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

Regular Meeting Agenda Thursday, March 15, 2018 at 6:30 PM

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. Pledge of Allegiance

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 August 1, 2017 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:

Michael Conoscenti, Vice Chair Robert Quinlan Dominic Carrea Raymond Wade Edward Pilot Dennis Mayer Shawn Ryan Lauren Egbert Deidre Phillips Alexis Bouhoutsos Harvey Rosenberg, Chair

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

IV. Correspondence: None.

V. Approval and Adoption of Meeting Minutes from February 15, 2018

Motion offered	to be moved and seconded by						
Alternates:	Alternates: Shawn Ryan (Alt #1) <u>N/A</u>			Lauren Egbert (Alt #2) <u>N/A</u>			
	Deidre Phillips (Alt #3)			Alexis Bouhoutsos (Alt #4)			
Dennis Mayer <u>N/A</u> Edv		lward Pilot	Raymond Wade <u>N/A</u>		e <u>N/A</u>	Dominic Carrea <u>N/A</u>	
Robert Quinla	Robert Quinlan		Michael Conoscenti <u>N/A</u>		Harvey Rosenberg <u>N/A</u>		

VI. Resolutions to be memorialized: None.

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VII. Applications under consideration for this evening:

This matter is a continuation from our Regular Meeting of December 21, 2017:

a. ZB17/01 (Bulk Variances) – Pasquale & Joan Ruta – Block 25, Lot 21 – 114 Ocean Park Avenue – Applicant is seeking to demolish the existing structures onsite and construct a new 3 story single family dwelling which requires variances for rear yard setback, side yard setback, building coverage, number of stories, and any and all other variances that may be deemed necessary by the Board. Applicant is represented by Gregory W. Vella, Esq.

VIII. Adjournment:

- a. Next scheduled meeting will be our **Regular Meeting on <u>Thursday</u>**, April 19, 2018 at 6:30 PM here in the Municipal Complex Meeting Room.
- 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.

ZB17/01 (Bulk Variances) – Pasquale & Joan Ruta – Block 25, Lot 21 – 114 Ocean Park Avenue – Applicant is seeking to demolish the existing structures onsite and construct a new 3 story single family dwelling which requires variances for rear yard setback, side yard setback, building coverage, and number of stories, and any other variances that may be deemed necessary by the Board. Applicant is represented by Gregory W. Vella, Esq. **NOTE: This matter was partially heard on December 21, 2017**

Previously Enclosed: Application for Variance (Received 8/30/17) Zoning Officer's Denial (11/17/17) Front Yard Setback Plan (11/18/17) Plan of Survey (10/18/17) Architectural Plans (10/6/17) Currently Enclosed: Architectural Plans (Revised 2/28/18)

Prior Correspondence: Board Engineer's Review Letter of 11/28/17

BOARD NOTES:

Matter afferred by							
Motion offered by to be moved and seconded by							
Alternates: Shawn Ryan (Alt #1) Lauren Egbert (Alt #2)							
Deidre Phillips (Alt #3) Alexis Bouhoutsos (Alt #4)							
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