

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, May 20, 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=46293&tpid=13730>

Topic: Borough of Bradley Beach - Regular Zoning Board Meeting 5-20-2021

Time: May 20, 2021 06:30 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://zoom.us/j/98616301534?pwd=T09WL1I5eFFhclY0eW0zeFB1eDZRUT09>

Meeting ID: 986 1630 1534

Passcode: 074211

One tap mobile

+16465588656,,98616301534#,,,,*074211# US (New York)

+13017158592,,98616301534#,,,,*074211# 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: 986 1630 1534

Passcode: 074211

Find your local number: <https://zoom.us/j/98616301534?pwd=T09WL1I5eFFhclY0eW0zeFB1eDZRUT09>

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

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=46293&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.

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

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 May 4, 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 Regular Meeting of April 15, 2021

Motion offered by _____ to be moved and seconded by _____

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

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

David Critelli ____ Lauren Saracene ____

Dennis Mayer ____ Harvey Rosenberg ____

V. Resolutions to be memorialized:

a. Resolution 2021-12 – (Approval of Addition on Undersized Lot) - Timothy & Maureen English – Block 76, Lot 3 – 102 Beach Avenue

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

b. Resolution 2021-13 – (Confirmation of No Variance Relief and Agreed Plan Changes) – Walter & Susan Younghans – Block 7, Lot 6 – 506 Newark Avenue

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

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

- c. **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

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 MARCH 18, 2021, THEN CARRIED TO THIS DATE AS PER THE APPLICANT’S REQUEST WITHOUT FURTHER NOTICE BEING REQUIRED.****
- b. **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.

VII. Adjournment:

- a. Next scheduled meeting will be our **Regular Meeting on Thursday, June 17, 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 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 MARCH 18, 2021, THEN CARRIED TO THIS DATE AS PER THE APPLICANT'S REQUEST WITHOUT FURTHER NOTICE BEING REQUIRED.****

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)
 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)
 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) _____
 JohnEric Advento _____ Raymond Wade _____ Michael Affuso _____
 David Critelli _____ Lauren Saracene _____ Dennis Mayer _____ Harvey Rosenberg _____

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.

Enclosed: Application for Variance (Rec'd 1/12/2021)
Aerial Exhibit (11/20/2020)
Site Photos (undated)
Denial of Zoning Permit (11/25/2019)
Drainage Narrative to Support Application (11/20/2020)
Witness List
Architectural Plans (2 sheets dated last revised December 14, 2020)
Preliminary and Final Site Plans (13 sheets dated November 20, 2020)

Correspondence: Board Engineer's Review Letter (4/16/2021)
Freehold Soil Conservation District Certification Letter (4/27/2021)
Monmouth County Planning Board – Request for Information (4/12/2021)

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 _____