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

Regular Meeting Agenda Thursday, April 19, 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 March 15, 2018

Motion offered by			to be moved and seconded by		
Alternates:	Alternates: Shawn Ryan (Alt #1) <u>N/A</u> Deidre Phillips (Alt #3) <u>N/A</u>		Lauren Egbert (Alt #2) Alexis Bouhoutsos (Alt #4)		
Dennis Mayer	r <u>N/A</u>	Edward Pilot	Raymo	ond Wade <u>N/A</u>	Dominic Carrea <u>N/A</u>
Robert Quinlan		_ Michael Cono	Michael Conoscenti Harvey Rosenberg		nberg

VI. Resolutions to be memorialized: None.

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VII. Applications under consideration for this evening:

a. ZB17/05 (Bulk Variances) – Joseph and Marie Baecher – Block 28, Lot 6 – 313 Ocean Park Avenue - Applicant is proposing to construct an addition to an existing 2-story single-family dwelling. The addition would consist of a 13.5' x 17.33' first floor addition to the rear of the existing structure. Applicant also proposes a second floor addition above that consisting of 17.33' x 20'. Applicant's addition will maintain the same side setbacks that exist; however, because of the addition that will require a variance for a side yard setback. The addition is proposed at 1.1. feet and 7.5 feet from the side yard lot lines and 32.45 feet from the rear lot line. Applicant will also require relief for the rear setback as it relates to the proposed deck with stairs and landing. Applicant is represented by Thomas J. Hirsch, Esq.

VIII. Adjournment:

- a. Next scheduled meeting will be our **Regular Meeting on <u>Thursday, May 17, 2018 at 6:30 PM</u>** 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.

ZB17/05 (Bulk Variances) – Joseph and Marie Baecher – Block 28, Lot 6 – 313 Ocean Park Avenue - Applicant is proposing to construct an addition to an existing 2-story single-family dwelling. The proposed addition will require variances for side yard setback and building coverage. There are existing non-conformities associated with lot area, lot width, side and rear yard setbacks to the accessory structure and impervious coverage. Applicant is represented by Thomas J. Hirsch, Esq.

Enclosed: Application for Variance (Received 11/2017) Zoning Officer's Denial (10/12/17) Survey of Property (8/23/17) Architectural Plans (10/3/17)

Correspondence: Board Engineer's Review Letter of December 5, 2017

BOARD NOTES:					
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)					
Dennis Mayer Edward Pilot Raymond Wade Dominic Carrea					
Robert Quinlan Michael Conoscenti Harvey Rosenberg					
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