

From: [thomas.coan](#)
To: [Kristie Dickert](#)
Subject: Zoning Board ZB20/5 Requests and Additional Submissions
Date: Wednesday, August 19, 2020 7:49:47 PM
Attachments: [507 4th Plans.pdf](#)
[507 4th Resolution.pdf](#)
[507 Change Conformation.pdf](#)
[507 4th Stone Billing.pdf](#)
[Phillips ZBA Transcript.doc](#)
[Objector List Additional Exhibits.doc](#)

Dear Ms. Dickert,

Attached to this email are six (6) files containing documentation related to the Application for the Zoning Board of Adjustments' meeting on Thursday, August 20, 2020 for the property located at 306 Monmouth Avenue, Block 78, Lot 14. Please enter these exhibits into evidence for the public meeting that will be conducted via a Zoom.

I would like to make the following requests for the record, in addition to this email being made a part of said record:

1- I request that Zoning Board Member Deidre Phillips be removed from participating in this application, as she entered improper testimony onto this record at the June 18th ZBA meeting. This testimony was clearly in favor of the applicant and indicates that she has toured the building and had ex parte communication with the applicant or their parties. This testimony was also directed to the balance of the Board Members for their consideration and should be stricken from the record. What is most troubling is that this all took place before any testimony or facts had been put on the record by the applicant or their professionals. Attached a transcript I prepared, which can be compared to the video recording of the Zoom meeting.

2- I request that any Zoning Board Member who is a patient of the applicant, Dr. Harold Cotler please recuse themselves from this proceeding. If the Board Attorney would poll them separately in closed session, I feel that would be appropriate.

3- I request that Bradley Beach Zoning Officer George Waterman be made available to the public on the Zoom meeting for questions relating to the history of denials for this project and the approved plans that were ignored in the construction process.

4- At the June 18, 2020 ZBA Meeting I recommended a site inspection of the building, as it has already constructed. This way Board Members as well as the public could see what work has been done and the operation of the unit for living and parking. Having never received an answer, will one be scheduled?

I will have hired a Professional Planner to attend the meeting and testify on my behalf and have made Mr. Stone the applicants attorney aware of this. My representation is as follows.

Barbara Ehlen, AICP, PP
Beacon Planning and Consulting Services, LLC
315 Route 34, Suite 129
Colts Neck, NJ 07722
Tel: 732.845.8103

Sincerely,

Thomas "T.J." Coan
Bradley Beach Public Citizen
[732\) 539-3320](tel:7325393320) Cell

