

Bradley Beach Zoning Board of Adjustment
701 Main Street
Bradley Beach, NJ 07720
732-776-2999 Ext. 1017
Regular Meeting Agenda
Thursday, November 18, 2021
Executive Session at 6:00 PM
Regular Business at 6:30 PM

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 November 1, 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. EXECUTIVE SESSION AS AUTHORIZED BY THE OPEN PUBLIC MEETINGS ACT

REGULAR BUSINESS:

IV. Correspondence: None.

V. Approval and Adoption of Meeting Minutes from October 21, 2021

Motion offered by _____ to be moved and seconded by _____

JohnEric Advento _____ Raymond Wade _____ Michael Affuso _____

David Critelli _____ Lauren Saracene _____

Dennis Mayer _____ Harvey Rosenberg _____

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

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VI. Resolutions to be memorialized:

- a. **Resolution 2021-20** – (Approval of Bulk Variances for Addition) – Matthew & Melissa O’Neill – Block 20, Lot 10 – 602 Ocean Park Avenue

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

- b. **Resolution 2021-21** – (Approval of Bulk Variances for Addition) – Mark & Paula Rann – Block 49, Lot 12 – 507 Central Avenue

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

VII. Applications under consideration for this evening:

- a. **ZB21/05 – (Bulk Variances for 2nd Floor Balcony w/Roof Over 1st Floor Porch) – Dennis & Sharon Luba – Block 89, Lot 5 – 600 Bradley Boulevard** – Applicant is seeking Bulk Variance approval for the proposed replacement of an existing deck on the west side of the dwelling and proposing porches along Bradley Boulevard which require relief for the proposed covered upper porch, side yard setback on the west side, and elevated deck being located in the side yard.
- b. **ZB21/15 – (Bulk Variances for 2nd Story Addition Over Existing Front Porch) – Alice Connolly – Block 18, Lot 6 – 509 Newark Avenue** – Applicant is seeking Bulk Variance approval for the proposed construction of a 2nd story addition over an existing front porch.
- c. **ZB21/13 – (Bulk Variances for Addition) – Kristie L. Andresen – Block 43, Lot 15 – 500 Brinley Avenue** – Applicant is proposing to demolish the existing non-conforming accessory garage and to construct a residential addition including a new garage and covered patio to be attached to the existing residence. Applicant is represented by Jeffrey P. Beekman, Esq.
- d. **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.
****CARRIED FROM 10/21/2021 MEETING WITH NO FURTHER NOTICE BEING REQUIRED****

VIII. Adjournment:

Our next scheduled meeting will be our Regular Meeting on Thursday, December 16, 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.

