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

Regular Meeting Agenda Thursday, April 18, 2019 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 January 24, 2019 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 Edward Pilot Deidre Phillips
Robert Quinlan Dennis Mayer Alexis Bouhoutsos
Dominic Carrea Lauren Egbert Harvey Rosenberg, Chair

Raymond Wade

Also Present: Mark G. Kitrick, Esq. - Attorney to the Board

Gerald Freda, PE, PP, CME - Board Engineer Christine Bell, PP, AICP - Board Planner

- IV. Chairman makes announcement as to how meeting will proceed.
- V. Correspondence: None.
- VI. Approval and Adoption of Meeting Minutes from February 21, 2019

Motion offered by			_ to be moved and seconded by		
Alternates:	Deidre Phillips (Alt #1)		Alexis Bouhoutsos (Alt #2)		
	Michae	el Affuso (Alt #3)	-		
Lauren Egber	t	Dennis Mayer	Edward Pilot N/	<u>'A</u> Raymond Wade <u>N/A</u>	
Dominic Carre	ea N/A	Robert Quinla	an H	Harvey Rosenberg N/A	

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- VII. Resolutions to be memorialized: None.
- VIII. Applications under consideration for this evening:
 - a. ZB19/01 (Bulk Variances for New SFD and Conversion of Existing Principal Building to a Garage Apartment) Thomas & Brigitte McGuire Block 44, Lot 18 610 Brinley Avenue Applicant is proposing to convert the existing principal dwelling to a non-conforming garage apartment and proposing a 2 ½ story dwelling at the front of the property with a new driveway, in ground swimming pool, and pool patio. Applicant is represented by Ronald Troppoli, Esq.
 - **b. ZB19/02** (**Bulk Variances for Additions**) William & Eileen Becker Block 54, Lot 13 403 Central Avenue Applicant is proposing to remove the existing half story and proposing a construct a new second story with half story above as well as a 2-story addition with a deck in the rear. The Applicant is also proposing to expand the existing covered front porch which includes relocation of the front steps and walkway. Applicant is represented by Jeffrey P. Beekman, Esq.

IX. Adjournment:

a.	Next scheduled meeting will be our Regular Meeting on Thursday, May 16, 2019 at 6:30 PM the Municipal Complex Meeting Room.	here in
b.	With no further business before the Board a motion to adjourn was offered by to be and seconded by, meeting closed at PM.	moved

ZB19/01 (Bulk Variances for New SFD and Conversion of Existing Principal Building to a Garage Apartment) – Thomas & Brigitte McGuire – Block 44, Lot 18 – 610 Brinley Avenue – Applicant is proposing to convert the existing principal dwelling to a non-conforming garage apartment and proposing a 2 ½ story dwelling at the front of the property with a new driveway, in ground swimming pool, and pool patio. Applicant is represented by Ronald Troppoli, Esq.

Enclosed: Application for Variance (Received 1/25/19)

Zoning Officer's Denial of Permit (11/26/18)

Survey of Property (10/15/18) Plot Plan (last revised 3/7/19)

Architectural Plan (Revised Sheet P1 still dated 1/14/19)

Architectural Plans (3 sheets)(1/14/19)

Correspondence:	Board Engine	er's Review (3/28/19)		
BOARD NOTES:					
Motion offered by		to be r	moved and seco	nded by	
Alternates: Deidre P	hillips (Alt #1) _	Alexis Bouhou	utsos (Alt #2)	Micha	ael Affuso (Alt #3)
Lauren Egber					Dominic Carrea
_	t Quinlan		er	Harvey Rose	

ZB19/02 (Bulk Variances for Additions) – William & Eileen Becker – Block 54, Lot 13 – 403 Central Avenue – Applicant is proposing to remove the existing half story and proposing a construct a new second story with half story above as well as a 2-story addition with a deck in the rear. The Applicant is also proposing to expand the existing covered front porch which includes relocation of the front steps and walkway. Applicant is represented by Jeffrey P. Beekman, Esq.

Enclosed: Application for Bulk Variances (Rec'd 1/31/19)

Zoning Officer's Permit Denial (5/29/18) Photos of Existing Conditions (undated)

Aerial Photos (undated) Survey of Property (3/24/17) Spot Grade Plan (3/24/17)

Reduced Plan of Survey (10/18/11)

Aerial Map Noting 403 Central Ave (1979) Aerial Map Noting 403 Central Ave (2002) Architectural Plans (8 sheets) (1/15/98)

Correspondence:	Board Engine	er's Review Letter (3/	(6/19)		
BOARD NOTES:					
					·
Motion offered by		to be m	noved and secon	ided by	
Alternates: Deidre P	hillips (Alt #1) _	Alexis Bouhou	tsos (Alt #2)	Michael Affu	so (Alt #3)
	rt				
_	rt Quinlan		•	Harvey Rosenberg	