

**Bradley Beach Land Use Board
Special Meeting Minutes
Meeting Held In Person – Borough Hall
Thursday, July 21, 2022 at 6:30 PM**

Meeting is called to order at 6:30 PM. The Board and the public recite the Pledge of Allegiance.

Open public meeting announcement is made by the Board Secretary.

Roll Call:

Present: JohnEric Advento, Meredith DeMarco, Kelly Reilly-Ierardi, Dennis Mayer, William Psiuk, Harvey Rosenberg, Lauren Saracene, and Deborah Bruynell

Absent: Mayor Larry Fox, Paul Murphy, Councilman Timothy Sexsmith, Arianna Bocco, Robert Mehnert

Also Present: Mark G. Kitrick, Esq., Gerald Freda, PE, PP, and Christine Bell, PP, AICP

Chair Mayer advises the public of the Board's policies and procedures with regard to this hearing.

Applications Considered:

LUB22/03A – (Amended Approval) – EMAM Lab, LLC – Block 71, Lot 30 – 110 Main Street

Michael J. Wenning, Esq. for the applicant provides a brief background as Applicant was granted Use Variance and Site Plan Approval per Resolution No. 2022-09 on June 16, 2022. Applicant is now seeking an amendment to the application to permit the operation with the addition of alcohol sales from July 21, 2022 to September 11, 2022 pursuant to mercantile license in place.

It is indicated the only amendment being sought is to permit the sale of canned beer, wine, and hard cider. The Cinema plans to close down on September 11, 2022 to perform the renovations which were previously granted.

The prior testimony of the Professional Planner had indicated that this operation would provide no negative impact.

Luke Parker Bowles – sworn in with Ms. Bell and Mr. Freda. Mr. Bowles is a member of the LLC and indicates they are requesting permission for the ability to sell beer, wine, and hard cider. They have their liquor license in place and they are requesting to sell only these products for the rest of the summer. They have reduced ticket prices and are trying to recoup some of the losses they have experienced. He assures the Board this came up after the prior application for Use and Site Plan as they are not trying to "pull a fast one".

The Board Professionals agree this is an amendment.

It is questioned if this request is granted and were appealed if they would be operating at their own risk. The Board is advised we cannot speculate and they must make their decision based upon what is being presented to them.

The process of colored bands and cups are described to monitor ages and consumption.
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William Psiuk asks about the trash situation – It is indicated they are proposing cans only and they will have recycling containers which will be monitored.

The required fence has been installed per Mr. Murphy and the site has passed their Fire Inspection for current operations.

Show times are proposed for Thursday, Friday, Saturday, and Sundays currently with times proposed at approximately 2:30 PM, 5:00 PM, 7:30 PM, and 9:45 PM.

There will be a variety of beers and hard ciders being offered made in New Jersey; however, at the moment the wines will be sourced out.

OPEN TO PUBLIC – NONE – PUBLIC CLOSED

Based upon the testimony provided and the request received, Dennis Mayer makes a motion to approve the request of limited alcohol beverage sales as discussed until September 10, 2022 at which time the Cinema will be closed in order to perform the renovations originally proposed and approved, seconded by Harvey Rosenberg.

Those in Favor: Meredith DeMarco, Kelly Reilly-Ierardi, Lauren Saracene, Deborah Bruynell, William Psiuk, Harvey Rosenberg, and Dennis Mayer

Those Absent: Robert Mehnert, Paul Murphy, Councilman Timothy Sexsmith, Mayor Larry Fox, and Arianna Bocco

Those in Opposition: None.

Adjournment:

Next scheduled meeting will be our **Regular Meeting on Thursday, July 28, 2022 at 6:30 PM** which will 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.

With no further business before the Board a motion to adjourn was offered by Dennis Mayer moved and seconded by Harvey Rosenberg. All in favor. Meeting closed at 7:00 PM.

Minutes submitted by Kristie Dickert, Board Secretary