

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

**SPECIAL MEETING AGENDA – Meeting to Be Held Remotely Via ZOOM**  
**TUESDAY, DECEMBER 1, 2020 at 6:30 PM**

This Special 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 (December 1<sup>st</sup>) found here:

<http://www.bradleybeachnj.gov/cn/meetings/meetingdetail.cfm?mid=45342&tpid=13730>

Topic: SPECIAL ZONING BOARD OF ADJUSTMENT MEETING - COTLER  
Time: Dec 1, 2020 06:30 PM Eastern Time (US and Canada)

**Join Zoom Meeting**

<https://zoom.us/j/94181104488?pwd=TDY4NFRveFplbE9QN2tTdHU3cEhuUT09>

**Meeting ID:** 941 8110 4488

**Passcode:** 893951

One tap mobile

+13017158592,,94181104488#,,,,,0#,,893951# US (Washington D.C)

+13126266799,,94181104488#,,,,,0#,,893951# US (Chicago)

Dial by your location

+1 301 715 8592 US (Washington D.C)

+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:** 941 8110 4488

**Passcode:** 893951

Find your local number: <https://zoom.us/u/adhGQMI1mf>

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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 questions and 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](mailto:kdickert@bradleybeachnj.gov) at least 72-hours in advance of the meeting so they may be evaluated and placed on the Borough website and marked into evidence, if applicable.

**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=45342&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](mailto: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 Special 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 16, 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	<del>Dennis Mayer</del> <b>RECUSED</b>	Deborah Bruynell
<del>Dominic Carrea</del> <b>EXCUSED</b>	Teresa Rosenberg	<del>Harvey Rosenberg</del> <b>RECUSED</b>

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. 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, and maximum impervious coverage. The Applicant is represented by Richard B. Stone, Esq. **\*\*PARTIALLY HEARD ON JUNE 18, 2020, AUGUST 20, 2020, OCTOBER 15, 2020, and NOVEMBER 19, 2020\*\***

**V. 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.

**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, and maximum impervious coverage. The Applicant is represented by Richard B. Stone, Esq. **\*\*PARTIALLY HEARD ON JUNE 18, 2020, AUGUST 20, 2020, OCTOBER 15, 2020, and NOVEMBER 19, 2020\*\***

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  
Revised Architectural Plans dated 7/16/2020  
3D Attic Views 1, 2, & 3 (undated)  
Revised Architectural Plans dated 10-28-2020

Prior Correspondence: 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 \_\_\_\_\_ Raymond Wade \_\_\_\_\_ Dominic Carrea **N/A**  
Robert Quinlan \_\_\_\_\_ Dennis Mayer **Recused** Harvey Rosenberg **Recused**