER 10/15/15 CONSTRUCT A FOUR FOOT FENCE ALONG SIDE OF 500 NEWARK AVENUE
 PROPERTY 04/21/16 CONSTRUCT POOL
Approved

411-01-07-15 78/10 JOAN MULCAHY 10/15/15 DEMOLISH EXISTING ONE FAMILY 1.5 STORY PRINCIPAL 25 CENTRAL AVE.
 PRINCIPAL RESIDENCE MICHAEL WENNING WITHDRAWN
 RESIDENCE & CONSTRUCT ONE FAMILY 2 STORY WITHDRAWN

411-01-08-15 23/2 ALEXA RAE PROPERTIES 10/15/15 APPEAL OF ZONING OFFICER'S DETERMINATION OF ABANDONMENT.
 325 PARK PLACE AVE. - WITHDRAWN
 RON GASIOROWSKI

411-01-09-15 53/7 LAURICELLA LEONARD 11/12/15 DEMO EXIST. SF DWELLING & CONSTRUCT NEW SF DWELLING.
 205 FIFTH AVENUE GRANTED W/COND.
 JEFFREY BEKMAN, ESO.

411-01-10-15 37/45 CHRISTOPHER RUSH 01-14/16 CONSTRUCT SF DWELLING ON VACANT LOT
 706 CENTRAL AVENUE GRANTED W/COND.
 THOMAS HIRSCH, ESO.

2016

411-01-01-16 8/8 GERARD O'REGAN MICHAEL WENNING ESQ. 0317/16 HEAT & AIR COND.
FOR BOTH UNITS. NO EXTERIOR EXPANSION IS REQUESTED. 408 1/2 NEWARK AVE. (DENIED FOR HEAT BACK HOUSE OK
FRONT HOUSE)

411-01-02-16 80/13 ROBERT/RONA PARKER PRO SE 02/18/16 2ND STORY ADDITION
OVER EXISTING 1-STORY STRUCTURE 27 ATLANTIC AVE. APPROVED

411-01-03-16 84/20 DEPUTY VENTURES, LLC MICHAEL WENNING, ESQ. 04/21/2016 DEMOLISH REAR
COTTAGE AND REPLACE WITH ONE-STORY REAR COTTAGE 508 1/2 BURLINGTON AVE. (Carried to July 21st)

411-01-04-16 13/15 FRANCES MEHNERT MICHAEL WENNING, ESQ. 04/21/16 INSTALL GENERATOR
WITHIN SET BACK 1111 OCEAN AVENUE APPROVED

411-01-05-2016 17/8 ALICE D'ALESSANDRO PRO SE 06/16/2016 PROPOSED BALCONY
OVER FRONT PORCH AS PER PLANS SUBMITTED 405 NEWARK AVE. (WITHDRAWN 06/2016)

411-01-06-2016 68/7 JOSE & DEBRA FERNANDEZ PRO SE 06/16/16 INSTALL HOT TUB
205 CENTRAL AVE. (WITHDRAWN 06/2016)

411-01-07-16 26/12 ESTHER RUBIN 801 OCEAN AVENUE 06/16/16 ADDITION TO EXISTING
1ST & 2ND FLOOR - W/EXTERIOR DECK. THOMAS HIRSCH, ESQ.

411-01-08-16 82/3 JOSEPH R. REYES 55 MAIN STREET 07/21/16 CURB CUT FOR
DRIVEWAY - (LESS THAN 3' FROM PROPERTY LINE) PRO SE