

**Bradley Beach Zoning Board of Adjustment
Regular Meeting Minutes
Thursday, December 16, 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, David Critelli, Deborah Bruynell, Lauren Saracene, Victoria Leahy, Dennis Mayer, and Harvey Rosenberg

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

Absent: JohnEric Advento

Mayor Larry Fox appeared briefly before the Board began regular business to address the Board and the Public and to thank the Board Members for their services over the years since it has been decided to dissolve the existing Zoning Board of Adjustment and create a combined Land Use Board in 2022. He also wished everyone well for the Holidays.

Mayor Larry Fox exits the building and the Board resumes regular business.

Approval of Meeting Minutes:

Regular Meeting Minutes of November 18, 2021 – Motion to accept offered by Harvey Rosenberg and seconded by Dennis Mayer. All eligible members present in favor.

Resolutions Memorialized:

Resolution 2021-22 – (Approval of Bulk Variances for 2nd Floor Balcony w/Roof Over 1st Floor Porch) – Dennis & Sharon Luba – Block 89, Lot 5 – 600 Bradley Boulevard

Resolution 2021-23 – (Approval of Bulk Variances for Addition) – Kristie L. Andresen – Block 43, Lot 15 – 500 Brinley Avenue

Resolution 2021-24 – Zoning Board of Adjustment – Requesting that the Monmouth County Join Insurance Fund and/or appropriate agency appoint Mark G. Kitrick, Esq. as attorney to represent the interests of the Board of Adjustment of the Borough of Bradley Beach and Michael Affuso, individually and as a Member of the Board with respect to pending litigation filed by Veterans Relocation Project, LLC

Applications Considered:

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. ****ORIGINALLY SCHEDULED FOR 10/21/2021 AND CARRIED TO THIS DATE WITH NO FURTHER NOTICE. THIS MATTER WILL NOT BE HEARD AS THEY HAVE REQUESTED TO CARRY TO THE JANUARY MEETING OF THE COMBINED BOARD WHICH WILL TAKE PLACE ON JANUARY 20, 2022 AND NEW NOTICE WILL BE PROVIDED****

ZB21/14 – (Bulk Variances for Demolition and Reconstruction of Detached Garage w/Apartment) – Jefferson Berry & Barbara O’Connell – Block 85, Lot 5 – 423 ½ Monmouth Avenue – Applicant is seeking Bulk Variances for building coverage and impervious coverage associated with the proposed demolition an existing garage structure and construction of a new garage w/apartment. Applicant is represented by Michael J. Wenning, Esq. ****THIS MATTER WILL NOT BE HEARD AS THEY HAVE REQUESTED TO CARRY TO THE JANUARY MEETING OF THE COMBINED BOARD WHICH WILL TAKE PLACE ON JANUARY 20, 2022 AND NEW NOTICE WILL BE PROVIDED****

ZB21/15 – (Bulk Variances for 2nd Story Addition Over Existing Front Porch – Revised to Propose 1st & 2nd Story Addition in the Rear of the Existing Home) – Alice Connolly – Block 18, Lot 6 – 509 Newark Avenue – Applicant was originally seeking Bulk Variance approval for the proposed construction of a 2nd story addition over an existing front porch. The Applicant has since changed their proposal from the last hearing to now request bulk variance relief for the construction of a 1st & 2nd story addition in the rear of the home. ****CARRIED FROM 10/21/2021 MEETING WITH NO FURTHER NOTICE BEING REQUIRED****

Announcement is made that Victoria Leahy has certified to reviewing the previous hearing and her eligibility to participate, Lauren Saracene was absent the last hearing and unable to participate in a vote should the Board reach a decision.

Alice Connolly and Richard Villano, AIA remain under oath. Gerald Freda – Board Engineer is sworn in.

Ms. Connolly provides an opening statement and explains the reasons supporting their request for variances and purpose of the project. She explains they are now requesting an addition in the rear of the home; however, they still need variances for side yard setback, rear yard setback, building coverage, and lot coverage.

Jerry asks how many bedrooms are being proposed. It is indicated the home is currently a 3-bedroom and they would like to add the 4th bedroom. The only change is now it is being proposed in the back. Jerry indicates while they still need lot coverage and building coverage variances they are still closer to conforming. Jerry asks for the installation of gutters on all corners of the house which are to be directed to the street. It is indicated gutters will be installed.

Deborah Bruynell – asks for clarification on the bedroom layout.

The Board expresses their gratitude for taking their suggestions from the last hearing and fulfilling the current requests.

Based upon the testimony provided and the revised plans presented, Dennis Mayer makes a motion to approve this new proposal as presented, seconded by Michael Affuso.

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

Those Absent: JohnEric Advento

Those Not Eligible: Lauren Saracene

Those in Opposition: None.

Those Abstained: None.

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****

Applicant is represented by Jeffrey P. Beekman, Esq. – The Board secretary advises Mr. Beekman that Victoria Leahy has certified to reviewing the previous hearing and her eligibility to participate, Lauren Saracene was absent the last hearing and unable to participate in a vote should the Board reach a decision.

James & Dorothy Frederick, Joe Kociuba, PE, PP & David Feldman, AIA – remain under oath. Gerald Freda – Board Engineer is sworn in.

Mr. Feldman describes the revised plans dated November 28, 2021 and the project conforms to the R-1 bulk standards with regard to height and building area. The height has been reduced as well as the coverage. The garage with apartment also conforms as it had in the last proposal.

Joe Kociuba – provides explanation with regard to the Zoning Chart (GBW & R-1 Chart). The sizes were reduced slightly which increased setbacks, driveway setback, and they were able to reduce the coverage and are now compliant with both zones.

Harvey Rosenberg asks why #10 & #11 variances are required in the report that was prepared? It is explained accessory structures cannot exceed 120 s.f. and can only be 1 story – Jerry mentions typo in his review letter.

Thomas J. Coan – 612 Third Avenue – sworn in – feels this is an interesting application and comments that the R-1 standards are a higher standard and he feels the Applicant has done their best with what they have – Mr. Coan expresses his support of the application.

Kristin Deppe – 706 Fourth Ave – sworn in – indicates her property is immediately adjacent to the west of this property and she did not know they were in the GBW Zone until now – she expresses her support for this application.

Jeffrey Beekman, Esq. provides a closing statement and indicates he feels that a Use Variance is appropriate in this location and for this case.

Based upon the testimony provided and the revised plans presented, David Critelli makes a motion to approve the Use and Bulk Variances now being requested, seconded by Michael Affuso.

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

Those Absent: JohnEric Advento

Those Not Eligible: Lauren Saracene

Those in Opposition: None.

Those Abstained: None.

ZB21/17 – (Bulk Variances for 2nd Story Porch/Balcony & 3rd Story Expansion) – Maureen & Brian Cullen – Block 25, Lot 3 – 117 Park Place Avenue – Applicant is seeking Bulk Variances for the proposed construction of a 2nd Story Porch/Balcony & Expansion of the 3rd Story of the existing home.

Brian & Maureen Cullen, Carolyn Young, AIA, and Gerald Freda – sworn in.

Mr. Cullen indicates they moved into the home in April. Currently it is a 9-bedroom, 2-family house and they wish to convert it back to a single family home and reduce the number of bedrooms. The goal is to take the primary bedroom and add a balcony and add a dormer in the existing 3rd floor for more headroom. Essentially going from a 9-bedroom down to a 7-bedroom and the existing ability to fit 3 cars in the driveway.

Carolyn Young, AIA – qualified/accepted – she indicates this is a lovely old home which was built in the 1920's. The home is very classic – it was a summer home converted to a 2-family home over the years. There is no real storage in this house as they are using 1 room on the 3rd floor just for storage. This home sits on almost a double lot which compliments the size of the existing home. There are currently 2 issues with this proposal and both are existing non-confirming conditions and they are asking to increase 61 s.f. of usable space in 1 bedroom of the third floor. The proposed 2nd floor open porch/balcony – the current setback is 20 feet where 25 feet is required.

Exhibit A-1 – Park Place Elevation Photo.

Exhibit A-2 – Eastern Side of House Photo

The proposed 2nd floor porch will have the existing bay windows projecting into it 2 feet from the front wall of the house, so really they will have only 6 feet of usable space on the porch/balcony.

Robin Deflice – 111 Park Place Avenue – sworn in - Happy to have year-round residents and she is 100% in favor of this project.

Carol Maselli – 120 Park Place Avenue – sworn in – 100% in favor of the project.

Ellen Samitt – 115 Park Place Avenue – sworn in – 100% in favor of the project.

Mr. Cullen provides closing statement.

Based upon the testimony provided and the conversion to bring the home into conformance to a single family in the zone, Harvey Rosenberg makes a motion to approve the application as presented, seconded by Dennis Mayer.

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

Those Absent: JohnEric Advento

Those Not Eligible: None.

Those in Opposition: None.

Those Abstained: None.

Adjournment:

Next scheduled meeting will be a Special Meeting on Wednesday, December 29, 2021 at 3:00 PM via Zoom in order to memorialize the resolutions of the applications decided on this evening.

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.

Minutes submitted by Kristie Dickert, Board Secretary