

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

**Regular Meeting Agenda**  
**Thursday, May 16, 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  
Robert Quinlan  
Dominic Carrea  
Raymond Wade

Edward Pilot  
Dennis Mayer  
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  
Christine Bell, PP, AICP – Board Planner

**IV. Correspondence: None.**

**V. Approval and Adoption of Meeting Minutes from April 18, 2019**

Motion offered by \_\_\_\_\_ to be moved and seconded by \_\_\_\_\_

Alternates: Deidre Phillips (Alt #1) N/A Alexis Bouhoutsos (Alt #2) N/A Michael Affuso (Alt #3) \_\_\_\_\_

Lauren Egbert \_\_\_\_\_ Edward Pilot N/A Raymond Wade \_\_\_\_\_ Dominic Carrea \_\_\_\_\_

Robert Quinlan \_\_\_\_\_ Dennis Mayer \_\_\_\_\_ Harvey Rosenberg \_\_\_\_\_

**VI. Resolutions to be memorialized: None.**

**VII. Chairman makes announcement as to how meeting will proceed.**

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**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. on behalf of Thomas Hirsch, Esq. **\*\*RECEIVED E-MAIL REQUEST ON APRIL 29, 2019 FROM APPLICANT INDICATING THEIR WISH TO WITHDRAW THEIR APPLICATION BEFORE THE BOARD; THEREFORE THIS APPLICATION WILL NOT BE HEARD\*\***
  
- b. **ZB19/03 (Bulk Variances for Addition)** – Golden Holdings, LLC – Block 69, Lot 9 – 406 Second Avenue – Applicant is proposing to extend the second floor by adding a bathroom and walk-in closet on the west side of the dwelling. The addition will be in alignment with the existing first floor. Applicant is represented by Thomas Hirsch, Esq.

**IX. Adjournment:**

- a. Next scheduled meeting will be our **Regular Meeting on Thursday, June 20, 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.

