

**Bradley Beach Land Use Board
701 Main Street
Bradley Beach, NJ 07720
732-776-2999 Ext. 1017
Regular Meeting Agenda
Thursday, September 15, 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~~ **EXCUSED**
Timothy Sexsmith, Councilman
JohnEric Advento

Arianna Bocco
Meredith DeMarco
~~Kelly Reilly-Ierardi~~ **EXCUSED**
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. EXECUTIVE SESSION AS AUTHORIZED BY THE OPEN PUBLIC MEETINGS ACT

a. Litigation Update – Irvington Manor LLC v. Borough of Bradley Beach ZBA

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

VI. Correspondence: None.

VII. Approval and Adoption of Meeting Minutes from the Regular Meeting of August 18, 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) N/A

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

VIII. Resolutions to be memorialized:

- a. **Resolution 2022-19 – (Approval of Bulk Variances for Proposed Addition)** – Gregory C. Fehrenbach – Block 87, Lot 9 – 408 Bradley Boulevard

Those Eligible: Meredith DeMarco, Robert Mehnert, Paul Murphy, Kelly Reilly-Ierardi, Lauren Saracene, Councilman Timothy Sexsmith, Mayor Larry Fox, Harvey Rosenberg, and Dennis Mayer

IX. Applications under consideration for this evening:

- a. **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. ****THIS MATTER WAS CARRIED FROM OUR AUGUST 18, 2022 MEETING WITH NO FURTHER NOTICE BEING REQUIRED IN ORDER FOR THE APPLICANT TO MAKE REVISIONS TO THE PLANS. THE REVISED PLANS WERE NOT COMPLETED IN ADVANCE OF TONIGHT'S MEETING; THEREFORE, A REQUEST WAS RECEIVED FROM MICHAEL WENNING, ESQ. TO FURTHER CARRY THIS MATTER TO OUR OCTOBER 20, 2022 MEETING WITH NO FURTHER NOTICE BEING REQUIRED IN ANTICIPATION OF THE REVISED PLANS BEING SUBMITTED****
- b. **ZB20/01 – (Request for Extension of Time on Prior Variance Approval) – Brian Smith & Sharon Price – Block 49, Lot 13 – 505 Central Avenue** – Applicants are requesting an extension of time on their prior approval received through Zoning Board of Adjustment Resolution #2020-10 which had been memorialized on June 18, 2020. The Applicants have indicated that due to various reasons they were unable to begin construction as originally planned before the deadline of June 18, 2022.
- 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. ****THIS MATTER WAS CARRIED FROM OUR AUGUST 18, 2022 MEETING WITH NO FURTHER NOTICE BEING REQUIRED IN ORDER FOR THE APPLICANT TO MAKE REVISIONS TO THE PLANS IN ACCORDANCE WITH THE COMMENTS RECEIVED FROM THE BOARD AND ITS PROFESSIONALS AT THE PRIOR HEARING****

X. Adjournment:

- a. Next scheduled meeting will be our **Regular Meeting on Thursday, October 20, 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.

ZB20/01 – (Request for Extension of Time on Prior Variance Approval) – Brian Smith & Sharon Price – Block 49, Lot 13 – 505 Central Avenue – Applicants are requesting an extension of time on their prior approval received through Zoning Board of Adjustment Resolution #2020-10 which had been memorialized on June 18, 2020. The Applicants have indicated that due to various reasons they were unable to begin construction as originally planned before the deadline of June 18, 2022.

Enclosed: Request for Time Extension (dated 9/1/2022)
Copy of Zoning Board of Adjustment Resolution #2020-10 (Memorialized 6/18/2020)

BOARD NOTES:

[illegible]

Motion offered by _____ to be moved and seconded by _____

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

Councilman Sexsmith _____ Mayor Fox _____ Rosenberg _____ Mayer _____

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

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.

Previously Enclosed

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)

Currently Enclosed: **Revised Architectural Plans (last revised 8/29/2022)**

Prior Correspondence

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

BOARD NOTES:

Motion offered by _____ to be moved and seconded by _____

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

Councilman Sexsmith **N/A** Mayor Fox **N/A** Rosenberg _____ Mayer _____

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