

**Bradley Beach Zoning Board of Adjustment
Regular Meeting Minutes
Thursday, April 18, 2019 at 6:30 PM**

Meeting is called to order by Chair Mayer 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 Affuso, Robert Quinlan, Dominic Carrea, Raymond Wade, Dennis Mayer, Lauren Egbert, and Harvey Rosenberg

Absent: Edward Pilot, Deidre Phillips, and Alexis Bouhoutsos

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

Chair Rosenberg makes announcement as to how the meeting will proceed.

Approved Meeting Minutes:

February 21, 2019 Regular Meeting Minutes - Motion to accept offered by Dennis Mayer, seconded by Robert Quinlan, all present in favor.

Applications:

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.

Michael Affuso is recused as he lives within 200 feet of the subject property.

Ronald Troppoli, Esq. on behalf of Thomas Hirsch, Esq. attorney for the applicants.

Mr. Troppoli indicates the applicant is seeking bulk variances to construct a single-family dwelling and to convert the existing dwelling into a garage with apartment. It is indicated that the lot is 8,970 s.f. which is rather large for the area. Variances are required for front yard setback for the proposed new single-family dwelling along with several variances for the rear dwelling. Garage apartments are permitted in the zone and there are no external changes proposed to the rear dwelling and living space will be limited to the 2nd floor only with no living space on the first floor of the back house. The 2nd floor living space is proposed to be a 990 s.f. garage apartment where 600 s.f. is the maximum permitted.

Service is in order and the Board accepts jurisdiction.

Applicant – Brigitte McGuire, Robert Burdick, PE, David Feldman, AIA, Creigh Rahen Kamp, PP, AICP – are sworn in along with the Board Professionals.

Brigitte McGuire – homeowner enters the following Exhibits:

Exhibit A-1 – Aerial Photo – prepared by Brigitte McGuire

Exhibit A-2 – Street View – taken by Brigitte McGuire

Exhibit A-3 – Photo of Garage Apartment – taken by Brigitte McGuire.

Ms. McGuire indicates they have been full time residence of Bradley Beach for the past 8 years and they currently reside in the existing home on the lot. The plan is to build their dream house and continue to live here. There are plans to rent the back house and abandon the 1st floor living space and utilize it for storage purposes. The second floor will contain 1 bedroom (currently there are 2). The third floor is attic space. There are no external changes proposed to the existing house.

As a condition of approval, the applicant will adhere to all setback requirements for the pool (no variances). There are 2 parking spaces proposed for the rear house.

Ms. McGuire indicated that biking around Bradley Beach gave them the inspiration for the design of the proposed new single-family dwelling. The lot is deep and one of the largest in Bradley Beach.

Dominic Carrea – questions parking. He indicates the engineer's report says 1 and the owner says 2.

Lauren Egbert – There seems to be a tremendous change in what is being presented compared to what has been provided to the Board. When were these changes made? It is indicated there was never proposed living space on the 1st and 3rd floors of the back house and 2 internal parking spaces have always been proposed.

Jerry Freda confirms the plans he has support the comments contained within his report.

Robert Burdick, PE – qualified and accepted by the Board.

Mr. Burdick introduces the following:

Exhibit A-4 – Plot Plan last revised March 7, 2019.

Mr. Burdick indicates the plan depicts 2 spaces per RSIS for the back house and 2 spaces for the front house. If the back house is reduced in living space can accommodate a 3rd space.

Brigitte McGuire – agrees to remove fixtures on the 1st floor of the back house and disable heat on the first floor.

Dominic Carrea – Indicates he has a big issue with the parking especially with where the property is located.

Lauren Egbert – questions whether there is a turnaround provided for the renters? It is indicated no there is not.

Mr. Burdick indicates you have to back out of the property as it exists today. He goes on to explain the current conditions of the site as well as the pre-existing conditions.

Exhibit A-5 – Setbacks of Properties within 200 feet dated March 8, 2019.

Mr. Burdick states the average setback alignment was 13.3 feet and they are proposing 14 feet. The porch average is 10.01 feet and they are proposing 8 feet which is pretty consistency.

Ronald Troppoli, Esq. discusses the professionals' report and the variances requested.

Mr. Burdick indicates the pool complies with all Borough requirements. The pool may be increased 0.9 feet for diving purposes instead of 14' x 28' indicated on the current plan.

The existing non-compliant conditions of the back house are discussed as well as the balance of the variances being requested.

Chair Rosenberg – questions whether living is proposed on the 3rd floor? This question is deferred to the Architect.

Meeting is open to the public:

Michael Affuso – questions if the bottom portion of the back house is constructed of concrete block? This question is deferred to the Architect.

David Feldman, APA – qualified and accepted by the Board.

Mr. Feldman enters the following:

Exhibit A-6 – Architectural Plans (4 sheets)

Mr. Feldman describes the proposal and architectural features of this proposed 4-square style home.

It will be 32' x 45'8" with a 6' porch on the first floor.

Ms. McGuire indicates the 1st floor storage on the existing home will be for the use of the owner of the property and the 3rd floor will be utilized for storage by the renter.

Jerry Freda questions whether the pitch can be changed on the existing home? It is answered it could be 7 on 12. It is asked whether the applicant would be willing to consider removing and dropping the roof? Mr. Feldman indicates he is not sure it would be in the applicant's budget.

The Board takes a brief recess at 7:33 PM and returns at 7:40 PM.

It is indicated the applicant will agree to modify the roof to reduce the pitch and lower the height to be compliant.

Harvey Rosenberg requests revised plans.

Mr. Feldman indicates they will lower the roof to eliminate a variance and eliminate the gable windows.

Dominic Carrea – questions the need for a front yard setback. He does not see the reason for same and still has issues with the parking.

The parking is clarified again by Mr. Burdick.

Robert Quinlan – questions whether or not the basement is going to be utilized as living space.

Jerry Freda indicates there is no heat or anything proposed in the basement.

Meeting is Open to Public Questions of this witness:

Michael Affuso – questions the building material of the bottom of the back house. It is answered it is masonry. It is questioned where the water supply is coming from? It is answered a heated chase will be utilized and a loli column may be needed for support if walls are removed. There is typically a 2-zone system on the main house.

Brigitte McGuire – further addresses the storage concern.

Ronald Troppoli, Esq. requests that this matter be carried with no further notice to the May 16th meeting. All members in favor.

Mr. Carrea indicates he still has difficult with 2 principal structures on 1 lot.

The Board takes a brief recess at 8:12 PM before the next case. Board returns at 8:19 PM.

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 to 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.

James Monteforte, AIA and William & Eileen Becker are sworn in with the Board Professionals.

Exhibit A-1 – Color Rendering dated April 18, 2019 prepared by Mr. Monteforte.

Mr. Monteforte is qualified and accepted.

It is indicated that the Beckers have owned this home for the past 8 years as a summer home and they wish to make this their permanent residence as soon as possible.

Mr. Monteforte describes the existing conditions of the home as well as the proposed improvements. Most conditions are being complied with as there is an existing side yard setback variance, the driveway is an existing condition, and the distance between structures to the existing garage.

Sheet A 105 proposed floor plan is described to the Board.

A variance is required for the roof eave.

The Board Professionals review report is analyzed and the addition full conforms. These are mostly existing conditions which are not being exacerbated. The homes on either side of the dwelling are not within close proximity. The Applicant wishes to maintain the existing driveway.

Robert Quinlan questions the distance of the new portion of the proposed addition – it is indicated it is now 5 feet.

Air condenser will have to be located in the back. There is a deck only in the back.

Dominic Carrea – Questions if there is a garage addition proposed?

Jeffrey Beekman, Esq. indicates the original proposal was to add to the garage, but that has since been removed.

Jerry Freda asks if they would consider making the deck a little bit smaller in order to maintain 9 feet to the garage.

It is stipulated that the deck will be scaled back to 13' x 14' and the stairs will be relocated to increase the distance between the principal structure and the garage.

Based upon the application submitted and the testimony provided, Lauren Egbert makes a motion to approve the application as presented with the stipulated changes to the deck in the rear of the home and relocation of the stairway, moved and seconded by Dominic Carrea.

Those who voted YES: Michael Affuso w/comment, Lauren Egbert w/comment, Raymond Wade w/comment, Dominic Carrea w/comment, Robert Quinlan w/comment, Dennis Mayer, and Harvey Rosenberg.

Those who voted NO: None.

Those who ABSTAINED: None.

Those INELIGIBLE: None.

Those ABSENT: Deidre Phillips, Alexis Bouhoutsos, Edward Pilot

WITH NO FURTHER BUSINESS BEFORE THE BOARD A MOTION TO ADJOURN WAS OFFERED BY CHAIR ROSENBERG AND SECONDED BY DENNIS MAYER, ALL IN FAVOR. MEETING CLOSED AT 8:50 PM.

NEXT SCHEDULED MEETING WILL BE OUR REGULAR MEETING ON THURSDAY, MAY 16, 2019 AT 6:30 PM HERE IN THE MUNICIPAL COMPLEX MEETING ROOM.

Minutes submitted by Kristie Dickert, Board Secretary