

Bradley Beach Zoning Board of Adjustment
701 Main Street
Bradley Beach, NJ 07720
732-776-2999 Ext. 1017
Regular Meeting Agenda
Thursday, November 21, 2019, 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
Teresa Rosenberg
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 Reappointed Board Members

V. Correspondence: None.

VI. Approval and Adoption of Meeting Minutes from October 17, 2019

Motion offered by _____ to be moved and seconded by _____

Those that were present: Robert Quinlan, Dominic Carrea, Raymond Wade, Dennis Mayer, Deidre Phillips, Teresa Rosenberg, Deborah Bruynell, and Harvey Rosenberg

VII. Resolutions to be memorialized:

- a. Resolution No. 2019-16 – Approval of Bulk Variance for New AC Unit – Caroline Riordan – Block 16, Lot 3 – 317 Newark Avenue**

Those Eligible: Deborah Bruynell, Raymond Wade, Dominic Carrea, Robert Quinlan, Dennis Mayer, and Harvey Rosenberg

- b. Resolution No. 2019-17 – Affirmation of Appeal of Zoning Officer’s Determination on 610 Evergreen Avenue – Kim & George Januzzi – Block 71, Lot 21 – 608 Evergreen Avenue**

Those Eligible: Deidre Phillips, Raymond Wade, Dominic Carrea, Dennis Mayer, and Harvey Rosenberg

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

IX. Applications under consideration for this evening:

- a. **ZB19/12 – (Bulk Variances for Additions to Single Family Dwelling)** – Joseph & Carol Maselli – Block 14, Lot 34 – 120 Park Place Avenue – Applicants are proposing a 2 ½ story addition to the rear of the dwelling, a half-story addition, and a second story front porch along with a new patio and walkway removal of the existing shed. Variances are required for front yard setback, side yard setback, and building coverage. Applicant is represented by Jeffrey P. Beekman, Esq.
- b. **ZB19/13 – (Bulk Variances for Addition to Single Family Dwelling)** – David Levitt – Block 50, Lot 13 – 200 Fifth Avenue – Applicant is proposing an attached garage addition and an open uncovered deck leading to the second floor above the open screened porch. Variances are required for rear yard setback, front yard setback, driveway length, and driveway width.

X. Adjournment:

- a. Next scheduled meeting will be our **Regular Meeting on Thursday, November 21, 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.

