

**Bradley Beach Land Use Board
701 Main Street
Bradley Beach, NJ 07720
732-776-2999 Ext. 1017
Regular Meeting Agenda
Thursday, August 18, 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
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. Approval and Adoption of Meeting Minutes from the Special Meeting of July 21, 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 _____ Kelly Reilly-Ierardi _____ Robert Mehnert N/A

Lauren Saracene _____ Harvey Rosenberg _____ Dennis Mayer _____

William Psiuk (Alt. 1) _____ Deborah Bruynell (Alt. 2) _____

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

Approval and Adoption of Meeting Minutes from the Regular Meeting of July 28, 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 _____ Kelly Reilly-Ierardi N/A Robert Mehnert N/A

Lauren Saracene N/A Harvey Rosenberg _____ Dennis Mayer _____

William Psiuk (Alt. 1) _____ Deborah Bruynell (Alt. 2) _____

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

VII. Resolutions to be memorialized:

- a. **Resolution 2022-15** – (Approval of 1-year Extension of Time) – Coastal Custom Builders – Block 32, Lots 17 & 18 – 803 & 811 Main Street
***Those Eligible:** Meredith DeMarco, Robert Mehnert, Councilman Timothy Sexsmith, Mayor Larry Fox, Deborah Bruynell, Harvey Rosenberg, and Dennis Mayer*
- b. **Resolution 2022-16** – (Approval of Bulk Variance for Rear Yard Setback) – John Bardis – Block 80, Lot 24 – 26 Pacific Avenue
***Those Eligible:** Meredith DeMarco, Robert Mehnert, Councilman Timothy Sexsmith, Deborah Bruynell, William Psiuk, Harvey Rosenberg, and Dennis Mayer*
- c. **Resolution 2022-17** – (Approval of Use Variance for 9 A/C Condensers & Pads) – 506 Brinley Avenue, LLC – Block 43, Lot 17 – 506 Brinley Avenue
***Those Eligible:** Meredith DeMarco, Robert Mehnert, Deborah Bruynell, William Psiuk, Harvey Rosenberg, and Dennis Mayer*
- d. **Resolution 2022-18** – (Approval of Use & Bulk Variances for Proposed Addition) – Karen & Steve Petrucelli – Block 57, Lot 25 – 614 Fourth Avenue
***Those Eligible:** Meredith DeMarco, Deborah Bruynell, William Psiuk, Harvey Rosenberg, and Dennis Mayer*

VIII. Applications under consideration for this evening:

- a. **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.
- b. **LUB22/14 – (Bulk Variances for Proposed Addition) – Gregory C. Fehrenbach – Block 87, Lot 9 – 408 Bradley Boulevard** – Applicant is proposing renovations to the first floor and a full second story addition with an attic above. The applicant is seeking a variance for front yard setback of 21.25 feet where 25 feet is required.
- c. **LUB22/12 – (Bulk Variances for Fence Height & Side Yard Setback) – Bradley Investors, LLC (Speedy Mart) – Block 19, Lot 15 – 1004-1006 Main Street** – Applicant is seeking relief to maintain the existing dumpster location and fence enclosure which requires variances for the existing fence height and the location of the dumpster structure. Applicant is represented by Michael J. Wenning, Esq.

IX. Adjournment:

- a. Next scheduled meeting will be our **Regular Meeting on Thursday, September 15, 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.

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.

w/July 28, 2022 Agenda: 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)

Enclosed w/July 28, 2022 Agenda: Board Engineer's Review Letter (6/30/2022)

[illegible]

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

LUB22/14 – (Bulk Variances for Proposed Addition) – Gregory C. Fehrenbach – Block 87, Lot 9 – 408 Bradley Boulevard – Applicant is proposing renovations to the first floor and a full second story addition with an attic above. The applicant is seeking a variance for front yard setback of 21.25 feet where 25 feet is required.

Enclosed: Transmittal letter from Fehrenbach to Dickert (7/19/2022)
Application for Variance (Rec'd 7/20/2022)
Zoning Permit Denial (5/12/2022)
Photo of 216 Park Place (undated)
Survey of Property (6/21/2010)
Architectural Plans (3 sheets) (last revised 8/3/2022)

Correspondence: Board Engineer's Review (8/9/2022)

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) _____

LUB22/12 – (Bulk Variances for Fence Height & Side Yard Setback) – Bradley Investors, LLC (Speedy Mart) – Block 19, Lot 15 – 1004-1006 Main Street – Applicant is seeking relief to maintain the existing dumpster location and fence enclosure which requires variances for the existing fence height and dumpster location. Applicant is represented by Michael J. Wenning, Esq.

Enclosed: Transmittal Letter Wenning to Dickert (7/13/2022)
Application for Variance (Rec'd 7/13/2022)
Zoning Permit Denial (1/24/2022)
Before & After Photo of Dumpster & Fence (undated)
Copy of Certificate of Occupancy for Sale of Property (5/20/2021)
Existing Conditions Survey (6/7/2021)

Correspondence: Board Engineer's Review Letter (last revised 8/11/2022)

BOARD NOTES:

[illegible]

Motion offered by _____ to be moved and seconded by _____

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

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

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