Bradley Beach Zoning Board of Adjustment 701 Main Street Bradley Beach, NJ 07720 732-776-2999 Ext. 1017 Regular Meeting Agenda Thursday, September 30, 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 Lauren Saracene Harvey Rosenberg

Also Present: Jilian McLeer, 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 July 15, 2021

| Motion offered by | to be moved | | |
|-------------------|-----------------------------|------------------------|--------------------|
| | JohnEric Advento <u>N/A</u> | Raymond Wade | Michael Affuso N/A |
| | David Critelli N/A | Lauren Saracene | |
| | Dennis Mayer <u>N/A</u> | Harvey Rosenberg | |
| Alternates: | Deborah Bruynell (Alt 1) | Victoria Leahy (Alt 3) | |

- V. Resolutions to be memorialized: None.
- 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, CARRIED TO JULY 15, 2021 (not heard), AND FURTHER CARRIED TO THIS DATE FOR CONTINUATION WITH NO FURTHER NOTICE BEING REQUIRED.**

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VII. Adjournment:

| Our next scheduled meeting will be on Municipal Complex Meeting Room. | our Regular Meeting on <u>Thursday, Octob</u> | <u>er 21, 2021</u> at 6:30 PM here in the |
|---|--|---|
| With no further business before the I seconded by | Board a motion to adjourn was offered by , meeting closed atPM. | to be moved and |

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, CARRIED TO JULY 15, 2021 (not heard), AND FURTHER CARRIED TO THIS DATE FOR CONTINUATION WITH NO FURTHER NOTICE BEING 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)

Currently Enclosed w/ 9/30/2021 Agenda:

InSite Engineering Letter in Response to Leon S. Avakian Review (9/17/21) Revised Preliminary & Final Site Plans (14 sheets - September 15, 2021)

Prior Correspondence Enclosed w/5/20/21 and/or

6/17/2021 Packets:

BOARD NOTES:

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)

Stormwater Report (Updated September 15, 2021)

| BOARD NOTES. | |
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| BOARD NOTES (Continued 501 Lake Terrace, LLC): | | | | |
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| Motion made by | | | | |
| Alternates: Deborah Bruynell (Alt 1) | | | | |
| JohnEric Advento | Raymond Wade | Michael Affuso Absent | | |
| David Critelli Lauren Saracene | Dennis Mayer | Harvey Rosenberg | | |