

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

Regular Meeting Agenda – Meeting to Be Held Remotely Via ZOOM
Thursday, August 20, 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 (June 18th) found here:

<http://www.bradleybeachnj.gov/cn/meetings/meetingdetail.cfm?mid=44915&tpid=13730>

Topic: Bradley Beach Zoning Board of Adjustment 8-20-2020
Time: Aug 20, 2020 06:30 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://zoom.us/j/95581435597?pwd=MINKckNjY09RRIJmU0NxUkpad01xQT09>

Meeting ID: 955 8143 5597
Password: 604553

One tap mobile

+16465588656,,95581435597#,,,,0#,,604553# US (New York)

+13126266799,,95581435597#,,,,0#,,604553# US (Chicago)

Dial by your location

+1 646 558 8656 US (New York)

+1 312 626 6799 US (Chicago)

+1 301 715 8592 US (Germantown)

+1 669 900 9128 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

Meeting ID: 955 8143 5597

Password: 604553

Find your local number: <https://zoom.us/u/aduAp33Ib>

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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 questions and/or cross examine these witnesses and make statements. The Board Chairman will limit public comments to 5 minutes per person. 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 kdickert@bradleybeachnj.gov 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=44915&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 kdickert@bradleybeachnj.gov. 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.

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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 August 3, 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.

II. Roll Call:

Michael Affuso	Dennis Mayer	David Critelli
Robert Quinlan	Deidre Phillips	Deborah Bruynell
Dominic Carrea EXCUSED	Teresa Rosenberg	Harvey 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 Regular Meeting of July 16, 2020

Motion offered by _____ to be moved and seconded by _____

Alternates: David Critelli (Alt #1) _____ Deborah Bruynell (Alt #2) N/A Teresa Rosenberg (Alt #3) _____

Michael Affuso _____ Deidre Phillips _____ Raymond Wade _____ Dominic Carrea N/A

Robert Quinlan _____ Dennis Mayer _____ Harvey Rosenberg _____

V. Resolutions to be memorialized:

a. Resolution 2020-12 – Approval of Bulk Variances – Daniel Walsh – Block 25, Lot 8 – 103 Park Place Avenue

Those Eligible: David Critelli, Michael Affuso, Deidre Phillips, Raymond Wade, Robert Quinlan, Dennis Mayer, and Harvey Rosenberg

b. Resolution 2020-13 – Approval of Bulk Variances – Greg Makkay – Block 20, Lot 7 – 603 Park Place Avenue

Those Eligible: David Critelli, Michael Affuso, Deidre Phillips, Raymond Wade, Robert Quinlan, Dennis Mayer, and Harvey Rosenberg

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VI. Applications under consideration for this evening:

- a. **ZB20/05 – Beth and Harold Cotler – Block 78, Lot 14 – 306 Monmouth Avenue** – The Applicant is proposing to demolish an existing garage and construct a 2-story accessory structure having a 2-car garage on the first floor and a residential apartment above requiring variances for the height of the detached garage, minimum side yard setback for accessory structure, living accommodations on both floors, and maximum impervious coverage. The Applicant is represented by Richard B. Stone, Esq.
****PARTIALLY HEARD ON JUNE 18, 2020****
- b. **ZB20/04 – Irvington Manor, LLC – Block 37, Lot 2 – 217 McCabe Avenue** – The Applicant is seeking an Appeal of the Zoning Officer’s Determination with regard to adding a Hotel Use to the property. Applicant is represented by James T. Hundley, Esq.

VII. Adjournment:

- a. Next scheduled meeting will be our **Regular Meeting on Thursday, September 17, 2020 at 6:30 PM** which may also take place via ZOOM. Please check our website for any updates regarding meeting location and/or meeting access as the links, meeting passwords, and meeting ID’s will change for each meeting that is held via ZOOM.
- 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.

ZB20/05 – Beth and Harold Cotler – Block 78, Lot 14 – 306 Monmouth Avenue – The Applicant is proposing to demolish an existing garage and construct a 2-story accessory structure having a 2-car garage on the first floor and a residential apartment above requiring variances for the height of the detached garage, minimum side yard setback for accessory structure, living accommodations on both floors, and maximum impervious coverage. The Applicant is represented by Richard B. Stone, Esq

Previously Enclosed: Application for Variance (Rec'd 4/13/2020)
 Denial of Zoning Permit (2/14/2020)
 Survey of Property (8/7/19)
 Architectural Plans (2 sheets) (8/19/19)
 Variance Plan (1 sheet) (11/19/19)
 Proposed Witness & Exhibit List
 Color Photos

**Currently Enclosed: Architectural Plans dated 7/16/2020
 Board Engineer & Planner’s Review (Revised 8/12/2020)**

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 ____

If any board member cannot attend, please call or email the board office at 732-776-2999 Ext. 1017 or kdickert@bradleybeachnj.gov

ZB20/04 – Irvington Manor, LLC – Block 37, Lot 2 – 217 McCabe Avenue – The Applicant is seeking an Appeal of the Zoning Officer’s Determination with regard to adding a Hotel Use to the property. Applicant is represented by James T. Hundley, Esq.

Previously Enclosed: Cover Letter and Application for Appeal of Zoning Officer (Rec’d 2/13/2020)
Denial of Zoning Permit (1/24/2020)

Currently Enclosed: June 24, 2004 Deed, Delpreore to Patruno
July 28, 2015 Deed, Patruno to Livingston Manor, LLC
2018 Borough of Bradley Beach Mercantile License
December 1, 2017 Check 1404 Payable to Bradley Beach in amount of \$65.00
December 31, 2018 Check
Denial of Zoning Permit 3/23/2016
Bradley Beach Planning Board – Development Application
September 22, 2016 Denial of Site Plan – PB Application PB-B37-L2-01-16
October 3, 2019 Order by the Honorable Lisa P. Thornton, AJSC

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 _____