

**WORKSHOP MEETING MINUTES**  
**August 22, 2017**

A workshop meeting of the Mayor and Council of the Borough of Bradley Beach was held in the Meeting Room, 701 Main Street, Bradley Beach, New Jersey on the above date.

**CALL TO ORDER**

Mayor Gary Englestad opened the meeting with a salute to the flag.

Sunshine Law

The meeting has been noticed publicly according to the Open Public Meetings Act requirement for the "Annual Notice", and posted on the official bulletin board.

**ROLL CALL 6:30 pm**

Present: Council: Weber, Bonnell, Cotler  
Mayor Engelstad  
Borough Attorney Michael DuPont  
Jennifer Beahm, Planner  
Chief Financial Officer, Gail Krzyzczuk  
Municipal Clerk, Kelly Barrett

Discussion Item:

Zoning - Chapter 450

Mayor Engelstad requested that Councilman Bonnell present the proposed revisions to Chapter 450 (Zoning). Councilman Bonnell stated that in a letter from the Borough Planner, Jennifer Beahm outlined the recommended changes to the Master Plan: eliminate high density in the RT zone, limited 12' curb cuts in all zones, increase minimum lot size and garage apartment size, address the condition of the sidewalks, regulate living space in reference to property size, beachfront zone, graduated housing plan, density standard per unit permitted on Main Street. Mr. Bonnell continued with his recommendations moving forward. Councilman Cotler stated that feedback from the residents should be considered. Jennifer Beahm, Borough Planner commented that there was a discussion at last month's Planning Board regarding the changes to the Master Plan and the discussion will continue at the next Planning Board meeting. She continued that the Proposed zoning changes will significantly impact many properties. If the changes are not done in accordance with Master Plan revisions the Borough would be required to notify all residents of the changes by certified mail. If the changes are discussed at an advertised Planning Board meeting the certifying mailing is not required. The Planning Board will continue with the review of changes to the Master Plan.

**PUBLIC COMMENT**

Richard Despin, Third Avenue, questioned why the zoning changes were not before the Planning Board. Mayor Engelstad stated it was being discussed at a Workshop meeting in order to make the public aware of the possible changes. Mr. Despin stated he appreciated the Mayor and Council taking interest in the changes as they will impact all of the zoning within the Borough.

Thomas Coan, 612 Third Avenue, stated that under 450 the Zoning Schedule under NOTE #1 is a problem for the Borough. Note #1 was recently mentioned during an appeal before the Superior Court. He continued that in his opinion a change to NOTE #1 should indicate that the RT1 zone be changed from 5,000 to 7,500 lot size.

Ms. Barrett provided an Administrative update:

1. Trash collection on Main Street will now be collected in the rear alleyways and on the side of buildings where alleyways do not exist. This collection will alleviate the trash being present on Main Street.
2. A meeting was held on 8/10/17 with the DOT to assess the sidewalks and schedule the installation of ADA crosswalks on Main Street. The DOT anticipates the work to begin within 5 months, unfortunately we may lose up to 14 parking spaces on Main Street with the installation of ADA crosswalks.
3. Mr. Curry, Code Officer and I are meeting daily to strategize the code issues throughout the town. We will continue to educate the public on enforcement of code issues.
4. The camera has been ordered allowing us to video the borough meetings which will be uploaded to our website for public view.
5. The Borough is assisting Rabbi Kelman to gain approval from JCP&L for the installation of ERVU's on the light poles located on the beachfront.

ON MOTION            by Engelstad/Cotler to adjourn.

ADJOURN            6:55 pm

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KELLY BARRETT, RMC, CMR  
Municipal Clerk