

Bradley Beach Land Use Board
701 Main Street
Bradley Beach, NJ 07720
732-776-2999 Ext. 1017
Special Meeting Agenda – EMAM Lab, LLC (Bradley Cinema)
Thursday, July 21, 2022 at 6:30 PM

This Special 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 Special 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 June 30, 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 - <u>Recused</u>	Arianna Bocco - <u>Recused</u>	Robert Mehnert - <u>Recused</u>
Paul Murphy, Code Officer - <u>Recused</u>	Meredith DeMarco	William Psiuk
Timothy Sexsmith, Councilman - <u>Recused</u>	Kelly Reilly-Ierardi	Harvey Rosenberg
JohnEric Advento	Dennis Mayer, Chair	Lauren Saracene
		Deborah Bruynell

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. Applications under consideration for this evening:

- a. LUB22/03A – (Seeking Amended Approval) – EMAM LAB, LLC – Block 71, Lot 30 – 110 Main Street** - Applicant was granted Use Variance and Site Plan Approval per Resolution No. 2022-09 on June 16, 2022. Applicant is seeking an amendment to the application of EMAM Lab, LLC to permit the applicant to operate with the addition of alcohol sales from July 21, 2022 to September 11, 2022 pursuant to mercantile license in place. Applicant indicates the temporary expansion of the use to include alcoholic beverage sale will not have a negative impact in the GB Zone nor substantial impact on the zone plan. Applicant is represented by Michael J. Wenning, Esq.

VII. 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.

LUB22/03A – (Seeking Amended Approval) – EMAM LAB, LLC – Block 71, Lot 30 – 110 Main Street -
Applicant was granted Use Variance and Site Plan Approval per Resolution No. 2022-09 on June 16, 2022. Applicant is seeking an amendment to the application of EMAM Lab, LLC to permit the applicant to operate with the addition of alcohol sales from July 21, 2022 to September 11, 2022 pursuant to mercantile license in place. Applicant indicates the temporary expansion of the use to include alcoholic beverage sale will not have a negative impact in the GB Zone nor substantial impact on the zone plan. Applicant is represented by Michael J. Wenning, Esq.

Enclosed: Ltr from Wenning to Dickert – Request Special Meeting (6/27/2022)
Ltr from Wenning to Dickert – Transmitting Info (7/8/2022)
2nd Amended Page 1 of Application for Variances (7/8/2022)
Ltr From Wenning to Dickert with Original Amended Application (3/31/2022)
Copy of Resolution No. 2022-09 Granting Use Variance & Site Plan Approval (6/16/2022)
Zoning Permit with Conditional Approval (6/22/2022)
Mercantile License (7/1/2022)
State of New Jersey ABC Plenary Retail Consumption License (7/1/2022)

BOARD NOTES:

Motion offered by _____ to be moved and seconded by _____

DeMarco _____ Mehnert **Recused** Murphy **Recused** Reilly-Ierardi _____ Saracene _____

Councilman Sexsmith **Recused** Mayor Fox **Recused** Rosenberg _____ Mayer _____

Alternates: Psiuk (Alt. 1) _____ Bruynell (Alt. 2) _____ Bocco (Alt. 3) **Recused** Advento (Alt. 4) _____