Bradley Beach Land Use Board 701 Main Street Bradley Beach, NJ 07720 732-776-2999 Ext. 1017 Regular Meeting Agenda Thursday, December 15, 2022 at 6:30 PM

This Regular Meeting of the Land Use Board will be taking place in person in the Meeting Room located at 701 Main Street, Borough of Bradley Beach and will commence at 6:30 PM.

This Regular Meeting of the Bradley Beach Land Use Board is now called to order.

Pledge of Allegiance

At this time we kindly ask that everyone please silence all cell phones and other paging devices as they are distracting to others.

II. 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 April 5, 2022 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.

III. Roll Call:

Larry Fox, Mayor	Arianna Bocco	Robert Mehnert
Paul Murphy, Code Officer	Meredith DeMarco	William Psiuk
Timothy Sexsmith, Councilman	Kelly Reilly-Ierardi	Harvey Rosenberg
JohnEric Advento	Dennis Mayer, Chair	Lauren Saracene
	•	Deborah Bruynell

Also Present: Mark Kitrick, Esq. – Board Attorney

Gerald Freda, PE, PP – Board Engineer Christine Bell, PP, AICP – Board Planner

- IV. Chair Mayer to advise the public regarding meeting policies and procedures.
- V. Correspondence: None.

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Motion offered by	to	be moved and seconded by				
Mayor Larry Fox	Paul Murphy	<u>N/A</u>	Councilman Timothy Sexsmith			
Meredith DeMarco N/A	Kelly Reilly-le	erardi	Robert Mehnert			
Lauren Saracene	Harvey Rose	nberg	Dennis Mayer <u>N/A</u>			
William Psiuk (Alt	1)	Deborah Bruy	nell (Alt. 2) N/A			
Arianna Bocco (A	t. 3)	JohnEric Advento (Alt. 4)				

- VII. Resolutions to be memorialized: None.
- VIII. Applications under consideration for this evening:
 - a. LUB22/20 (Bulk Variances for New Single Family Dwelling on Undersized Lot) Karen Pesce Block 30, Lot 20 508 ½ McCabe Avenue Applicant is proposing to remove the existing dwelling in its entirety and proposed to construct a new 2-story single-family dwelling with a driveway. Applicant is represented by Michael J. Wenning, Esq.
 - b. LUB22/19 (Bulk Variance for Proposed 3rd Story Dormer Addition with Additional Interior and Exterior Renovations) Andrew Papadakis Block 46, Lot 19 602 Fifth Avenue Applicant is proposing a third story dormer addition, with renovations to the basement, first, and second floors. The Applicant proposes to remove the rear deck and install a shed, outdoor shower, and patio in the rear yard area. Applicant is represented by Milton Bouhoutsos, Jr., Esq.
- IX. Work Shop Discussion Items (if time permits):
 - a. Technology at Meetings Going Forward
 - b. Master Plan Christine Bell, PP, AICP
 - c. Land Use Board Critique and Assessment of 2023 Objectives
- X. Consistency Determination:
 - **a.** Ordinance No. 2022-15 of the Borough of Bradley Beach Deleting Chapter 258: "Hotels" and Amending Chapter 450: "Zoning" of the Borough's Revised General Ordinances to Prohibit Hotels and Motels in the Borough, introduced at the Borough Council meeting on November 22, 2022.

XI. Adjournment:

a.	Next scheduled meeting will be our Reorganization Meeting immediately followed by our
	Regular Meeting on Thursday, January 19, 2023 beginning at 6:30 PM which will also take
	place here in the Municipal Complex Meeting Room located at 701 Main Street, Borough of Bradley
	Beach. Please check our website for any updates regarding meeting location and/or access.

b.	With no further business b	efore the Board a motion to adjourn was offered by	to be
	moved and seconded by _	, meeting closed at PM	

LUB22/20 - (Bulk Variances for New Single Family Dwelling on Undersized Lot) - Karen Pesce - Block 30, Lot 20 - 508 ½ McCabe Avenue - Applicant is proposing to remove the existing dwelling in its entirety and proposed to construct a new 2-story single-family dwelling with a driveway. Applicant is represented by Michael J. Wenning, Esq.

Enclosed: Application for Variance (Rec'd 10/28/2022)

Zoning Officer's Denial of Permit (9/15/2022)

Survey of Property (2/3/2022)

Plot Plan (11/09/2022)

Architectural Plans (10/18/2022)

Correspondence: Board Engineer's Review Letter (12/5/2022)

OARD NOTES:
lotion offered by to be moved and seconded by
eMarco Mehnert Recused Murphy Reilly-lerardi Saracene
councilman Sexsmith Recused Mayor Fox Rosenberg Mayer
Iternates: Psiuk (Alt. 1) Bruynell (Alt. 2) Bocco (Alt. 3) Advento (Alt. 4)

LUB22/19 – (Bulk Variance for Proposed 3rd Story Dormer Addition with Additional Interior and Exterior Renovations) – Andrew Papadakis – Block 46, Lot 19 – 602 Fifth Avenue – Applicant is proposing a third story dormer addition, with renovations to the basement, first, and second floors. The Applicant proposes to remove the rear deck and install a shed, outdoor shower, and patio in the rear yard area. Applicant is represented by Milton Bouhoutsos, Jr., Esq.

Enclosed: Application for Variance (Rec'd 10/5/2022)

Zoning Officer's Denial of Permit (9/15/2022)

Architect's Addendum to Zoning Permit Application (9/20/2022)

Plot Plan (9/20/2022)

Survey of Property (4/28/2022)

Architectural Plans (last revised 10/31/2022)

Correspondence: Board Engineer's Review Letter (12/5/2022)

BOARD NOTES:
Motion offered by to be moved and seconded by
DeMarco Mehnert Murphy Reilly-lerardi Saracene
Councilman Sexsmith Mayor Fox Rosenberg Mayer
Alternates: Psiuk (Alt. 1) Bruynell (Alt. 2) Bocco (Alt. 3) Advento (Alt. 4)
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Enclosed: Copy of Proposed Ordinance No. 2022-15

Board Planner's Section 26 Consistency Determination (12/2/2022)

BOARD NOTES:						
Motion offered by						
DeMarco	Mehnert	Murphy	/	Reilly-Ierardi		Saracene
Councilman Sexsmi	th <u>N/A</u>	Mayor Fox N/	A Rosenl	berg	Mayer	_
Alternates: Psiuk (A			Bocco	(Alt. 3)	_ Advento (
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