

**Bradley Beach Land Use Board**  
**732-776-2999 Ext. 1017**  
**Regular Meeting Agenda – Meeting to Be Held Remotely Via ZOOM**  
**Thursday, January 20, 2022 at 6:30 PM (Revised 1/20/2022)**

This Regular Meeting of the Land Use Board will be taking place remotely via ZOOM and will commence at 6:30 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 due to the current COVID-19 situation. 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 when 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 found here:

<https://www.bradleybeachnj.gov/land-use-board/agenda/land-use-board-regular-meeting-agenda>

Topic: Bradley Beach Land Use Board Regular Meeting  
Time: Jan 20, 2022 06:30 PM Eastern Time (US and Canada)

**Join Zoom Meeting**

<https://us02web.zoom.us/j/89279975688?pwd=VUZpR09CMY9sQzcvS25UWDNmQkYzUT09>

**Meeting ID:** 892 7997 5688

**Passcode:** 365886

One tap mobile

+13017158592,,89279975688#,,,365886# US (Washington DC)

+13126266799,,89279975688#,,,365886# 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:** 892 7997 5688

**Passcode:** 365886

Find your local number: <https://us02web.zoom.us/j/89279975688?pwd=VUZpR09CMY9sQzcvS25UWDNmQkYzUT09>

### **PUBLIC PARTICIPATON IN ZOOM MEETING:**

You will be able to participate when the Board Chair 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 Chair will later open to the public for comments at the end of testimony for each of the applications. At this time you must utilize video technology and be visible in order to present any comments or opinions regarding the application. 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 evaluated and placed on the Borough website and marked into evidence, if required.

### **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/land-use-board/agenda/land-use-board-regular-meeting-agenda>

### **ALTERNATE ACCESS TO APPLICATION FILES:**

If you are unable to access the information for the applications 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 Regular Meeting of the Bradley Beach Land Use Board is now called to order.**

**I. Pledge of Allegiance**

At this time, we kindly ask that everyone please silence all devices, move to a quiet location, and keep your devices muted until you are called upon to speak as background noises are distracting to others and they do not allow for a clear recording of these proceedings.

**II. Open Public Meetings Act:**

The 48-hour notice, as required under the Open Public Meetings Act, has been met as notice of this virtual meeting was emailed on January 4, 2022 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.

**III. Roll Call:**

Larry Fox, Mayor  
Paul Murphy, Code Officer  
Timothy Sexsmith, Councilman  
JohnEric Advento

Arianna Bocco  
David Critelli, Vice Chair  
Meredith DeMarco  
Kelly Reilly-Ierardi

Dennis Mayer, Chair  
Robert Mehnert  
William Psiuk  
Harvey Rosenberg  
Lauren Saracene

Also Present: Mark Kitrick, Esq. – Board Attorney  
Gerald Freda, PE, PP – Board Engineer  
Christine Bell, PP, AICP – Board Planner

**IV. Correspondence: None.**

**V. Approval and Adoption of Meeting Minutes from the Reorganization Meeting of January 2, 2022**

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

Mayor Larry Fox \_\_\_\_\_ Paul Murphy \_\_\_\_\_ Councilman Timothy Sexsmith \_\_\_\_\_  
Meredith DeMarco \_\_\_\_\_ Kelly Reilly-Ierardi \_\_\_\_\_ Robert Mehnert \_\_\_\_\_  
Lauren Saracene \_\_\_\_\_ David Critelli \_\_\_\_\_ Dennis Mayer \_\_\_\_\_  
Harvey Rosenberg (Alt. 1) \_\_\_\_\_ William Psiuk (Alt. 2) \_\_\_\_\_  
Arianna Bocco (Alt. 3) \_\_\_\_\_ JohnEric Advento (Alt. 4) \_\_\_\_\_

**VI. Resolutions to be memorialized:**

- a. **Resolution 2022-05 – (Revised Resolution 2021-22)** – (Approval of Bulk Variances for 2<sup>nd</sup> Floor Balcony w/Roof Over 1<sup>st</sup> Floor Porch) – Dennis & Sharon Luba – Block 89, Lot 5 – 600 Bradley Boulevard

***Those Eligible:*** John Eric Advento, David Critelli, Dennis Mayer, and Harvey Rosenberg

- a. **Resolution 2022-01 – Confirming the Election of Officers for 2022**

***Those Eligible:*** Mayor Larry Fox, Paul Murphy, Councilman Timothy Sexsmith, Meredith DeMarco, Kelly Reilly-Ierardi, Robert Mehnert, Lauren Saracene, Dennis Mayer

**b. Resolution 2022-02 – Approving the Appointment of Professionals 2022**

**Those Eligible:** Mayor Larry Fox, Paul Murphy, Councilman Timothy Sexsmith, Meredith DeMarco, Kelly Reilly-Ierardi, Robert Mehnert, Lauren Saracene, Dennis Mayer

**c. Resolution 2022-03 – Designation of Official Newspapers for Legal Notices 2022**

**Those Eligible:** Mayor Larry Fox, Paul Murphy, Councilman Timothy Sexsmith, Meredith DeMarco, Kelly Reilly-Ierardi, Robert Mehnert, Lauren Saracene, Dennis Mayer

**d. Resolution 2022-04 – Approving the Meeting Dates for the 2022**

**Those Eligible:** Mayor Larry Fox, Paul Murphy, Councilman Timothy Sexsmith, Meredith DeMarco, Kelly Reilly-Ierardi, Robert Mehnert, Lauren Saracene, Dennis Mayer

**VII. Applications under consideration for this evening:**

- a. 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 THE 10/21/2021 ZBA MEETING AND CARRIED TO THE 12/16/21 ZBA MEETING WITH NO FURTHER NOTICE. THIS MATTER WAS NOT HEARD ON 12/16/21 AND WAS ULTIMATELY CARRIED TO THIS MEETING DATE OF THE LAND USE BOARD. RECEIVED LETTER FROM MICHAEL J. WENNING, ESQ. REQUESTING THIS MATTER BE CARRIED TO FEBRUARY 17, 2022 WITHOUT FURTHER NOTICE IN AN EFFORT TO REVISE THE PLANS IN ADVANCE OF THE HEARING – THEREFORE THIS MATTER WILL NOT BE HEARD THIS EVENING\*\***
- b. 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. **\*\*ORIGINALLY SCHEDULED FOR THE 12/16/21 ZBA MEETING. THIS MATTER WAS NOT HEARD ON 12/16/21 AND WAS ULTIMATELY CARRIED TO THIS MEETING DATE OF THE LAND USE BOARD\*\***

**VIII. Adjournment:**

- a. Next scheduled meeting will be our **Regular Meeting on Thursday, January 27, 2022 (TBD) or February 17, 2022 (TBD) at 6:30 PM** which will also take place via ZOOM. Please check our website for any updates regarding meeting location and/or meeting access as the links, meeting passwords, and meeting ID's will change for each meeting that is held via ZOOM.
- b. With no further business before the Board a motion to adjourn was offered by \_\_\_\_\_ to be moved and seconded by \_\_\_\_\_, meeting closed at \_\_\_\_\_ PM.

**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.

Previously Enclosed: Application for Variances (Rec'd 7/21/2021)  
Zoning Permit Denial (4/30/2021)  
Survey of Property (6/20/2019)  
Architectural Plans (6/21/2021)

Previously Correspondence: Board Engineer & Planner's Review Letter (9/9/2021)

**BOARD NOTES:**

<b><u>THIS MATTER WILL NOT BE HEARD THIS EVENING</u></b>
<b><u>RECEIVED REQUEST TO CARRY TO FEBRUARY 17, 2022 MEETING</u></b>
<b><u>WITH NO FURTHER NOTICE BEING REQUIRED</u></b>

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

Mayor Fox \_\_\_\_\_ Murphy \_\_\_\_\_ Councilman Sexsmith \_\_\_\_\_ DeMarco \_\_\_\_\_

Reilly-Ierardi \_\_\_\_\_ Mehnert \_\_\_\_\_ Saracene \_\_\_\_\_ Critelli \_\_\_\_\_ Mayer \_\_\_\_\_

Alternates: Rosenberg (Alt. 1) \_\_\_\_\_ Psiuk (Alt. 2) \_\_\_\_\_ Bocco (Alt. 3) \_\_\_\_\_ Advento (Alt. 4) \_\_\_\_\_

