

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, November 19, 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 join the ZOOM meeting, you will need access to a computer with internet access, a microphone, speakers, and camera 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 and participate when permitted. 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 (November 19th) found here:

<http://www.bradleybeachnj.gov/cn/meetings/meetingdetail.cfm?mid=44918&tpid=13730>

Topic: Bradley Beach Zoning Board of Adjustment 11-19-2020
Time: Nov 19, 2020 06:30 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://zoom.us/j/93528681839?pwd=VjVsRnBKdTdxNC9xMzluaHVPOVNNdz09>

Meeting ID: 935 2868 1839

Passcode: 116810

One tap mobile

+16465588656,,93528681839#,,,,,0#,,116810# US (New York)

+13126266799,,93528681839#,,,,,0#,,116810# 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)

+1 346 248 7799 US (Houston)

+1 669 900 9128 US (San Jose)

+1 253 215 8782 US (Tacoma)

Meeting ID: 935 2868 1839

Passcode: 116810

Find your local number: <https://zoom.us/u/aeiqVrrMS4>

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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. The Board Chairman will later open to the public for comments at the end of testimony for each of the applications. Public comments will be limited to 5 minutes per person, and time is not transferable. 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 at least 72-hours in advance of the meeting so they may be placed on the Borough website and 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=44918&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, we ask that everyone keep themselves muted until asked to speak and 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 November 2, 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	Raymond Wade	David Critelli
Robert Quinlan	Dennis Mayer	Deborah Bruynell
Dominic Carrea EXCUSED	Teresa Rosenberg	Harvey Rosenberg

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 October 15, 2020

Motion offered by _____ to be moved and seconded by _____

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

Michael Affuso _____ Raymond Wade _____ Dominic Carrea **N/A** Robert Quinlan _____

Dennis Mayer _____ Harvey Rosenberg _____

V. Resolutions to be memorialized:

a. Resolution 2020-15 – Approval of Bulk Variance – Marc & Jeannette Sznajderman – Block 88, Lot 16 – 508 Bradley Boulevard

Those Eligible: Raymond Wade, Michael Affuso, David Critelli, Deborah Bruynell, Teresa Rosenberg, Dennis Mayer, and Harvey Rosenberg

VI. Applications under consideration for this evening:

- a. **ZB20/15 – Allen & Marilyn Levine – Block 48, Lot 2 – 413 Brinley Avenue –** The Applicant is seeking Bulk Variances and Use Variances to construct a new single family dwelling and garage apartment. Applicant is represented by Mark R. Aikins, Esq. ****PARTIALLY HEARD ON SEPTEMBER 17, 2020 AND CARRIED TO THIS DATE WITHOUT FURTHER NOTICE** RECEIVED REQUEST TO ADJOURN THIS MATTER TO DECEMBER 17, 2020 WITHOUT FURTHER NOTICE; THEREFORE THIS APPLICATION WILL NOT BE HEARD THIS EVENING****

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- b. **ZB20/14 – Frank & Stacey Caponegro – Block 56, Lot 15 – 510 Fourth Avenue** – The Applicants are seeking variances for a proposed railing system, side yard setback, and impervious coverage associated with a proposed residential addition.
- c. **ZB20/16 – Richard & Michelle Lee – Block 21, Lot 5 – 507 Park Place Avenue** – The Applicants are seeking variances associated with the construction of a proposed 2.5-story addition including front yard setback for open sided covered front porch, distance between accessory and primary structure, and open sided roofed porch in the rear.
- d. **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, AUGUST 20, 2020, AND OCTOBER 15, 2020****

VII. Adjournment:

- a. Next scheduled meeting will be our **Regular Meeting on Thursday, December 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.

