

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

**Regular Meeting Agenda**  
**Thursday, September 19, 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

Dennis Mayer, Vice Chair  
Deidre Phillips  
Alexis Bouhoutsos  
David Critelli

Deborah Bruynell  
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. Swearing in of New and Reappointed Board Members**

**V. Correspondence: None.**

**VI. Approval and Adoption of Meeting Minutes from August 15, 2019**

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

**VII. Resolutions to be memorialized:**

- a. Resolution No. 2019-14 – Approval of Expansion of a Non-Conforming Use with associated Bulk Variances for Proposed Additions – Ellen Desarno – Block 26, Lot 14 – 106 McCabe Avenue**

***Those Eligible:*** Deborah Bruynell, David Critelli, Michael Affuso, Raymond Wade, Dominic Carrea, and Harvey Rosenberg

**VIII. Chairman makes announcement as to how the meeting will proceed.**

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

**IX. Applications under consideration for this evening:**

- a. **ZB19/09 – (Bulk Variances for Addition and New AC Unit)** – Caroline Riordan – Block 16, Lot 3 – 317 Newark Avenue – Applicant proposes an addition to the existing structure by adding new 10' x 17' 2<sup>nd</sup> floor bedroom over a new 10' x 17' covered porch and a new AC unit in the side yard area which does not meet the required setbacks. Applicant is represented by Thomas J. Hirsch, Esq.
  
- b. **ZB19/10 – (Bulk Variances for 2<sup>nd</sup> Floor Addition)** – Patrick & Kathy Freeman – Block 79, Lot 28 – 26 Atlantic Avenue – Applicant seeks to extend an existing 2<sup>nd</sup> floor room and construct an 11.95' x 28.16' second story addition above an existing first story of the residence and porch requiring setbacks for side yard setback of 2.25 feet where 5 feet is required and front yard setback of 9.83 feet where 15 feet is required.

**X. Adjournment:**

- a. Next scheduled meeting will be our **Regular Meeting on Thursday, October 17, 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.



**ZB19/10 – (Bulk Variances for 2<sup>nd</sup> Floor Addition) – Patrick & Kathy Freeman – Block 79, Lot 28 – 26 Atlantic Avenue – Applicant seeks to extend an existing 2<sup>nd</sup> floor room and construct an 11.95’ x 28.16’ second story addition above an existing first story of the residence and porch requiring setbacks for side yard setback of 2.25 feet where 5 feet is required and front yard setback of 9.83 feet where 15 feet is required.**

- Enclosed: Application for Variance
- Zoning Officer’s Denial of Permit (6/17/19)
- Prior Resolution of Approval (9/17/98)
- Survey of Property (4/2/19)
- Architectural Sheet CS (1 of 3) (6/10/19)
- Architectural Sheets A1 and A2 (Sheets 2 & 3 of 3) (6/10/19)

**BOARD NOTES:**

-----

-----

-----

-----

-----

-----

-----

-----

-----

-----

-----

-----

-----

-----

-----

-----

-----

-----

-----

-----

-----

-----

-----

-----

-----

-----

-----

-----

-----

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

Alternates: Michael Affuso (Alt #1)\_\_\_\_ David Critelli (Alt #2)\_\_\_\_ Deborah Bruynell (Alt #3)\_\_\_\_

Alexis Bouhoutsos \_\_\_\_\_ Deidre Phillips \_\_\_\_\_ Raymond Wade \_\_\_\_\_ Dominic Carrea \_\_\_\_\_

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