

Bradley Beach Zoning Board of Adjustment
701 Main Street
Bradley Beach, NJ 07720
732-776-2999 Ext. 1017
Regular Meeting Agenda (UPDATED)
Thursday, October 21, 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
Raymond Wade
Michael Affuso

David Critelli
Deborah Bruynell (Alt 1)
Lauren Saracene

Victoria Leahy (Alt 3)
Dennis Mayer
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 September 30, 2021

Motion offered by _____ to be moved and seconded by _____

JohnEric Advento **N/A**

Raymond Wade _____

Michael Affuso _____

David Critelli _____

Lauren Saracene **N/A**

Dennis Mayer _____

Harvey Rosenberg _____

Alternates: Deborah Bruynell (Alt 1) _____

Victoria Leahy (Alt 3) _____

V. Resolutions to be memorialized:

- a. **Resolution 2021-19** – (Approval of Use Variance & Site Plan) - 501 Lake Terrace, LLC – Block 7, Lot 2.03 – Lake Terrace

Those Eligible: Raymond Wade, Michael Affuso, David Critelli, Victoria Leahy, Dennis Mayer, and Harvey Rosenberg

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VI. Applications under consideration for this evening:

- a. **ZB21/11 – (Use & Bulk Variances for New Structures) – James & Dorothy Frederick – Block 58, Lot 12 – 704 Fourth Avenue** – Applicant is seeking Use and Bulk Variances for the proposed construction of a new 2 ½ story dwelling & detached garage with apartment. Applicant is represented by Jeffrey P. Beekman, Esq. ****RECEIVED REQUEST FROM MR. BEEKMAN ON 10/8/2021 TO CARRY THIS APPLICATION TO 11/18/2021 WITH NO FURTHER NOTICE BEING REQUIRED.****
- b. **ZB21/09 – (Bulk Variances for Addition) – Matthew & Melissa O’Neill – Block 20, Lot 10 – 602 Ocean Park Avenue** – Applicant is seeking Bulk Variances for the proposed construction of a one-story addition to the rear of the existing dwelling, cantilevered additions to the second floor, ½ story addition and new front porch with an above open deck. Applicant is represented by Jeffrey P. Beekman, Esq.
- c. **ZB21/10 – (Use & Bulk Variances for New 2 ½ story Dwelling) – Ocean Grace, LLC/Thomas Carlucci – Block 13, Lot 16 – 1107 Ocean Avenue** – Applicant is seeking Use and Bulk Variances for the proposed construction of a new 2 ½ story dwelling requiring variances for building height, number of stories, upper porch variances, side yard setback, rear yard setback, building coverage, impervious coverage, driveway apron width, and driveway curb cut. Applicant is represented by Michael J. Wenning, Esq. ****RECEIVED REQUEST FROM MR. WENNING TO CARRY THIS APPLICATION TO 12/16/2021 WITH NO FURTHER NOTICE BEING REQUIRED.****
- d. **ZB21/12 – (Bulk Variances for 1-story Addition in Rear) – Mark & Paula Rann – Block 49, Lot 12 – 507 Central Avenue** – Applicant is seeking Bulk Variance approval for the proposed removal of a rear deck and rear patio and construction of a 1-story addition in the rear of the existing dwelling.

VII. Adjournment:

Our next scheduled meeting will be our Regular Meeting on Thursday, November 18, 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.

ZB21/09 – (Bulk Variances for Addition) – Matthew & Melissa O’Neill – Block 20, Lot 10 – 602 Ocean Park Avenue – Applicant is seeking Bulk Variances for the proposed construction of a one-story addition to the rear of the existing dwelling, cantilevered additions to the second floor, ½ story addition and new front porch with an above open deck. Applicant is represented by Jeffrey P. Beekman, Esq.

Enclosed: Application for Variance (Rec'd 7/20/2021)
 Zoning Permit Denial (6/14/2021)
 Surveyor’s Report (2/22/2021)
 Survey of Property (2/19/2021)
 Architectural Plans (6/30/2021)

Correspondence: Board Engineer’s Review Letter (9/9/2021)

BOARD NOTES:

Motion made by _____ Seconded by: _____

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

 JohnEric Advento _____ Raymond Wade _____ Michael Affuso _____

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

ZB21/10 – (Use & Bulk Variances for New 2 ½ story Dwelling) – Ocean Grace, LLC/Thomas Carlucci – Block 13, Lot 16 – 1107 Ocean Avenue – Applicant is seeking Use and Bulk Variances for the proposed construction of a new 2 ½ story dwelling requiring variances for building height, number of stories, upper porch variances, side yard setback, rear yard setback, building coverage, impervious coverage, driveway apron width, and driveway curb cut. Applicant is represented by Michael J. Wenning, Esq.

Enclosed: Application for Variances (Rec'd 7/21/2021)
Zoning Permit Denial (4/30/2021)
Survey of Property (6/20/2019)
Architectural Plans (6/21/2021)

Correspondence: Board Engineer & Planner's Review Letter (9/9/2021)

BOARD NOTES:

RECEIVED REQUEST FROM MR. WENNING TO CARRY THIS APPLICATION TO 12/16/2021 WITH NO FURTHER NOTICE BEING REQUIRED.

Motion made by _____ Seconded by: _____
Alternates: Deborah Bruynell (Alt 1) _____ Victoria Leahy (Alt #3) _____
JohnEric Advento _____ Raymond Wade _____ Michael Affuso _____
David Critelli _____ Lauren Saracene _____ Dennis Mayer _____ Harvey Rosenberg _____

ZB21/12 – (Bulk Variances for 1-story Addition in Rear) – Mark & Paula Rann – Block 49, Lot 12 – 507 Central Avenue – Applicant is seeking Bulk Variance approval for the proposed removal of a rear deck and rear patio and construction of a 1-story addition in the rear of the existing dwelling.

Enclosed: Applicant’s Response to Avakian Review (10/14/2021)
 Witness List (10/8/2021)
 Zoning Permit Denial (7/19/2021)
 Application for Bulk Variances (Rec’d 8/5/2021)
 Plan of Survey (10/17/2013)
 Google Earth Image of Site (8/22/2019)
 Copy of Tax Map Sheet (undated)
 Copy of Tax Map Index Sheet (undated)
 Architectural Plans (6/8/2021)

Correspondence: Board Engineer’s Review (10/8/2021)

BOARD NOTES:

Motion made by _____ Seconded by: _____

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

JohnEric Advento _____ Raymond Wade _____ Michael Affuso _____

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