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 Dennis Mayer, Vice Chair Deborah Bruynell Robert Quinlan Deidre Phillips Harvey Rosenberg, Chair

Dominic Carrea Teresa Rosenberg
Raymond Wade David Critelli

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, 201 here in the Municipal Complex Meeting Room.	9 at 6	:30	<u>PM</u>
b.	With no further business before the Board a motion to adjourn was offered by and seconded by, meeting closed at PM.	to be	mov	∕ed

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.

Enclosed: Application for Variance (Rec'd 8/2/19)

Zoning Officer's Denial of Permit (6/30/19)

Beekman to Freda & Dickert Transmit Additional Info (10/30/19)

Jensen Design Group Table of Average Front Yard Setback (10/29/19)

Driveway Agreement Recorded in County Clerk's Office

Witness List/Exhibit List (11/6/19)

Color Photos & Aerials Survey of Property (11/6/15)

Revised Architectural Sheet #2 of 4 (8/29/19)

Architectural Plans (7/24/19)

Correspondence:	Board Engineer's Review Letter (10/7/19)
BOARD NOTES:	
Motion offered by	to be moved and seconded by
	itelli (Alt #1) Deborah Bruynell (Alt #2) Teresa Rosenberg (Alt #3)
Michael Affuso Deidre Phillips Raymond Wade Dominic 0	
	t Quinlan Dennis Mayer Harvey Rosenberg

Enclosed: Application for Variance (Rec'd 8/28/19) Zoning Officer's Denial of Permit (6/3/19) Survey of Property (4/22/19) Architectural Plans (8/26/19) Correspondence: Board Engineer's Review Letter (10/7/19) **BOARD NOTES:** Motion offered by ______ to be moved and seconded by _ Alternates: David Critelli (Alt #1)_____ Deborah Bruynell (Alt #2)____ Teresa Rosenberg (Alt #3)____ Deidre Phillips _____ Raymond Wade _____ Michael Affuso _____ Dominic Carrea Dennis Mayer _____ Harvey Rosenberg ___ Robert Quinlan

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.