

**Bradley Beach Zoning Board of Adjustment  
Regular Meeting Minutes  
Thursday, April 19, 2018 at 6:30 PM**

Meeting is called to order by Chair Rosenberg at 6:30 PM. The Board and the public recite the Pledge of Allegiance.

Open public meeting announcement is made by the Board Secretary.

**Roll Call:**

Present: Michael Conoscenti, Robert Quinlan, Dominic Carrea, Raymond Wade, Edward Pilot, Dennis Mayer, Lauren Egbert, Deidre Phillips, Alexis Bouhoutsos, and Harvey Rosenberg

Absent: Shawn Ryan

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

**Meeting Minutes:**

**Approval and Adoption of Meeting Minutes from March 15, 2018**

Motion to accept offered by Harvey Rosenberg, seconded by Robert Quinlan, all eligible members present in favor.

**Resolutions Memorialized:** None.

**Applications:**

**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.

Chair Rosenberg recuses himself as he is within 200 feet of the property. Vice Chairman Michael Conoscenti takes the seat of Chairman for the remainder of the meeting.

Mr. Coan calls a point of order and indicates that Mr. Rosenberg must leave the room. Mark Kitrick, Esq. indicates that Mr. Rosenberg has a constitutional right to be present as he is within

200 feet of the property and received notice for this application. Thomas J. Hirsch, Esq. is in agreement with Mr. Kitrick.

Mr. Hirsch indicates there are pre-existing, non-conforming conditions as this is an undersized lot.

Mr. Baecher, Ronald Kacmarsky, AIA, and Gerald Freda, PE, PP, CME are sworn in.

Mr. Joseph Baecher indicates he is looking to utilize this home on a full-time basis now and this will no longer be utilized as just a summer home.

Mr. Baecher indicates the eat-in kitchen/dining room and bedroom for the past 8 years have not been an issue in the summer as they ate outside, but now living there full-time there is no room for guests and there is very little storage.

The current improvements on the property already exceed the impervious coverage limits.

Exhibit A-1 Photo Board containing 6 photos taken by Mr. Baecher on April 17, 2018.

Mr. Baecher explains each of the photos and views.

Lauren Egbert and Edward Pilot question the shared driveway and Mr. Baecher explains how he and his neighbor have been dealing with the shared driveway.

Dominic Carrea questions whether or not this proposal is increasing the lot coverage.

Mr. Freda indicates a building coverage variance is needed; however the area that the addition is going to cover is already impervious so lot coverage is not changing.

Michael Moore – 314 McCabe – indicates he is the rear yard neighbor and questions the rear yard setback. It is indicated a rear yard setback variance is not applicable here.

Mr. Kacmarsky – qualified and accepted by the Board – He is a licensed architect in New Jersey and Florida.

Exhibit A-2 – Architectural Plans dated October 3, 2017.

Mr. Kacmarsky reviews the Architectural Plans with the Board. The attic fan and A/C condenser are discussed.

Mr. Kacmarsky believes this house with the addition will be consistent with the neighborhood and does not believe this will be a detriment to the neighbors.

Dominic Carrea – questions the building coverage and expanding the side yard setback condition. It is indicated that it will be a condition of approval to correct the cover sheet of the plans to indicate the correct percentage for coverage.

Andy Leiter – 311 ½ Ocean Park Ave – in support of the project and feels they need the space.

Richard Coscarelli – 308 Ocean Park Ave – in support of the project.

Shannon Killeen – 315 ½ Ocean Park Avenue – indicates they did a similar addition and are in support of the application.

It is indicated there will be no substantial impairment to the zone plan or ordinance.

Lauren Egbert comments on the application.

**Based upon the application and testimony provided to the Board, Chair Conoscenti makes an amended motion to approve the application with the 2 variances being requested with the change to the designation of the middle room on the presented floor plan as discussed, moved and seconded by Robert Quinlan.**

**Those who voted YES:** Lauren Egbert, Dennis Mayer, Edward Pilot, Raymond Wade, Dominic Carrea, Robert Quinlan, and Michael Conoscenti.

**Those who voted NO: None.**

**Those who ABSTAINED: None.**

**Those ABSENT:** Shawn Ryan and Harvey Rosenberg (Recused)

**WITH NO FURTHER BUSINESS BEFORE THE BOARD A MOTION TO ADJOURN WAS OFFERED BY CHAIR CONOSCENTI AND SECONDED BY ROBERT QUINLAN, ALL IN FAVOR. MEETING CLOSED AT 7:34 PM.**

**NEXT SCHEDULED MEETING WILL BE A REGULAR MEETING ON THURSDAY, MAY 17, 2018 AT 6:30 PM HERE IN THE MUNICIPAL COMPLEX MEETING ROOM.**

**Minutes submitted by Kristie Armour, Board Secretary**