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

Regular Meeting Agenda Thursday, January 9, 2020 Immediately Following Reorganization Meeting

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. 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.

II.	Roll Call:				
	Michael Affuso Robert Quinlan Dominic Carrea Raymond Wade	Dennis Mayer Deidre Phillips Teresa Rosenberg	David Critelli Deborah Bruynell Harvey Rosenberg		
	Also Present	Mark G. Kitrick, Esq Attorney:	to the Roard		

Gerald Freda, PE, PP, CME - Board Engineer

III. Correspondence: None.

IV. Approval and Adoption of Meeting Minutes from December 19.	2019
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Motion offered by		to be moved and seconded by				
Alternates: David Crite	elli (Alt #1)	Deborah Br	uynell (Alt #2) N/A	Teresa F	Rosenberg (Alt #3)) <u>N/A</u>
Michael Affuso	Deidre Phillips I	N/A	Raymond Wade		Dominic Carrea	
Robert Quinlan	Dennis Mayer _		Harvey Rosenberg			

- V. Resolutions to be memorialized: None.
- VI. Applications under consideration for this evening:
 - a. ZB19/15 (Bulk Variances Addition of Two-Story Storage Shed in the Rear Yard) Nicholas Biamonte Block 15, Lot 11 208 Park Place Avenue Applicant is proposing to construct a detached two-story shed in the rear yard area which requires variances for impervious coverage, side and rear yard setbacks to the accessory structure, and the distance between structures. **Partially heard on December 19, 2019 carried to this date without further notice**

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VII. ZB19/18 (Bulk Variances for 2nd Floor Addition) – Shane Butler – Block 7, Lot 4 – 500 Newark Avenue – Applicant wishes to add a second floor addition over the existing house on this corner lot. The building is proposed to have an overall height from grade of 28'-2 ½". Currently the existing structure has a rear setback of 30.5' to the north, a side yard setback of 2.22' to the west, a front yard setback on Newark Avenue of 7.67' to the south and a front yard setback on Fletcher Lake Avenue of 10.15' to the east.

VIII. Adjournment:

a.	Next scheduled meeting will be our Regular Meeting on Thursday, February 20, 2020 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.

(Partially Heard on December 19, 2019)

ZB19/15 – (Bulk Variances Addition of Two-Story Storage Shed in the Rear Yard) – Nicholas Biamonte – Block 15, Lot 11 – 208 Park Place Avenue – Applicant is proposing to construct a detached two-story shed in the rear yard area which requires variances for impervious coverage, side and rear yard setbacks to the accessory structure, and the distance between structures.

Previously Enclosed

w/ 12/19/19 packet: Application for Variance (Rec'd 9/26/19)

Zoning Officer's Denial of Permit (9/7/19)

Final Asbuilt Survey (6/20/17)

Revised Architectural Sheet C-1 (10/31/19) Architectural Plans (3 sheets) (8/21/19)

CURRENTLY ENCLOSED: REVISED ARCHITECTURAL PLANS (4 sheets) Revised 12/31/19

Prior Correspondence: BOARD NOTES:	Board Engineer's Review Letter (11/22/19)
Motion offered by	to be moved and seconded by
Alternates: David Critelli (Alt	t #1) Deborah Bruynell (Alt #2) Teresa Rosenberg (Alt #3)
Michael Affuso	Deidre Phillips Raymond Wade Dominic Carrea
Robert Quinla	n Dennis Mayer Harvey Rosenberg

ZB19/18 (Bulk Variances for 2^{nd} Floor Addition) – Shane Butler – Block 7, Lot 4 – 500 Newark Avenue – Applicant wishes to add a second floor addition over the existing house on this corner lot. The building is proposed to have an overall height from grade of 28'-2 $\frac{1}{2}$ ". Currently the existing structure has a rear setback of 30.5' to the north, a side yard setback of 2.22' to the west, a front yard setback on Newark Avenue of 7.67' to the south and a front yard setback on Fletcher Lake Avenue of 10.15' to the east.

Enclosed: Application for Variance (Rec'd 12/17/19)

Prior Resolution of Approval (May 2016) Zoning Officer's Denial of Permit (10/24/19)

Setback Data Sheet Prepared by Jensen Design Group (12/12/19)

Corrected Boundary Survey (12/10/19)

Boundary Survey & Owner's Corrected Boundary Survey (12/10/19)

Architectural Plans (2 sheets) (Rev. 12/16/19)

Correspondence:	Board Engineer's Rev	view Letter (To Follo	w)	
BOARD NOTES:				
Motion offered by		to be moved a	and seconded by _	
Alternates: David C	ritelli (Alt #1) De	eborah Bruynell (Alt	#2) Teres	a Rosenberg (Alt #3)
Michael Affuso	Deidre Phillips	s Rayr	nond Wade	Dominic Carrea
Robe	rt Quinlan	Dennis Maver	Harvev	Rosenbera