

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

**Regular Meeting Agenda – Meeting to Be Held Remotely Via ZOOM**  
**Thursday, February 18, 2021 at 6:30 PM**

This Regular Meeting of the Zoning Board of Adjustment 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 current COVID-19 rules and regulations. 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 under Information, Meetings & Calendars, Calendar of Meetings, Zoning Board (February 18<sup>th</sup>) found here:

<https://www.bradleybeachnj.gov/cn/meetings/meetingdetail.cfm?mid=46243&tpid=13730>

Topic: Borough of Bradley Beach - Regular Zoning Board of Adjustment Meeting  
Time: Feb 18, 2021 06:30 PM Eastern Time (US and Canada)

**Join Zoom Meeting**

<https://zoom.us/j/94822804008?pwd=azVGOGZUVmRURjBMQnU0YzdKcUZPdZ09>

**Meeting ID:** 948 2280 4008

**Passcode:** 341424

One tap mobile

+13017158592,,94822804008#,,,,\*341424# US (Washington DC)

+13126266799,,94822804008#,,,,\*341424# 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:** 948 2280 4008

**Passcode:** 341424

Find your local number: <https://zoom.us/j/94822804008?pwd=azVGOGZUVmRURjBMQnU0YzdKcUZPdZ09>

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**PUBLIC PARTICIPATION 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/cn/meetings/meetingdetail.cfm?mid=46243&tpid=13730>

**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.

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**This Regular Meeting of the Bradley Beach Zoning Board of Adjustment is now called to order.**

Again 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 February 3, 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:**

Robert Quinlan	David Critelli	Lauren Saracene
Raymond Wade	Deborah Bruynell (Alt 1)	Victoria Leahy (Alt 3)
Michael Affuso	Teresa Rosenberg (Alt 2)	Dennis Mayer
		Harvey Rosenberg

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

**III. Correspondence: None.**

**IV. Approval and Adoption of Meeting Minutes from Reorganization Meeting of January 7, 2021**

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

Alternates: Deborah Bruynell (Alt 1) \_\_\_\_ Teresa Rosenberg (Alt 2) \_\_\_\_ Victoria Leahy (Alt 3) \_\_\_\_

Robert Quinlan \_\_\_\_ Raymond Wade \_\_\_\_ Michael Affuso \_\_\_\_

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

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

**Approval and Adoption of Meeting Minutes from Regular Meeting of January 7, 2021**

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

Alternates: Deborah Bruynell (Alt 1) \_\_\_\_ Teresa Rosenberg (Alt 2) \_\_\_\_ Victoria Leahy (Alt 3) \_\_\_\_

Robert Quinlan \_\_\_\_ Raymond Wade \_\_\_\_ Michael Affuso \_\_\_\_

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

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

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**V. Resolutions to be memorialized:**

**a. Resolution 2021-01 – Approval of Chairman, Vice Chairman, and Secretary for 2021**

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

**b. Resolution 2021-02 – Appointment of Board Professionals for 2021**

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

**c. Resolution 2021-03 – Designation of Official Newspapers for 2021**

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

**d. Resolution 2021-04 – Adoption of 2021 Meeting Dates**

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

**e. Resolution 2021-05 – Adoption of 2020 Decisions Pursuant to NJSA 40:55D-70.1**

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

**f. Resolution 2021-08 – Approval of Bulk Variances – Beth & Dr. Harold Cotler – Block 78, Lot 14 – 306 Monmouth Avenue**

*Those Eligible:* Robert Quinlan, Raymond Wade, Michael Affuso, David Critelli, Deborah Bruynell, and Teresa Rosenberg

**g. Resolution 2021-09 – Approval of Use and Bulk Variances for New Single Family Dwelling – Allen & Marilyn Levine – Block 48, Lot 2 – 413 Brinley Avenue**

*Those Eligible:* David Critelli, Deborah Bruynell, Michael Affuso, Raymond Wade, and Robert Quinlan

**h. Resolution 2021-10 – Approval of Bulk Variances for Inground Pool – Steve & Linda Perrette – Block 85, Lot 17 – 5 Madison Avenue**

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

**i. Resolution 2021-11 – Approval of Bulk Variances for Replacement of Fire Escapes – Point Properties 2003, LLC – Block 66, Lot 26 – 108 Second Avenue**

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

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

- a. **ZB20/18 – Dawn & Kevin DiMassimo Cioffi – Block 34, Lot 3 – 511 McCabe Avenue** - The Applicant is seeking variances and approval to remove the front 2 ½ story dwelling and proposing to construct a larger, more compliant 2 ½ story single family dwelling and the rear dwelling is to remain. Applicant is represented by Michael J. Wenning, Esq. **\*\*THIS MATTER WAS ORIGINALLY SCHEDULED FOR JANUARY 7, 2021 AND CARRIED TO THIS DATE AS PER THE APPLICANT'S REQUEST. AFTER RECEIVING THE BOARD PROFESSIONALS REVIEW LETTER THEY HAVE DECIDED TO REVISE THE PLAN BEFORE PRESENTING THEIR APPLICATION TO THE BOARD; THEREFORE, THEY HAVE NOW REQUESTED TO BE FURTHER CARRIED TO THE MARCH 18, 2021 HEARING DATE WITHOUT FURTHER NOTICE BEING REQUIRED\*\***
  
- b. **ZB20/04 – Irvington Manor, LLC – Block 37, Lot 2 – 217 McCabe Avenue** – The Applicant is seeking an Appeal of the Zoning Officer's Determination with regard to adding a Hotel Use to the property. Applicant is represented by James T. Hundley, Esq. **\*\*THIS MATTER WAS ORIGINALLY SCHEDULED FOR JUNE 18, 2020 AS PER THE APPLICANT'S REQUEST, THEN AUGUST 20, 2020, THEN OCTOBER 15, 2020, THEN DECEMBER 17, 2020 AT WHICH TIME IT WAS PARTIALLY HEARD. IT WAS AGREED TO LIST THIS MATTER FOR JANUARY 7, 2021 FOR SCHEDULING PURPOSES ONLY; AT WHICH POINT, THEY WERE CARRIED TO THIS DATE (FEBRUARY 18, 2021) WITHOUT FURTHER NOTICE BEING REQUIRED\*\***

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**VII. Adjournment:**

- a. Next scheduled meeting will be our **Regular Meeting on Thursday, March 18, 2021 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.



