# Regular Meeting Agenda – Meeting to Be Held Remotely Via ZOOM Thursday, May 21, 2020 at 6:30 PM

This Regular Meeting of the Zoning Board of Adjustment will be taking place remotely via ZOOM and will commence at 6:30 PM at which time you may appear via Zoom and present any objection or questions you may have at the appropriate time. There will be no individuals present at Borough Hall due to current COVID-19 rules and regulations. Instructions on how to access the meeting via ZOOM are listed below:

### **PUBLIC ACCESS TO ZOOM MEETING:**

To access the virtual hearing, you must join the ZOOM meeting. To access the ZOOM meeting, you will need access to computer with internet access and/or dial in through a mobile or land line phone to log into the meeting. To join the ZOOM meeting, click on the Join ZOOM Meeting link below and type in the Meeting ID and Password. You will join the meeting and be able to listen and view the evidence shared on the screen at the meeting. You will also be able to access the files for the meeting on the Borough of Bradley Beach Website under Information, Meetings & Calendars, Calendar of Meetings, Zoning Board (May 21st) found here:

http://www.bradleybeachnj.gov/cn/meetings/meetingdetail.cfm?mid=44912&tpid=13730

Topic: Bradley Beach Zoning Board of Adjustment 5-21-2020 Time: May 21, 2020 06:30 PM Eastern Time (US and Canada)

Join Zoom Meeting

https://zoom.us/i/96150277413?pwd=U1hOMVZlazFObDFZWVlpbzdFN05JZz09

Meeting ID: 961 5027 7413

Password: 041454 One tap mobile

- +13017158592,,96150277413#,,1#,041454# US (Germantown)
- +13126266799,,96150277413#,,1#,041454# US (Chicago)

#### Dial by your location

- +1 301 715 8592 US (Germantown)
- +1 312 626 6799 US (Chicago)
- +1 646 558 8656 US (New York)
- +1 253 215 8782 US (Tacoma)
- +1 346 248 7799 US (Houston)
- +1 669 900 9128 US (San Jose)

Meeting ID: 961 5027 7413

Password: 041454

Find your local number: https://zoom.us/u/adbQ9Y5vEi

### **PUBLIC PARTICIPATON IN ZOOM MEETING:**

You will be able to participate when the Board Chairman opens the meeting to the public for the public participation portion of the meeting at the end of testimony for each of the applicants and/or their professionals' for you to ask guestions and/or cross examine these witnesses and make statements. The Board Chairman will limit public comments to 5 minutes per person. We ask that if you have questions of the applicant prepared in

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advance, that you e-mail them to the Board Secretary at <a href="kdickert@bradleybeachnj.gov">kdickert@bradleybeachnj.gov</a> prior to the meeting. Your question will be acknowledged and read into the record and answered. If you have information or exhibits you wish to be considered and entered into the record, you will have to e-mail them to the Board Secretary <a href="kdickert@bradleybeachnj.gov">kdickert@bradleybeachnj.gov</a> in advance of the meeting so they may be marked into evidence.

#### **PUBLIC ACCESS TO APPLICATION FILES:**

You will be able to access the application files that are shown in the meeting via the Borough of Bradley Beach Website here:

http://www.bradleybeachnj.gov/cn/meetings/meetingdetail.cfm?mid=44912&tpid=13730

### **ALTERNATE ACCESS TO APPLICATION FILES:**

If you are unable to access the information for the application via computer, or need assistance in logging on or using this technology, you may contact the Board Secretary, Kristie Dickert, at 732-776-2999 Ext. 1017 or <a href="mailto:kdickert@bradleybeachnj.gov">kdickert@bradleybeachnj.gov</a>. If you would like to view the files in person, you may schedule an appointment with the Board Secretary. If you wish a particular file be e-mailed or mailed to you, you must request that with 72 hours advanced notice.

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 May 6, 2020 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.

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Michael AffusoDennis MayerDavid CritelliRobert QuinlanDeidre PhillipsDeborah BruynellDominic Carrea-EXCUSEDTeresa RosenbergHarvey Rosenberg

Raymond Wade

Also Present: Mark G. Kitrick, Esq. - Attorney to the Board

Gerald Freda, PE, PP, CME – Board Engineer Christine Bell, PP, AICP – Board Planner

- III. Correspondence: None.
- IV. Approval and Adoption of Meeting Minutes from Special Meeting of April 30, 2020

Motion offered by	to be	e moved and seconded	l by	
Alternates: David Crite	elli (Alt #1) Deborah	Bruynell (Alt #2) N/A	Teresa Rosenberg (Alt #3)	
Michael Affuso	Deidre Phillips	Raymond Wade	Dominic Carrea <u>N/A</u>	
Robert Quinlan N/A	Dennis Mayer	Harvey Rosenberg		

- V. Resolutions to be memorialized:
  - a. Resolution 2020-08 Approval of Bulk Variances Bruce Garry Block 75, Lot 13 204 Evergreen Avenue

Those Eligible: Teresa Rosenberg, Michael Affuso, Deidre Phillips, Raymond Wade, Dennis Mayer, and Harvey Rosenberg

- b. Resolution 2020-09 Approval of Bulk Variances Ralph & Fiorella Giacobbe Block 53, Lot 12 202 Fourth Avenue
- VI. Applications under consideration for this evening:
  - a. **ZB19/16 Paul & Kim Charette Block 79, Lot 15 400 Monmouth Avenue** The Applicant is seeking Use and Bulk Variance relief for construction of a proposed garage apartment with a second-floor porch/balcony on this corner lot. Garage apartments are not permitted uses on corner lots and bulk variance relief is required for the second-floor porch/balcony, existing side yard setback, and existing rear yard setbacks. \*\*This application was carried from our Special Meeting of April 30,

2020. We received an e-mail from the Applicant that they have obtained a Planner and are in the process of revising the plan after hearing the Board's concerns; therefore they are requesting to be further carried to June 18<sup>th</sup> without the need for further notice.\*\*

- b. **ZB19/19 Annemarie Kuder Block 36, Lot 7 309** ½ **McCabe Avenue –** The Applicant is seeking bulk variance relief improvements to a non-conforming lot and variances on eave height of the proposed garage apartment, number of internal parking spaces for a garage apartment, off-street parking, as well as side and rear yard setbacks to the garage apartment. The existing property and structures have existing non-conformities with lot area, lot width, front yard setback, building coverage, and impervious coverage.
- c. **ZB20/01 Brian T. Smith and Sharon L. Price Block 49, Lot 13 505 Central Avenue –** The Applicant is seeking to construct a two-story addition which will require bulk variance relief for the development of a non-conforming lot and variances for side and rear yard setbacks, building coverage, and impervious coverage.

Next scheduled meeting will be our Pogular Meeting on Thursday, June 19, 2020 at 6:20 PM which

### VII. Adjournment:

a.	may also take place via ZOC	DM. Please check our website inks, meeting passwords, and	for any updates regard	ing meeting location
b.	With no further business befo	re the Board a motion to adjour	•	to be moved

**ZB19/16 – Paul & Kim Charette – Block 79, Lot 15 – 400 Monmouth Avenue** – The Applicant is seeking Use and Bulk Variance relief for construction of a proposed garage apartment with a second-floor porch/balcony on this corner lot. Garage apartments are not permitted uses on corner lots and bulk variance relief is required for the second-floor porch/balcony, existing side yard setback, and existing rear yard setbacks.

Previously Enclosed: Application for Variances (Rec'd 11/22/19)

Denial of Zoning Permit (10/28/19)

Survey of Property with Framed Garage (9/22/17) Survey of Property Showing Garage Apartment (9/22/17) Construction Plans (7 sheets) (last revised 10/15/19)

Prior Correspondence: Board Engineer & Planner's Review Letter (3/5/20)

BOARD NOTES:					
**This application was ca Applicant that they have Board's concerns; theref further notice.**	obtained a P	lanner and are in	the process	of revising the	e plan after hearing the
Alternates: David Critelli (A	Alt #1) D	eborah Bruynell (Al	t #2) T	eresa Rosenb	erg (Alt #3)
Michael Affuso	Deidre Ph	illips R	aymond Wad	e	Dominic Carrea
Robert Quinlan	Dennis Ma	aver H	larvev Rosenb	erg	

**ZB19/19 – Annemarie Kuder – Block 36, Lot 7 – 309** ½ **McCabe Avenue –** The Applicant is seeking bulk variance relief improvements to a non-conforming lot and variances on eave height of the proposed garage apartment, number of internal parking spaces for a garage apartment, off-street parking, as well as side and rear yard setbacks to the garage apartment. The existing property and structures have existing non-conformities with lot area, lot width, front yard setback, building coverage, and impervious coverage.

Enclosed: Application for Variance (Rec'd 12/26/20)

Denial of Zoning Permit (10/24/19) Survey of Property (10/29/14)

Architectural Plans - 5 Sheets (12/19/19)

Correspondence: Board Engineer's Review Letter (3/5/20)

BOARD NOTES:
Alternates: David Critelli (Alt #1) Deborah Bruynell (Alt #2) Teresa Rosenberg (Alt #3)
Michael Affuso Deidre Phillips Raymond Wade Dominic Carrea
Robert Quinlan Dennis Mayer Harvey Rosenberg

**ZB20/01 – Brian T. Smith and Sharon L. Price – Block 49, Lot 13 – 505 Central Avenue –** The Applicant is seeking to construct a two-story addition which will require bulk variance relief for the development of a non-conforming lot and variances for side and rear yard setbacks, building coverage, and impervious coverage.

Enclosed: Application for Variance (Rec'd 1/14/20)

Denial of Zoning Permit (10/24/19) Google Earth Screenshot (11/27/19) Copy of Tax Map for Block 49 (undated)

Copy of Tax Map Key Borough of Bradley Beach (undated)

Front Yard Setback Plan (1/8/20) Survey of Property (6/21/10

Reduced Architectural Elevations (9 sheets) (undated)

Architectural Plans (2 sheets) (9/19/19)

Correspondence:	Board Engineer's Review Letter	(3/6/20)

BOARD NOTES:					
Alternates: David	d Critelli (Alt #1)_	Deborah Bruyi	nell (Alt #2) Ter	esa Rosenberg (Alt #3)	_
		dre Phillips		Dominic Carre	
	uinlan Den		Harvey Rosenber		

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