

**Bradley Beach Planning Board
Special Meeting Minutes – Meeting Held Via Zoom
Thursday, February 11, 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: Mayor Larry Fox, Michael Mulcahy, Marc Rosenthal, Douglas Jung, Meredith DeMarco, Robert Mehnert, John Eric Advento, and William

Absent: Rafael Albanir and Alan Gubitosi

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

Swearing in of New Board Member: Kristie Dickert swears in Michael Mulcahy as the Class II Member for a 1 year term expiring December 31, 2021.

Applications under consideration: None.

Monica Kowalski, Esq. briefly explains the procedures for this evening and regarding Ordinance Consistency review. Monica explains that the role of the Planning Board is to review the Ordinances for consistency with the Master Plan, there is no public comment on said Ordinances, if the public would like to comment on the content of the Ordinances that should take place at the Council meeting as the Council is responsible for drafting the Ordinances, not the Planning Board.

Consistency Determinations:

Ordinance No. 2021-01 of the Borough of Bradley Beach to Amend and Supplement Chapter 450: "Zoning" of the Borough's Revised General Ordinances, to Amend and Augment the Terms contained in Section 450-4: "Definitions" to clarify same and to provide more specificity to the definitions and regulations contained therein, introduced at the Borough Council meeting on January 26, 2021.

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

Each sheet of the proposed Ordinance is reviewed and the following recommendations were made:

"Addition" – consider including volume

"Alteration" – consider including volume

"Apartment" – a discussion takes place with whether or not a condominium could be a conflict.

"Baffle" – consider including air

“Bed and Breakfast” – a discussion takes place as to whether or not the owner must occupy the home.

“Bedroom” – consider “room” vs. bedroom such as in a railroad type apartment.

Delete one of the BUILDING, NONCONFORMING as it appears twice on one page.

A discussion takes place as to whether or not condominium should be defined if the term Condominium Association is defined.

A discussion takes place with regard to sight triangles and Jerry Freda explains there is no “standard” as the sight triangle is measured differently for each parcel involved due to its location and possible unique circumstances.

“Trailer” – it is asked if this would also include food sales

Christine Bell, PP, AICP – Board Planner explains that this Ordinance is consistent with the recommendations that were made in the 2018 Master Plan Reexamination report.

Marc Rosenthal makes a motion that Ordinance 2020-1 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. Seconded by John Eric Advento. All members present in favor. Chair Psiuk and Mayor Fox did not participate as they have been recused from this discussion.

Adjournment:

NEXT SCHEDULED MEETING WILL BE OUR REGULAR MEETING ON THURSDAY, FEBRUARY 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 MARC ROSENTHAL, MOVED AND SECONDED BY DOUGLAS JUNG, ALL IN FAVOR. MEETING CLOSED AT 7:08 PM.

Minutes submitted by Kristie Dickert, Board Secretary