

**Bradley Beach Zoning Board of Adjustment  
Regular Meeting Minutes  
Thursday, February 18, 2021 at 6:30 PM**

Meeting is called to order.

Open public meeting announcement is made by the Board Secretary.

**Roll Call:**

Present: Robert Quinlan, Raymond Wade, Michael Affuso, David Critelli, Deborah Bruynell, Teresa Rosenberg, Lauren Saracene, Victoria Leahy, Dennis Mayer, and Harvey Rosenberg

Absent: None.

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

**Adoption of Reorganization Meeting Minutes of January 7, 2021** Motion to accept offered by Harvey Rosenberg and seconded by Dennis Mayer. All eligible members present in favor.

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**Resolutions Memorialized:**

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

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

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

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

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

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

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

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

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

**Applications:**

**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\*\***

**Motion to Carry to March 18, 2021 without further notice made by Harvey Rosenberg and seconded by Michael Affuso. All members present in favor.**

**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\*\***

James T. Hundley, Esq. – appearing for the Applicant, Lisa Patruno of Irvington Manor.

It is asked if Ms. Patruno dropped the check that was requested in the dropbox at Borough Hall. She confirmed she dropped off a check in the drop box.

Ms. Patruno and her professional Mr. Vladimir Kaushansky indicate they do not have a computer or phone with video capability; therefore, the Board indicates they must be able to participate with video since they will be sworn and be providing testimony under oath. Arrangements to participate with video must be made prior to the next hearing date.

**Michael Affuso makes a motion to carry this matter to the April 15<sup>th</sup> regular meeting with new notice being provided, seconded by Harvey Rosenberg. All members present in favor.**

Board secretary indicates to the Board that Mr. Coan has had his hand raised and Chair Rosenberg addresses Mr. Coan to see if he has a question with regard to the carrying of the Irvington Manor application.

Mr. Coan indicates his concern is relative to the resolutions and that he had requested a draft copy of the Resolution from Mr. Kitrick for the Cotler matter in order to make comments and/or recommendations but did not receive same. Mr. Kitrick indicates that the request was received late and that there is no requirement to share draft resolutions prior to their adoption and memorialization.

Mr. Kitrick asks to note for the record that Mr. Coan did not submit his request until February 16<sup>th</sup>. He proceeds to note that Mr. Coan did not submit a request for this information after the application was approved which was the week of December 7<sup>th</sup>, nor did he request this information the week of December 14<sup>th</sup>, December 21<sup>st</sup>, December 28<sup>th</sup>, or January 4<sup>th</sup> which would have been prior to the January 7<sup>th</sup> meeting at which the resolution would normally have been memorialized, nor did he request it the week of January 11<sup>th</sup>, January 18<sup>th</sup>, January 25<sup>th</sup>, February 1<sup>st</sup>, or February 8<sup>th</sup>, but rather made the request February 16<sup>th</sup>, two (2) days before it was scheduled for memorialization. Mr. Kitrick indicates this is a very late request and he agrees with a comment that had been made on the record that there appears to be a habit of making late requests in order to delay matters.

A discussion takes place between Mr. Coan and Mr. Kitrick with regard to procedure.

**WITH NO FURTHER BUSINESS BEFORE THE BOARD A MOTION TO ADJOURN WAS OFFERED BY CHAIR ROSENBERG AND SECONDED BY DENNIS MAYER, ALL IN FAVOR. MEETING CLOSED AT 7:01 PM.**

**NEXT SCHEDULED MEETING WILL BE OUR REGULAR MEETING ON THURSDAY, MARCH 18, 2021 AT 6:30 PM WHICH WILL BE HELD VIA ZOOM.**

**Minutes submitted by Kristie Dickert, Board Secretary**