

**Bradley Beach Zoning Board of Adjustment
Regular Meeting Minutes
Thursday, July 15, 2021 at 6:30 PM**

Meeting is called to order by Chair Rosenberg.

The Board and the public recite the Pledge of Allegiance.

Open public meeting announcement is made by the Board Secretary.

Roll Call:

Present: Raymond Wade, Deborah Bruynell, Lauren Saracene, Victoria Leahy, and Harvey Rosenberg

Also Present: Mark G. Kitrick, Esq. – Attorney to the Board and Gerald Freda, PE, PP, CME – Board Engineer

Absent: JohnEric Advento, Michael Affuso, David Critelli, and Dennis Mayer

Approval of Meeting Minutes:

Regular Meeting Minutes of June 17, 2021 – Motion to accept offered by Chair Rosenberg and seconded by Raymond Wade. All eligible members present in favor.

Resolutions Memorialized:

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

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

Applications Considered:

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****

SINCE THIS APPLICATION DOES INVOLVE A USE VARIANCE AND THERE WERE ONLY FIVE (5) BOARD MEMBERS AVAILABLE, IT WAS AGREED TO BY THE BOARD AND THE

APPLICANT TO CARRY THIS MATTER TO THE SEPTEMBER 30TH MEETING WITH NO FURTHER NOTICE BEING REQUIRED. A MOTION WAS MADE BY CHAIR ROSENBERG AND SECONDED BY RAYMOND WADE. ALL IN FAVOR.

Adjournment:

Next scheduled meeting will be our regular meeting on Thursday, August 19, 2021 at 6:30 PM which will take place here in the Municipal Complex Meeting Room.

With no further business before the Board, a motion to adjourn was offered by Chair Rosenberg and seconded by Deborah Bruynell, all in favor. Meeting closed at 6:46 PM.

Minutes submitted by Kristie Dickert, Board Secretary