

**Bradley Beach Land Use Board**  
**701 Main Street**  
**Bradley Beach, NJ 07720**  
**732-776-2999 Ext. 1017**  
**Regular Meeting Agenda**  
**Thursday, June 16, 2022 at 6:30 PM**

This Regular Meeting of the Land Use Board will be taking place in person in the Meeting Room located at 701 Main Street, Borough of Bradley Beach and will commence at 6:30 PM.

**This Regular Meeting of the Bradley Beach Land Use Board is now called to order.**

**I. Pledge of Allegiance**

**At this time we kindly ask that everyone please silence all cell phones and other paging devices as they are distracting to others.**

**II. 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 April 5, 2022 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.

**III. Roll Call:**

Larry Fox, Mayor  
Paul Murphy, Code Officer  
Timothy Sexsmith, Councilman  
JohnEric Advento

Arianna Bocco  
Meredith DeMarco  
Kelly Reilly-Ierardi  
Dennis Mayer, Chair

Robert Mehnert  
William Psiuk  
Harvey Rosenberg  
Lauren Saracene

Also Present: Mark Kitrick, Esq. – Board Attorney  
Gerald Freda, PE, PP – Board Engineer  
Christine Bell, PP, AICP – Board Planner

**IV. Chair Mayer to advise the public regarding meeting policies and procedures.**

**V. Correspondence: None.**

**VI. Approval and Adoption of Meeting Minutes from the Regular Meeting of May 19, 2022**

Motion offered by \_\_\_\_\_ to be moved and seconded by \_\_\_\_\_

Mayor Larry Fox N/A                      Paul Murphy N/A                      Councilman Timothy Sexsmith N/A

Meredith DeMarco N/A                      Kelly Reilly-Ierardi \_\_\_\_\_                      Robert Mehnert N/A

Lauren Saracene N/A                      Dennis Mayer \_\_\_\_\_

Harvey Rosenberg (Alt. 1) \_\_\_\_\_                      William Psiuk (Alt. 2) \_\_\_\_\_

Arianna Bocco (Alt. 3) N/A                      JohnEric Advento (Alt. 4) N/A

**VII. Resolutions to be memorialized:**

- a. **Resolution 2022-09** – (Approval of Use Variance, Bulk Variance, and Minor Site Plan) – EMAM Lab, LLC – Block 71, Lot 30 – 110 Main Street

***Those Eligible:** Meredith DeMarco, Kelly Reilly-Ierardi, Harvey Rosenberg, William Psiuk, and Dennis Mayer*

- b. **Resolution 2022-10** – (Approval of Use Variance & Bulk Variances) – Odete Mendes – Block 57, Lot 9 – 609 Fifth Avenue

***Those Eligible:** Paul Murphy, Meredith DeMarco, Kelly Reilly-Ierardi, Harvey Rosenberg, William Psiuk, and Dennis Mayer*

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

- a. **LUB22/05 – (Demolish Existing Single Family Dwelling and Construction New Single Family Dwelling requiring Various Bulk Variances) – James & Jennifer Morrison – Block 23, Lot 14 – 905 Central Avenue** – Applicant proposes to demolish the existing dwelling in its entirety and construct a new 2 ½ story single-family dwelling with associated driveway and rear patio. The proposed improvements require variances with regard to side setback to patio, side setback to entry platform, side setback to the platform stairs, building coverage, impervious coverage, off-street parking, building height, number of stories, driveway apron width, and driveway length as this lot has existing non-conformities with regard to lot width and lot area. Applicant is represented by Michael J. Wenning, Esq. **\*\*Partially Heard on May 19, 2022 and carried to this date in order to revise the plans\*\***
- b. **LUB22/07 – (Bulk Variance for HVAC Equipment in Side Yard Area) – Douglas Rausch – Block 8, Lot 15 – 1102 Fletcher Lake Avenue** – Applicant is proposing to locate an air conditioning unit in the side yard area requiring variances for side yard setback and impervious coverage.
- c. **LUB22/08 – (Use Variance for Height of the Structure and Bulk Variance Relief) – Anthony DePaola – Block 29, Lot 21 – 414 McCabe Avenue** – Applicant is seeking approval to remove the existing 2 ½ story two-family dwelling and construct a new single family dwelling requiring variances for building height, front yard setback, rear yard setback, side yard setback, and building coverage.

**IX. Adjournment:**

- a. Next scheduled meeting will be our **Regular Meeting on Thursday, July 28, 2022 at 6:30 PM** which will also take place here in the Municipal Complex Meeting Room located at 701 Main Street, Borough of Bradley Beach. Please check our website for any updates regarding meeting location and/or access.
- 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.

**Avenue** – Applicant proposes to demolish the existing dwelling in its entirety and construct a new 2 ½ story single-family dwelling with associated driveway and rear patio. The proposed improvements require variances with regard to side setback to patio, side setback to entry platform, side setback to the platform stairs, building coverage, impervious coverage, off-street parking, building height, number of stories, driveway apron width, and driveway length as this lot has existing non-conformities with regard to lot width and lot area. Applicant is represented by Michael J. Wenning, Esq.

Previously Enclosed: Wenning to Dickert Transmittal Letter (4/6/2022)  
Application for Variances (Rec'd 4/6/2022)  
Denial of Zoning Permit (11/15/2021)  
Boundary & Topo Survey of Property (9/20/2021)  
Plot Plan & Construction Details (2 sheets) (1/26/2022)  
Architectural Plans (3 sheets) (last revised 3/28/2022)

**Currently Enclosed: Revised Architectural Plans (3 sheets)(last revised 6/6/2022)**

Prior Correspondence: Board Engineer's Review Letter (4/27/2022)

**BOARD NOTES:**

**MUST HAVE SIGNED CERTIFICATIONS FROM:**  
**Meredith DeMarco, Lauren Saracene, Arianna Bocco, and JohnEric Advanto**

Motion offered by \_\_\_\_\_ to be moved and seconded by \_\_\_\_\_

DeMarco \_\_\_\_\_ Mehnert **Recused** Murphy \_\_\_\_\_ Reilly-Ierardi \_\_\_\_\_ Saracene \_\_\_\_\_

Councilman Sexsmith **Recused** Mayor Fox \_\_\_\_\_ Mayer \_\_\_\_\_

Alternates: Rosenberg (Alt. 1) \_\_\_\_\_ Psiuk (Alt. 2) \_\_\_\_\_ Bocco (Alt. 3) \_\_\_\_\_ Advento (Alt. 4) \_\_\_\_\_



**LUB22/08 – (Use Variance for Height of the Structure and Bulk Variance Relief) – Anthony DePaola – Block 29, Lot 21 – 414 McCabe Avenue** – Applicant is seeking approval to remove the existing 2 ½ story two-family dwelling and construct a new single family dwelling requiring variances for building height, front yard setback, rear yard setback, side yard setback, and building coverage.

Enclosed: Application for Variance (Rec'd 4/25/2022)  
Witness List (Rec'd 6/12/2022)  
Zoning Permit Denial (4/20/2022)  
Survey of Property (2/12/2022)  
Architectural Plan (1 sheet) (dated 4/18/2022)

Correspondence: Board Engineer & Planner's Review Letter (6/1/2022)

**BOARD NOTES:**

[illegible]

Motion offered by \_\_\_\_\_ to be moved and seconded by \_\_\_\_\_

DeMarco \_\_\_\_\_ Mehnert \_\_\_\_\_ Murphy \_\_\_\_\_ Reilly-Ierardi \_\_\_\_\_ Saracene \_\_\_\_\_

Councilman Sexsmith \_\_\_\_\_ Mayor Fox \_\_\_\_\_ Mayer \_\_\_\_\_

Alternates: Rosenberg (Alt. 1) \_\_\_\_\_ Psiuk (Alt. 2) \_\_\_\_\_ Bocco (Alt. 3) \_\_\_\_\_ Advento (Alt. 4) \_\_\_\_\_