

**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	Arianna Bocco	Dennis Mayer, Chair
Paul Murphy, Code Officer	David Critelli, Vice Chair	Robert Mehnert
Timothy Sexsmith, Councilman	Meredith DeMarco	William Psiuk
JohnEric Advento	Kelly Reilly-Ierardi	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 ****APPLICATION WITHDRAWN ON 3/14/2022****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.

