

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

**Regular Meeting Agenda – Meeting to Be Held Remotely Via ZOOM
Thursday, June 17, 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, 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=46295&tpid=13730>

Topic: Borough of Bradley Beach - Regular Zoning Board Meeting 6-17-2021

Time: Jun 17, 2021 06:30 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://zoom.us/j/99286747818?pwd=V05JSUhnRDhjNCt2UHdZdElrSjU3UT09>

Meeting ID: 992 8674 7818

Passcode: 155858

One tap mobile

+13017158592,,99286747818#,,,,*155858# US (Washington DC)

+13126266799,,99286747818#,,,,*155858# 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: 992 8674 7818

Passcode: 155858

Find your local number: <https://zoom.us/u/acq02H1MyV>

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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. At this time you must utilize video technology and be visible in order to present any comments or opinions regarding the application. 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 evaluated and placed on the Borough website and marked into evidence, if required.

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=46295&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

We kindly ask that everyone 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 they 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 June 1, 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:

JohnEric Advento	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 Special Meeting of May 18, 2021

Motion offered by _____ to be moved and seconded by _____

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

JohnEric Advento **N/A** Raymond Wade ____ Michael Affuso ____

David Critelli ____ Lauren Saracene ____

Dennis Mayer ____ Harvey Rosenberg ____

V. Approval and Adoption of Meeting Minutes from Regular Meeting of May 20, 2021

Motion offered by _____ to be moved and seconded by _____

Alternates: Deborah Bruynell (Alt 1) ____ Teresa Rosenberg (Alt 2) **N/A** Victoria Leahy (Alt 3) ____

JohnEric Advento **N/A** Raymond Wade ____ Michael Affuso ____

David Critelli ____ Lauren Saracene ____

Dennis Mayer ____ Harvey Rosenberg ____

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VI. Resolutions to be memorialized:

- a. Resolution 2021-14 – (Affirming Zoning Officer’s Determination/Denial of Appeal) – Irvington Manor, LLC – Block 37, Lot 2 – 217 McCabe Avenue**

Those Eligible: Deborah Bruynell, Raymond Wade, Michael Affuso, David Critelli, Lauren Saracene, Dennis Mayer, and Harvey Rosenberg

- b. Resolution 2021-15 – (Denial of Bulk Variances for Construction Performed without First Acquiring Zoning Approval) – Veteran Relocation Project, LLC – Block 21, Lot 10 – 501 Park Place Avenue**

Those Eligible: Deborah Bruynell, Raymond Wade, Michael Affuso, David Critelli, Lauren Saracene, and Harvey Rosenberg

- c. Resolution 2021-16 – (Approval of Bulk Variances for Awnings) – Thomas J. Coan – Block 58, Lot 10 – 401 Main Street (RARE)**

Those Eligible: Deborah Bruynell, Teresa Rosenberg, Raymond Wade, David Critelli, Lauren Saracene, Dennis Mayer, and Harvey Rosenberg

- d. Resolution 2021-17 – (Approval of Use Variance and Bulk Variances associated with Reconstruction of the Primary Dwelling) – Kevin & Dawn Cioffi – Block 34, Lot 3 – 511 McCabe Avenue**

Those Eligible: Deborah Bruynell, Raymond Wade, Michael Affuso, David Critelli, Lauren Saracene, Dennis Mayer, and Harvey Rosenberg

VII. Applications under consideration for this evening:

- a. ZB21/08 – Tara Goldstein – Block 23, Lot 24 – 316 Ocean Park Avenue** – The Applicant is seeking bulk variances for the construction a 2-story addition in the rear of the home including lot coverage, distance between to accessory structure, as well as pre-existing non-conforming conditions. Applicant is represented by Jeffrey Beekman, Esq.

- b. ZB21/04 – Michael & Valerie Karabin – Block 41, Lot 22 – 604 Madison Avenue** – The Applicant is seeking Use Variance for the expansion of a non-conforming use with bulk variances for proposed rear balcony, rear yard setback, driveway width, as well as pre-existing non-conforming conditions. Applicant is represented by Jeffrey Beekman, Esq.

- c. ZB21/01 – 501 Lake Terrace, LLC – Block 7, Lot 2.03 – Lake Terrace** – Applicant is proposing to expand and repave the parking lots on-site, construct a covered entrance, new refuse enclosure, remove and replace sidewalks on-site and along the roadways, new landscaping, and upgrade the lighting on-site. The proposed improvements require Board approval for variances including, but not limited to use, front yard setback to the covered entry, building coverage, impervious coverage, off-street parking, driveway width, driveway setback, and aisle width for off-street parking. Applicant is represented by Andrew Karas, Esq. ****APPLICATION WAS PARTIALLY HEARD ON MAY 20, 2021 AND CARRIED TO THIS DATE FOR CONTINUATION WITHOUT FURTHER NOTICE****

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VIII. Adjournment:

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

