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 AdventoDavid CritelliVictoria Leahy (Alt 3)Raymond WadeDeborah Bruynell (Alt 1)Dennis MayerMichael AffusoLauren SaraceneHarvey 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 A	Adoption	of M	leetina	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 ou the Municipal Complex Meeting Room	· · · · · · · · · · · · · · · · · · ·	sday, December 16, 2	021 at 6:30 PM here in
With no further business before the Boseconded by	oard a motion to adjourn was , meeting closed at	,	to be moved and

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.

Enclosed: Application for Variance (Rec'd 3/26/2021)

Zoning Permit Denial (3/15/2021) Survey of Property (7/23/2020) Building Permit Plot Plan (7/14/2021) Architectural Plans (10/24/2020)

Correspondence: Leon S. Avakian Review #1 (11/3/2021)

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

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.

Enclosed: Application for Variances (Rec'd 9/7/2021)

Zoning Permit Denial (8/13/2021)

Witness List

Color Photos of Similar Properties (3 sheets – undated) Copy of Resolution of Approval #411-1-25-04 (8/19/2004)

Survey of Property (2/14/2018)

Architectural Plans (2 sheets)(8/12/2021)

Correspondence: Leon S. Avakian Review #1 (11/3/2021)

BOARD NOT	ES:		
Motion made	by	Seconded by:	
Alternates: Deborah Bruynell (Alt 1)			
	JohnEric Advento	Raymond Wade	
David Critelli	Lauren Saracene	Dennis Mayer	

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.

Enclosed: Application for Variance (Rec'd 8/23/2021)

Zoning Permit Denial (12/21/2020) Survey of Property (9/10/2020)

Architectural Plan (1 sheet)(8/12/2021)

Correspondence: Leon S. Avakian Review #1 (11/5/2021)

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

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.

Enclosed: Application for Variance including Zoning Permit Denial (Rec'd 7/30/2021)

Aerial Photo of Property (undated) Variance Plan (1 sheet)(6/23/2021) Architectural Plans (4 sheets)(7/29/2021)

Correspondence: Leon S. Avakian Review #1 (9/9/2021)

BOARD NOTES:			
Motion mode by		Cocondad by	
	Pringall (Alt 1)		
Alternates: Deborah Bruynell (Alt 1)			Michael Affres
		Raymond Wade	
David Critelli	Lauren Saracene	Dennis Mayer	marvey Kosenberg