

**Bradley Beach Planning Board  
Regular Meeting Minutes – Meeting Held Via Zoom  
Thursday, February 25, 2021 at 6:30 PM**

Meeting is called to order by Chair Psiuk. The Board and the public recite the Pledge of Allegiance. Open public meeting announcement is made by the Board Secretary.

**Roll Call:**

Present: Rafael Albanir, Mayor Larry Fox, Michael Mulcahy, Alan Gubitosi, Marc Rosenthal, Douglas Jung, Meredith DeMarco, Robert Mehnert, John Eric Advento, and William Psiuk

Absent: None

Also Present: Monica Kowalski, Esq. – Attorney to the Board, Gerald Freda, PE – Board Engineer and Christine Bell, PP, AICP – Board Planner

**Approval of Meeting Minutes:**

Reorganization and Regular Meeting Minutes of January 28, 2021 – Motion Offered by Chair Psiuk and seconded by Meredith DeMarco. All eligible members present in favor.

Special Meeting Minutes of February 11, 2021 – Motion offered by Douglas Jung and seconded by John Eric Advento. All eligible members present in favor.

**Resolutions Memorialized:**

Resolution 2021-03 – Appointment of William Psiuk as Chairperson for 2021

Resolution 2021-04 – Appointment of Rafael Albanir as Vice Chairperson for 2021

Resolution 2021-05 – Appointment of Kristie Dickert as Board Secretary for 2021

Resolution 2021-06 – Appointment of Monica C. Kowalski, Esq. as Board Attorney for 2021

Resolution 2021-07 – Appointment of Gerald Freda, PE as Board Engineer for 2021

Resolution 2021-08 – Appointment of Christine Bell, PP, AICP as Board Planner for 2021

Resolution 2021-09 – Designation of the Asbury Park Press, The Coaster and The Coast Star as the Official Newspapers for Public Notifications for 2021

*Mayor Larry Fox makes a motion to approve the above-referenced variances, seconded by John Eric Advento. All eligible members present in favor.*

**Applications under consideration: None.**

### **Consistency Determinations:**

**Ordinance No. 2021-5** of the Borough of Bradley Beach to Amend and Supplement Sections 450-12, 450-13, and 450-26 of Chapter 450: "Zoning" of the Borough's Revised General Ordinances, to clarify permitted yard encroachments and to provide certain relief to non-conforming lot owners making only minor improvements to their properties within the Borough, introduced at the Borough Council meeting on February 9, 2021.

Chair Psiuk, Mayor Fox, and Alan Gubitosi are recused from participating in this review.

Douglas Jung questions B.3. (height) – allowance of porches above the second floor – clarify "shall comply"

Robert Mehnert questions D.3. and E.3. – aren't they both saying the same thing? Jerry indicates yes. Decks elevated and decks above grade – appropriate.

Douglas Jung J.3.v. – ADA Compliance – does this need more detail? Jerry indicates no as this is a State Standard and it changes all of the time. Suggestion is made to add "current" compliance.

**Marc Rosenthal makes a motion that Ordinance 2021-5 is consistent with the Master Plan of the Borough of Bradley Beach and also move the recommendations as discussed to be submitted to Mayor and Council for consideration. Seconded by John Eric Advento. All members present in favor. Chair Psiuk, Mayor Fox, and Councilman Gubitosi did not participate as they have been recused from this discussion.**

### **Adjournment:**

**NEXT SCHEDULED MEETING WILL BE OUR REGULAR MEETING ON THURSDAY, MARCH 25, 2021 AT 6:30 PM WHICH WILL TENTATIVELY TAKE PLACE VIA ZOOM. WITH NO FURTHER BUSINESS BEFORE THE BOARD A MOTION TO ADJOURN THE REGULAR MEETING WAS OFFERED BY CHAIR PSIUK, MOVED AND SECONDED BY MEREDITH DEMARCO, ALL IN FAVOR. MEETING CLOSED AT 6:54 PM.**

Minutes submitted by Kristie Dickert, Board Secretary