

**Bradley Beach Land Use Board  
701 Main Street  
Bradley Beach, NJ 07720  
732-776-2999 Ext. 1017  
Regular Meeting Agenda  
Thursday, April 21, 2022 at 6:30 PM**

This Regular Meeting of the Land Use Board will be taking place in person in the Meeting Room located at 701 Main Street, Borough of Bradley Beach and will commence at 6:30 PM.

**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 cell phones and other paging devices as they are distracting to others.**

**II. 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 April 5, 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~~ **EXCUSED**

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

**IV. Chair Mayer to advise the public regarding meeting policies and procedures.**

**V. Correspondence: None.**

**VI. Approval and Adoption of Meeting Minutes from the Regular Meeting of March 24, 2022**

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

Mayor Larry Fox \_\_\_\_\_ Paul Murphy \_\_\_\_\_ Councilman Timothy Sexsmith \_\_\_\_\_

Meredith DeMarco \_\_\_\_\_ Kelly Reilly-Ierardi N/A Robert Mehnert \_\_\_\_\_

Lauren Saracene \_\_\_\_\_ David Critelli N/A Dennis Mayer \_\_\_\_\_

Harvey Rosenberg (Alt. 1) N/A William Psiuk (Alt. 2) \_\_\_\_\_

Arianna Bocco (Alt. 3) \_\_\_\_\_ JohnEric Advento (Alt. 4) N/A

**VII. Resolutions to be memorialized: NONE.**

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

- a. **ZB21/16 – (Bulk Variances for Construction of Paver Patio) – Barbara Riola & Marlene Rajput – Block 25, Lot 19 – 110 Ocean Park Avenue** – Applicant is seeking Bulk Variances for the proposed construction of paver patio approximately 850 s.f. Variances are required for both side yard setbacks, rear yard setback, and impervious coverage. **\*\*APPLICATION WITHDRAWN ON 3/14/2022\*\***
- b. **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 1/20/2022. A LETTER WAS RECEIVED FROM MICHAEL J. WENNING TO CARRY THIS MATTER TO THIS MEETING DATE OF FEBRUARY 17, 2022 WITHOUT FURTHER NOTICE IN AN EFFORT TO REVISE THE PLANS IN ADVANCE OF THE HEARING. REVISED PLANS HAVE NOT YET BEEN RECEIVED; THEREFORE, THIS MATTER WILL BE FURTHER CARRIED TO OUR APRIL 21, 2022 MEETING WITH NEW NOTICE BEING REQUIRED. RECEIVED EMAIL ON APRIL 6, 2022 FROM MR. WENNING ADVISING THAT HIS CLIENT WILL BE UNAVAILABLE TO PROCEED UNTIL SOMETIME IN THE SUMMER. ONCE A NEW HEARING DATE IS AGREED UPON, NEW NOTICE WILL BE PROVIDED FOR SAME. THIS MATTER WILL NOT BE HEARD UNTIL FURTHER NOTICE\*\***
- c. **LUB22/02 – (Bulk Variance for Fencing) – Kathryn McClave – Block 84, Lot 1 – 517 Monmouth Avenue** – Applicant is seeking Bulk Variance for proposed fencing to enclose an inground pool on this corner lot.
- d. **LUB22/03 – (Appeal of Zoning Officer/Interpretation/Use Variance & Minor Site Plan) – EMAM LAB, LLC – Block 71, Lot 30 – 110 Main Street** - Applicant is appealing the Zoning Officer's determination that a d(2) use variance is required. If the Board determines a Use Variance is required the Applicant is seeking the Use Variance as well as Minor Site Plan approval to renovate the interior and exterior of the existing building. Variances are required for proposed signage as the Ordinance states there shall be no more than 2 signs permitted per business establishment, or if more than one business occupies a structure, no more than 1 façade and 2 identification signs per storefront; whereas the Applicant is proposing 4 signs. The proposed signs need relief for size as well as projection. A variance is also required for the height of the proposed fencing. Applicant is represented by Michael J. Wenning, Esq.

**IX. Adjournment:**

- a. Next scheduled meeting will be our **Regular Meeting on Thursday, May 19, 2022 at 6:30 PM** which will also take place here in the Municipal Complex Meeting Room located at 701 Main Street, Borough of Bradley Beach. Please check our website for any updates regarding meeting location and/or access.
- 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.

Applicant is seeking Bulk Variance for proposed fencing to enclose an inground pool on this corner lot.

Correspondence: Board Engineer's Review Letter (3/25/2022)

**BOARD NOTES:**

[illegible]

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

- **Block 71, Lot 30 – 110 Main Street** - Applicant is appealing the Zoning Officer's determination that a d(2) use variance is required. If the Board determines a Use Variance is required the Applicant is seeking the Use Variance as well as Minor Site Plan approval to renovate the interior and exterior of the existing building. Variances are required for proposed signage as the Ordinance states there shall be no more than 2 signs permitted per business establishment, or if more than one business occupies a structure, no more than 1 façade and 2 identification signs per storefront; whereas the Applicant is proposing 4 signs. The proposed signs need relief for size as well as projection. A variance is also required for the height of the proposed fencing. Applicant is represented by Michael J. Wenning, Esq.

Enclosed: Amended Application for Appeal/Development (Rec'd 3/31/2022)  
Site Plan Application Checklist (Rec'd 4/7/2022)  
Zoning Permit Denial (1/6/2022)  
Draft Easement Agreement (drafted 12/15/2021)  
Survey of Property (11/11/2018)  
Architectural Plans (last revised 3/31/2022)

Correspondence: Board Engineer's Review Letter (4/13/2022)

**BOARD NOTES:**

[illegible]

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

DeMarco \_\_\_\_\_ Mehnert \_\_\_\_\_ Murphy \_\_\_\_\_ Reilly-Ierardi \_\_\_\_\_ Saracene **Absent**

Councilman Sexsmith \_\_\_\_\_ Mayor Fox \_\_\_\_\_ Critelli \_\_\_\_\_ Mayer \_\_\_\_\_

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