

Bradley Beach Land Use Board
701 Main Street
Bradley Beach, NJ 07720
732-776-2999 Ext. 1017
Regular Meeting Agenda – REVISED (7/27/2022)
Thursday, July 28, 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	Arianna Bocco EXCUSED	Robert Mehnert
Paul Murphy, Code Officer EXCUSED	Meredith DeMarco	William Psiuk
Timothy Sexsmith, Councilman	Kelly Reilly-Ierardi EXCUSED	Harvey Rosenberg
JohnEric Advento EXCUSED	Dennis Mayer, Chair	Lauren Saracene EXCUSED
		Deborah Bruynell

Also Present: Mark Kitrick, Esq. – Board Attorney
Sam Avakian, PE, PP – Board Engineer
~~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 June 16, 2022

Motion offered by _____ to be moved and seconded by _____

Mayor Larry Fox N/A	Paul Murphy _____	Councilman Timothy Sexsmith _____
Meredith DeMarco _____	Kelly Reilly-Ierardi _____	Robert Mehnert _____
Lauren Saracene _____	Harvey Rosenberg _____	Dennis Mayer _____
William Psiuk (Alt. 1) _____	Deborah Bruynell (Alt. 2) _____	
Arianna Bocco (Alt. 3) _____	JohnEric Advento (Alt. 4) _____	

VII. Resolutions to be memorialized:

- a. **Resolution 2022-11** – (Approval to Demolish Existing Single Family Dwelling and Construct a New Single Family Dwelling) – James & Jennifer Morrison – Block 23, Lot 14 – 905 Central Avenue
Those Eligible: Meredith DeMarco, Paul Murphy, Lauren Saracene, William Psiuk, JohnEric Advento, Harvey Rosenberg, and Dennis Mayer
- b. **Resolution 2022-12** – (Bulk Variance for HVAC Equipment in Side Yard Area) – Douglas Rausch – Block 8, Lot 15 – 1102 Fletcher Lake Avenue
Those Eligible: Robert Mehnert, Paul Murphy, Kelly Reilly-Ierardi, Lauren Saracene, Councilman Timothy Sexsmith, William Psiuk, Harvey Rosenberg, and Dennis Mayer
- c. **Resolution 2022-13** – (Use Variance for Height of the Structure and Bulk Variance Relief) – Anthony DePaola – Block 29, Lot 21 – 414 McCabe Avenue
Those Eligible: Meredith DeMarco, Robert Mehnert, Paul Murphy, Kelly Reilly-Ierardi, Lauren Saracene, Councilman Timothy Sexsmith, William Psiuk, Harvey Rosenberg, and Dennis Mayer
- d. **Resolution 2022-14** – (Amended Approval) – EMAM Lab, LLC (Bradley Cinema) – Block 71, Lot 30 – 110 Main Street
Those Eligible: Meredith DeMarco, Kelly Reilly-Ierardi, Lauren Saracene, William Psiuk, Deborah Bruynell, Harvey Rosenberg, and Dennis Mayer

VIII. Applications under consideration for this evening:

- a. **PB20/02 – (Request for One-Year Extension of Time) – Coastal Custom Builders – Block 32, Lot 17 & 18 – 803 & 811 Main Street** – Applicant requests a one-year extension of time on the previously approved Site Plan, as the 2-year period is due to expire September 23, 2022. The impacts of COVID-19 are still affecting the ability to move forward with the project due to various delays in supply chains etc. and the Applicant does not foresee having the project substantially in the ground prior to the aforesaid two-year time period expiring. Applicant is represented by Thomas J. Hirsch, Esq.
- b. **LUB22/10 (Bulk Variance for Rear Yard Setback) – John Bardis – Block 80, Lot 24 – 26 Pacific Avenue** – Applicant is proposing a one-story bathroom addition to the rear of the existing dwelling which requires a variance for the rear yard setback. Applicant is represented by Constantine Bardis, Esq.
- c. **LUB22/01 – (Use & Bulk Variances for Proposed Addition) – John Durando – Block 48, Lot 16 – 408 Fifth Avenue** – Applicant is proposing an addition to the rear of the front single-family dwelling on this lot located in the R-1 Residential Single Family Zone where two (2) principal dwellings on one (1) lot are not permitted. The proposed improvements require Board approval for variances on use, balcony size, balcony location, side yard setback, and number of stories. Applicant is represented by Sean F. Byrnes, Esq. ****REQUEST TO CARRY TO AUGUST 18, 2022 WITH NO FURTHER NOTICE BEING REQUIRED DUE TO ONLY 5 MEMBERS BEING ELIGIBLE TO PARTICIPATE THIS EVENING – THIS MATTER WILL NOT BE HEARD TONIGHT****
- d. **LUB22/09 – (Use Variance for A/C Condensers & Pads on the Pre-Existing Non-Conforming Cottages on the Lot) – 506 Brinley Avenue, LLC – Block 43, Lot 17 – 506 Brinley Avenue** – Applicant is proposing nine (9) concrete mechanical pads for new air conditioning condensers for each of the nine (9) dwelling units on this lot located in the R-1 Residential Single Family Zone where nine (9) principal dwellings on one (1) lot are not permitted. The proposed improvements require Board approval for use variance for the expansion of a non-conforming use and other pre-existing conditions. Applicant is represented by Paul Fernicola, Esq.

- e. **LUB22/06 – (Use & Bulk Variances for Proposed Addition and Swimming Pool) – Karen & Steve Petrucelli – Block 57, Lot 25 – 614 Fourth Avenue** – Applicant is proposing an addition to the rear of the single-family dwelling and a swimming pool on this lot located in the R-1 Residential Single Family Zone where two (2) principal dwellings on one (1) lot are not permitted. The proposed improvements require Board approval for variances on use, side yard setback to porch, side yard setback to addition, and building height. Applicant is represented by Michael J. Wenning, Esq.

IX. Adjournment:

- a. Next scheduled meeting will be our **Regular Meeting on Thursday, August 18, 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.

– **803 & 811 Main Street** – Applicant requests a one-year extension of time on the previously approved Site Plan, as the 2-year period is due to expire September 23, 2022. The impacts of COVID-19 are still affecting the ability to move forward with the project due to various delays in supply chains etc. and the Applicant does not foresee having the project substantially in the ground prior to the aforesaid two-year time period expiring. Applicant is represented by Thomas J. Hirsch, Esq.

Enclosed: Hirsch to Dickert – Request for Extension of Time w-copy of Resolution (5/25/2022)

BOARD NOTES:

[illegible]

Motion offered by _____ to be moved and seconded by _____

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

Councilman Sexsmith _____ Mayor Fox _____ Rosenberg _____ Mayer _____

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

Applicant is proposing a one-story bathroom addition to the rear of the existing dwelling which requires a variance for the rear yard setback. Applicant is represented by Constantine Bardis, Esq.

Correspondence: Board Engineer's Review (6/30/2022)

[illegible]

If any board member cannot attend, please call or e-mail the Board Office at 732-776-2999 Ext. 1017 or kdickert@bradleybeachnj.gov

LUB22/01 – (Use & Bulk Variances for Proposed Addition) – John Durando – Block 48, Lot 16 – 408 Fifth Avenue – Applicant is proposing an addition to the rear of the front single-family dwelling on this lot located in the R-1 Residential Single Family Zone where two (2) principal dwellings on one (10) lot are not permitted. The proposed improvements require Board approval for variances on use, balcony size, balcony location, side yard setback, and number of stories. Applicant is represented by Sean F. Byrnes, Esq.

Enclosed: Application for Variance (Rec'd 2/28/2022)
 Zoning Permit Denial (1/13/2022)
 Reduced Grading Plan (3/14/2016)
 Survey of Property (3/18/2022)
 Survey of Property (Revised 5/10/2022)
 Architectural Plans (last revised 5/10/2022)
 Aerial Maps & Photos (dated 7/11/2022)

Correspondence: Board Engineer's Review Letter (6/30/2022)

BOARD NOTES:

****REQUEST TO CARRY TO AUGUST 18, 2022 WITH NO FURTHER NOTICE BEING REQUIRED DUE TO ONLY 5 MEMBERS BEING ELIGIBLE TO PARTICIPATE THIS EVENING – THIS MATTER WILL NOT BE HEARD TONIGHT****

Motion offered by _____ to be moved and seconded by _____
DeMarco _____ Mehnert _____ Murphy _____ Reilly-Ierardi _____ Saracene _____
Councilman Sexsmith _____ Mayor Fox _____ Rosenberg _____ Mayer _____
Alternates: Psiuk (Alt. 1) _____ Bruynell (Alt. 2) _____ Bocco (Alt. 3) _____ Advento (Alt. 4) _____

on the Lot) – 506 Brinley Avenue, LLC – Block 43, Lot 17 – 506 Brinley Avenue – Applicant is proposing nine (9) concrete mechanical pads for new air conditioning condensers for each of the nine (9) dwelling units on this lot located in the R-1 Residential Single Family Zone where nine (9) principal dwellings on one (1) lot are not permitted. The proposed improvements require Board approval for use variance for the expansion of a non-conforming use and other pre-existing conditions. Applicant is represented by Paul Fernicola, Esq.

Correspondence: Board Engineer & Planner's Review Letter (6/30/2022)

BOARD NOTES:

[illegible]

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

LUB22/06 – (Use & Bulk Variances for Proposed Addition and Swimming Pool) – Karen & Steve Petrucelli – Block 57, Lot 25 – 614 Fourth Avenue – Applicant is proposing an addition to the rear of the single-family dwelling and a swimming pool on this lot located in the R-1 Residential Single Family Zone where two (2) principal dwellings on one (1) lot are not permitted. The proposed improvements require Board approval for variances on use, side yard setback to porch, side yard setback to addition, and building height. Applicant is represented by Michael J. Wenning, Esq.

Enclosed: Application for Variance (Rec'd 4/14/2022)
 Zoning Permit Denial (4/12/2022)
 Survey of Property (last revised 3/29/2022)
 Plot Plan (last revised 5/25/2022)
 Architectural Plan (dated 4/5/2022)

Correspondence: Board Engineer & Planner's Review Letter (6/30/2022)

BOARD NOTES:

[illegible]

Motion offered by _____ to be moved and seconded by _____

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

Councilman Sexsmith _____ Mayor Fox _____ Rosenberg _____ Mayer _____

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