

**Bradley Beach Zoning Board of Adjustment
Regular Meeting Minutes
Thursday, October 21, 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, Michael Affuso, John Eric Advento (arrived 6:41 PM), David Critelli, Deborah Bruynell, Lauren Saracene, Dennis Mayer, and Harvey Rosenberg

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

Absent: Victoria Leahy

Approval of Meeting Minutes:

Regular Meeting Minutes of September 30, 2021 – Motion to accept offered by Chair Rosenberg and seconded by Dennis Mayer. All eligible members present in favor.

Resolutions Memorialized:

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

Applications Considered:

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 TO CARRY TO 11/18/2021 WITH NO FURTHER NOTICE BEING REQUIRED.

Chair Rosenberg made a motion to carry to 11/18/2021 with no further notice being required. Second by Dennis Mayer. All members present in favor.

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 TO CARRY TO 12/16/2021 WITH NO FURTHER NOTICE BEING REQUIRED.

Chair Rosenberg made a motion to carry to 12/16/2021 with no further notice being required. Second by Dennis Mayer. All members present in favor.

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.

Jeffrey P. Beekman, Esq. – attorney for the Applicant

Michael Moss – Architect, Matthew & Melissa O’Neill, and Gerald Freda – Board Engineer are all sworn in.

Exhibit A-1 – Aerial Photo of the Property is marked.

Mr. O’Neill describes the existing layout as well as the fact the property is narrow. It is testified that the first floor has limited space (railroad-type) with a back covered porch. It is explained this is currently a summer home and they want to make it their permanent full-time residence. There is no storage in the existing home and no access for a garage.

6:41 PM – John Eric Advento arrives.

No Public questions for Mr. O’Neill

Michael Moss – Architect – describes the proposed plans. The front porch is proposed to be removed, it is substandard structurally and it is non-conforming. The proposed new front porch & open upper deck will be moved but will be no closer than 9.1 feet. There is an existing covered landing area in the rear. A proposed 1-story addition is being proposed.

Exhibit A-2 Photo taken by Mr. Moss of rear property

Exhibit A-3 Photo taken by Mr. Moss of front property

The addition is proposed to contain a bathroom & utility area as well as expand the kitchen with an open floor plan.

The modified 2nd floor is described as there will be no increase in the number of bedrooms.

Setbacks are discussed.

Variance for attic space is discussed as well as habitable space.

Mr. Moss does not feel a variance is required as this area is only suitable for storage. The height of the house will remain under 30 feet (at 29 feet), will comply and will add notes to the plan.

There are plans to replace the entire east and west walls, new and old as they must be fire rated. The removal of two (2) windows is proposed on the side to comply with current fire codes.

Jerry Freda commends the Architect and the Applicant for these modest improvements and complying with the Ordinance as best as they can.

The attic space is further discussed in depth as to whether or not it can be utilized as living space and/or whether or not a variance is required.

Thomas J. Coan – 612 Third Avenue – questions windows on the half story and whether there is egress? It is indicated no. Is this space conditioned? It is answered no. Mr. Coan questions the coverage on the lot and it is indicated it would be considered *de minimus*.

Deb Bruynell – indicates she feels they are losing space by adding stairs to access the ½ story, but project looks nice.\

Jeffrey P. Beekman, Esq. provides summation.

Based upon the testimony provided and the plans presented, Harvey Rosenberg makes a motion to approve the application as stipulated with the porch being pulled back and no air conditioning in the ½ story as discussed, seconded by Raymond Wade.

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

Those Absent: John Eric Advento (arrived late) and Victoria Leahy

Those Recused: None.

Those in Opposition: None.

Those Abstained: None.

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.

Mark & Paula Rann, Rich Villano – Architect, and Gerald Freda – Board Engineer are all sworn in.

Mr. Rann indicates this is a proposed bedroom addition.

Although there is an increase in coverage, the rear patio is being removed and grass will be added.

The southerly side yard setback will improve; however, the north side will remain the same as it does not interfere with neighbors' privacy.

Mr. Rann describes the photos on Sheet SP-1.

Exhibit A-1 – photobook

Jerry Freda indicates they have done the best they can with what they have – not only building but giving back too by removing impervious area which will improve the condition.

Dennis Mayer – questions the location of the existing mechanicals. It is indicated they intend to install them.

Thomas J. Coan – questions the number of sheds? It is indicated they have almost 3 sheds.

Rich Villano – Architect – qualified and accepted – Mr. Villano indicates they can find room to put A/C condensers in the rear of the proposed addition.

The bedroom is proposed to be 11'2" x 15'4", bathroom 9' x 5' deep plus a closet. There will be a small covered porch – a 4'x4' platform and stairs. This addition will be adding a 4th bedroom to the existing home.

Dennis Mayer questions the addition of another bedroom with no parking. It is indicated it is a pre-existing condition and no room to add parking.

Jerry Freda questions why there are so many rear access points. A discussion takes place with regard to possible removal and relocation and it is decided this cannot be done.

Based upon the testimony provided and the plans presented, Harvey Rosenberg makes a motion to approve the application as presented and testified, seconded by Raymond Wade.

Those in Favor: Raymond Wade, Michael Affuso, John Eric Advento, David Critelli, Lauren Saracene, Dennis Mayer, and Harvey Rosenberg.

Those Absent: Victoria Leahy

Those Recused: None.

Those in Opposition: None.

Those Abstained: None.

Adjournment:

Next scheduled meeting will be our Executive Session & Regular Meeting on Thursday, November 18, 2021 with the Executive Session beginning at 6:00 PM and Regular Business 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 Michael Affuso, all in favor. Meeting closed at 8:10 PM.

Minutes submitted by Kristie Dickert, Board Secretary