

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

**Special Meeting Agenda – Meeting to Be Held Remotely Via ZOOM**  
**Tuesday, May 18, 2021 at 6:30 PM**

This Special 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=46460&tpid=13730>

Topic: Borough of Bradley Beach - Zoning Board of Adjustment - May 18, 2021

Time: May 18, 2021 06:30 PM Eastern Time (US and Canada)

**Join Zoom Meeting**

<https://zoom.us/j/91758445371?pwd=YzJCYlVqMk1NaWd6NEU4ZmhUZzN0Zz09>

**Meeting ID:** 917 5844 5371

**Passcode:** 832686

One tap mobile

+13017158592,,91758445371#,,,,\*832686# US (Washington DC)

+13126266799,,91758445371#,,,,\*832686# 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:** 917 5844 5371

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Find your local number: <https://zoom.us/u/aOW8dstdc>

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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 any member of the public wishing to provide a statement or comment must appear utilizing video technology. 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](mailto: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=46460&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](mailto: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 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  
Raymond Wade  
Michael Affuso

David Critelli  
Deborah Bruynell (Alt 1)  
Teresa Rosenberg (Alt 2)

Lauren Saracene  
Victoria Leahy (Alt 3)  
Dennis Mayer  
Harvey Rosenberg

Also Present: Mark G. Kitrick, Esq. - Attorney to the Board  
Sam Avakian, PE – Board Engineer  
Christine Bell, PP, AICP – Board Planner

**III. Correspondence: None.**

**IV. Applications under consideration for this evening:**

- a. **ZB19/17 – Veterans Relocation Project, LLC – Block 21, Lot 10 – 501 Park Place Avenue** – The Applicant is seeking bulk variances for the removal and reconstruction of the covered front porches along Park Place Avenue and Fletcher-Lake Avenue as well as driveway construction. Variances include but are not limited to front and side yard setbacks for the porches, building coverage, and driveway size. Applicant is represented by Richard D. Fornaro, Esq.
- b. **ZB21/06 – Thomas J. Coan – Block 58, Lot 10 – 401 Main Street (RARE)** – The Applicant is seeking Bulk Variances for two (2) proposed retractable awnings which will project further than the permitted 5 feet from surface plan of the largest façade wall of the building to which it is attached.

**V. Adjournment:**

- a. Next scheduled meeting will be our **Regular Meeting on Thursday, May 20, 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.

**ZB19/17 – Veterans Relocation Project, LLC – Block 21, Lot 10 – 501 Park Place Avenue –** The Applicant is seeking bulk variances for the removal and reconstruction of the covered front porches along Park Place Avenue and Fletcher-Lake Avenue as well as driveway construction. Variances include but are not limited to front and side yard setbacks for the porches, building coverage, and driveway size. Applicant is represented by Richard D. Fornaro, Esq.

**Enclosed:**     Application for Variance (Rec'd 12/3/2019 & Revised 11/16/2020)  
                  Zoning Permit Denial (6/17/2020)  
                  Survey of Property (12/27/2018)  
                  Average Setback Survey (10/14/2020)  
                  Architectural Plans (5 sheets) (Last Revised 3/23/2021)

**Correspondence:**     Board Engineer’s Review Letter (5/7/2021)

**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 \_\_\_\_\_

