

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, March 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 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 under Information, Meetings & Calendars, Calendar of Meetings, Zoning Board found here:

<https://www.bradleybeachnj.gov/cn/meetings/meetingdetail.cfm?mid=46289&tpid=13730>

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

Join Zoom Meeting

<https://zoom.us/j/99724163152?pwd=bHV1T1ITbW5DK1VzbDIMUmRsZ0hQZz09>

Meeting ID: 997 2416 3152

Passcode: 150416

One tap mobile

+16465588656,,99724163152#,,,,*150416# US (New York)

+13017158592,,99724163152#,,,,*150416# US (Washington DC)

Dial by your location

+1 646 558 8656 US (New York)

+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)

+1 669 900 9128 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

Meeting ID: 997 2416 3152

Passcode: 150416

Find your local number: <https://zoom.us/u/aen2JcjPf>

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PUBLIC PARTICIPATON 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 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=46289&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. 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.

FLAG SALUTE

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 March 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 Regular Meeting of February 18, 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 _____

V. Resolutions to be memorialized: NONE.

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, THEN FEBRUARY 18, 2021, THEN CARRIED TO THIS DATE AS PER THE APPLICANT'S REQUEST WITHOUT FURTHER NOTICE BEING REQUIRED.****

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- b. **ZB21/02 – Timothy & Maureen English – Block 76, Lot 3 – 102 Beach Avenue** – The Applicant is seeking bulk variances for the proposed construction of a third story and rooftop deck. The property has existing non-conformities including lot area, lot width, building coverage, impervious coverage, side yard setback to dwelling, garage setbacks, and driveway setback. Applicant is represented by Jeffrey P. Beekman, Esq.
- c. **ZB21/03 – Walter & Susan Younghans – Block 7, Lot 6 – 506 Newark Avenue** – The Applicant is seeking bulk variances for the proposed renovation of the existing dwelling including a proposed two story addition. The property has existing non-conformities including lot area and lot width. The existing dwelling has existing non-conforming front and side setbacks and the existing shed has existing non-conforming side and rear setbacks. Applicant is represented by Jeffrey P. Beekman, Esq.

VII. Adjournment:

- a. Next scheduled meeting will be our **Regular Meeting on Thursday, April 15, 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.

ZB20/18 – Dawn & Kevin DiMassimo Cioffi – Block 34, Lot 3 – 511 McCabe Avenue - The Applicant is seeking variances and approval to remove the front single-family structure and replace it with a new 2 ½ story structure. The rear single-family structure is to remain. Applicant is represented by Michael J. Wenning, Esq.

Previously Enclosed: Original Application for Variance (Rec'd 11/11/2020)
Denial of Zoning Permit (6/16/2020)
Boundary and Topography Survey (7/20/2016)
Plot Plan (last revised 3/17/2020)
Architectural Plans (10/17/2019)

Currently Enclosed: Wenning Transmittal Ltr to Dickert (2/26/2021)
Amended Application for Variance (Rec'd 2/26/2021)
Revised Plot Plan (last revised 2/8/2021)
Boundary and Topography Survey (7/20/2016 - unrevised)
Revised Architectural Plans (last revised 1/25/2021)

Prior Correspondence: Board Engineer & Planner's Review Report (12/21/2020)
Current Correspondence: Board Engineer & Planner's Revised Review Report (3/8/2021)

BOARD NOTES:

Motion made by _____ 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 _____

If any board member cannot attend, please call or email the board office at 732-776-2999 Ext. 1017 or kdickert@bradleybeachnj.gov

