

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

**Regular Meeting Agenda
Thursday, December 20, 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 July 26, 2018 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 Affuso
Alexis Bouhoutsos
Deidre Phillips
Lauren Egbert

Edward Pilot
Raymond Wade
Dominic Carrea

Robert Quinlan
Dennis Mayer, Vice Chair
Harvey Rosenberg, Chair

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

IV. Approval and Adoption of Meeting Minutes

a. July 19, 2018 Reorganization and Regular Meetings:

Motion offered by _____ to be moved and seconded by _____

b. August 16, 2018 Regular Meeting:

Motion offered by _____ to be moved and seconded by _____

c. September 20, 2018 Regular Meeting:

Motion offered by _____ to be moved and seconded by _____

d. October 18, 2018 Regular Meeting:

Motion offered by _____ to be moved and seconded by _____

V. Resolutions to be memorialized: None.

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VI. Applications under consideration for this evening:

- a. **ZB18/10 (Use Variance to Allow Accessory Structure to Remain Without a Principal Structure on this Lot)** – Nollia, LLC (Robert Fishman) - Block 53, Lot 17 – 212 Fourth Avenue - Applicant is seeking a variance to allow an accessory structure (garage) to remain on the lot without a principal structure. Applicant is represented by Thomas J. Hirsch, Esq.
- b. **ZB18/11 (Appeal of Zoning Officer’s Determination and Use Variance if the Board finds in favor of the Zoning Officer’s Decision)** – Chu Family – Block 9, Lot 10 – 318 Newark Avenue – Applicant wishes to raise one of the four (4) dwelling units on the property that has flooded in the past which will be on the exact same location with no changes in any setbacks and within the permitted height requirement of the Ordinance. The Applicant first requests the Board to determine if the raising of the house constitutes an expansion of a non-conforming use, and if so, the applicant requests the Board to grant the variance for that relief. Applicant is represented by Thomas J. Hirsch, Esq.

VII. Adjournment:

- a. Next scheduled meeting will be our **Reorganization Meeting Immediate followed by our Regular Meeting on Thursday, January 10, 2019 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.

