

Bradley Beach Zoning Board of Adjustment
701 Main Street
Bradley Beach, NJ 07720
732-776-2999 Ext. 1017
Regular Meeting Agenda
Thursday, July 15, 2021

This regular meeting of the Bradley Beach Zoning Board of Adjustment is now called to order.

FLAG SALUTE

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 June 29, 2021 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:

JohnEric Advento	David Critelli	Victoria Leahy (Alt 3)
Raymond Wade	Deborah Bruynell (Alt 1)	Dennis Mayer
Michael Affuso EXCUSED	Lauren Saracene	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 June 17, 2021

Motion offered by _____ to be moved and seconded by _____

Alternates: Deborah Bruynell (Alt 1) _____ Teresa Rosenberg (Alt 2) **N/A** Victoria Leahy (Alt 3) _____

JohnEric Advento _____ Raymond Wade _____ Michael Affuso **N/A**

David Critelli _____ Lauren Saracene _____

Dennis Mayer _____ Harvey Rosenberg _____

V. Resolutions to be memorialized:

- a. **Resolution 2021-14 – (Affirming Zoning Officer’s Determination/Denial of Appeal) – Irvington Manor, LLC – Block 37, Lot 2 – 217 McCabe Avenue**

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

- b. **Resolution 2021-18 – (Approval of Bulk Variances) – Tara Goldstein – Block 23, Lot 24 – 316 Ocean Park Avenue**

Those Eligible: Raymond Wade, David Critelli, Deborah Bruynell, Victoria Leahy, John Eric Advento, Lauren Saracene, and Dennis Mayer

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VI. Applications under consideration for this evening:

- a. **ZB21/01 – 501 Lake Terrace, LLC – Block 7, Lot 2.03 – Lake Terrace** – Applicant is proposing to expand and repave the parking lots on-site, construct a covered entrance, new refuse enclosure, remove and replace sidewalks on-site and along the roadways, new landscaping, and upgrade the lighting on-site. The proposed improvements require Board approval for variances including, but not limited to use, front yard setback to the covered entry, building coverage, impervious coverage, off-street parking, driveway width, driveway setback, and aisle width for off-street parking. Applicant is represented by Andrew Karas, Esq.
****APPLICATION WAS PARTIALLY HEARD ON MAY 20, 2021 AND CARRIED TO THIS DATE FOR CONTINUATION. DUE TO MEETING IN PERSON NEW NOTICE WAS REQUIRED****

VII. Adjournment:

Our next scheduled meeting will be our Regular Meeting on Thursday, August 19, 2021 at 6:30 PM here in the Municipal Complex Meeting Room.

With no further business before the Board a motion to adjourn was offered by _____ to be moved and seconded by _____, meeting closed at _____ PM.

ZB21/01 – 501 Lake Terrace, LLC – Block 7, Lot 2.03 – Lake Terrace – Applicant is proposing to expand and repave the parking lots on-site, construct a covered entrance, new refuse enclosure, remove and replace sidewalks on-site and along the roadways, new landscaping, and upgrade the lighting on-site. The proposed improvements require Board approval for variances including, but not limited to use, front yard setback to the covered entry, building coverage, impervious coverage, off-street parking, driveway width, driveway setback, and aisle width for off-street parking. Applicant is represented by Andrew Karas, Esq. ****APPLICATION WAS PARTIALLY HEARD ON MAY 20, 2021 AND CARRIED TO THIS DATE FOR CONTINUATION. DUE TO MEETING IN PERSON NEW NOTICE WAS REQUIRED****

Previously Enclosed

w/5/20/2021 and/or

6/17/2021 Packets:

Application for Variance (Rec'd 1/12/2021)

Aerial Exhibit (11/20/2020)

Site Photos (undated)

Denial of Zoning Permit (11/25/2019)

Drainage Narrative to Support Application (11/20/2020)

Witness List

Architectural Plans (2 sheets dated last revised December 14, 2020)

Preliminary and Final Site Plans (13 sheets dated November 20, 2020)

Revised Preliminary and Final Site Plans (14 sheets dated June 1, 2021)

Stormwater Analysis Report (dated last revised June 1, 2021)

Stormwater Management O&M Manual (dated June 1, 2021)

Prior Correspondence

Enclosed w/5/20/21 and/or

6/17/2021 Packets:

Board Engineer's Review Letter (4/16/2021)

Freehold Soil Conservation District Certification Letter (4/27/2021)

Monmouth County Planning Board – Request for Information (4/12/2021)

Monmouth County Planning Board–Request for Information (5/24/2021)

Board Engineer's Review Letter #2 (Revised 6/14/2021)

BOARD NOTES:

[illegible]

BOARD NOTES (Continued 501 Lake Terrace, LLC):

Motion made by _____ Seconded by: _____

Alternates: Deborah Bruynell (Alt 1) _____ Victoria Leahy (Alt #3) _____

JohnEric Advento _____ Raymond Wade _____ Michael Affuso **Absent**

David Critelli _____ Lauren Saracene _____ Dennis Mayer _____ Harvey Rosenberg _____