

**Bradley Beach Zoning Board of Adjustment  
701 Main Street  
Bradley Beach, NJ 07720  
732-776-2999 Ext. 1017**

**Special Meeting Agenda – Meeting to Be Held Remotely Via ZOOM  
Wednesday, December 29, 2021 at 3:00 PM**

This Special Meeting of the Zoning Board of Adjustment will be taking place remotely via ZOOM and will commence at 3:00 PM at which time you may appear via Zoom and present any objection or questions you may have at the appropriate time. There will be no individuals present at Borough Hall. Instructions on how to access the meeting via ZOOM are listed below:

**PUBLIC ACCESS TO ZOOM MEETING:**

To access the virtual hearing, you must join the ZOOM meeting. To join the ZOOM meeting, you will need access to a computer with internet access, a microphone, speakers, and camera and/or dial in through a mobile or land line phone to log into the meeting. To join the ZOOM meeting, click on the Join ZOOM Meeting link below and type in the Meeting ID and Password, if prompted. You will join the meeting granted entry by the host and be able to listen and view the evidence shared on the screen at the meeting and participate when permitted. You will also be able to access the files for the meeting on the Borough of Bradley Beach Website Borough Hall, Zoning Board of Adjustment, Agendas (December 29<sup>th</sup>) found here: <https://www.bradleybeachnj.gov/zoning-board-adjustment/agenda/zba-special-meeting-agenda>

Topic: Bradley Beach ZBA Special Meeting  
Time: Dec 29, 2021 03:00 PM Eastern Time (US and Canada)

**Join Zoom Meeting**

<https://us02web.zoom.us/j/87381942954?pwd=WWtEQTRwVmtlR3lzcZfzOXA2eUdHUT09>

**Meeting ID:** 873 8194 2954

**Passcode:** 461949

One tap mobile

+13017158592,,87381942954#,,,,\*461949# US (Washington DC)

+13126266799,,87381942954#,,,,\*461949# US (Chicago)

Dial by your location

+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)

+1 646 558 8656 US (New York)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 669 900 9128 US (San Jose)

Meeting ID: 873 8194 2954

Passcode: 461949

Find your local number: <https://us02web.zoom.us/j/87381942954>

**PUBLIC PARTICIPATON IN ZOOM MEETING:**

You will be able to participate when the Board Chairman opens the meeting to the public for the public participation portion of the meeting at the end of testimony for each of the applicants and/or their professionals' for you to ask questions and/or cross examine these witnesses. The Board Chairman will later open to the public for comments at the end of testimony for each of the applications. Public comments will be limited to 5 minutes per person, and time is not transferable. If you have information or exhibits you wish to be considered and entered into the record, you will have to e-mail them to the Board Secretary [kdickert@bradleybeachnj.gov](mailto:kdickert@bradleybeachnj.gov) at least 72-hours in advance of the meeting so they may be placed on the Borough website and marked into evidence.

**PUBLIC ACCESS TO APPLICATION FILES:**

You will be able to access the application files that are shown in the meeting via the Borough of Bradley Beach Website here: <https://www.bradleybeachnj.gov/zoning-board-adjustment/agenda/zba-special-meeting-agenda>

**ALTERNATE ACCESS TO APPLICATION FILES:**

If you are unable to access the information for the application via computer, or need assistance in logging on or using this technology, you may contact the Board Secretary, Kristie Dickert, at 732-776-2999 Ext. 1017 or [kdickert@bradleybeachnj.gov](mailto:kdickert@bradleybeachnj.gov). If you would like to view the files in person, you may schedule an appointment with the Board Secretary. If you wish a particular file be e-mailed or mailed to you, you must request that with 72 hours advanced notice.

**This Special Meeting of the Bradley Beach Zoning Board of Adjustment is now called to order:**

**FLAG SALUTE**

We ask everyone to please silence all devices, move to a quiet location, and keep your devices muted until called upon to speak as background noises are distracting to others and do not allow for a clear record of these proceedings.

**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 December 20, 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	David Critelli	Victoria Leahy (Alt 3)
Raymond Wade	Deborah Bruynell (Alt 1)	Dennis Mayer
Michael Affuso	Lauren Saracene	Harvey Rosenberg

Also Present: Mark G. Kitrick, Esq. - Attorney to the Board

**III. Correspondence: None.**

**IV. Approval and Adoption of Meeting Minutes from December 16, 2021**

Motion offered by \_\_\_\_\_ to be moved and seconded by \_\_\_\_\_

Alternates: Deborah Bruynell (Alt 1) \_\_\_\_\_ Victoria Leahy (Alt 3) \_\_\_\_\_

JohnEric Advento N/A Raymond Wade \_\_\_\_\_ Michael Affuso \_\_\_\_\_

David Critelli \_\_\_\_\_ Lauren Saracene \_\_\_\_\_

Dennis Mayer \_\_\_\_\_ Harvey Rosenberg \_\_\_\_\_

**V. Resolutions to be memorialized:**

- a. **Resolution 2021-25 – (Bulk Variances for Addition in Rear of Existing Dwelling) – Alice Connolly – Block 18, Lot 6 – 509 Newark Avenue**

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

- b. **Resolution 2021-26 – (Use & Bulk Variances for New Structures) – James & Dorothy Frederick – Block 58, Lot 12 – 704 Fourth Avenue**

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

c. **Resolution 2021-27 - (Bulk Variances for 2<sup>nd</sup> Story Porch/Balcony & 3<sup>rd</sup> Story Expansion) – Maureen & Brian Cullen – Block 25, Lot 3 – 117 Park Place Avenue**

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

**VI. Applications under consideration: NONE**

**VII. Adjournment:**

This is the final meeting of this Zoning Board of Adjustment.

With no further business before this Board a motion to adjourn was offered by \_\_\_\_\_ to be moved and seconded by \_\_\_\_\_, meeting closed at \_\_\_\_\_ PM