

Bradley Beach Land Use Board
701 Main Street
Bradley Beach, NJ 07720
732-776-2999 Ext. 1017
Regular Meeting Agenda
Thursday, November 17, 2022 at 6:30 PM
(REVISED 11/14/2022)

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~~ **EXCUSED**
Kelly Reilly-Ierardi
~~Dennis Mayer, Chair~~ **EXCUSED**

Robert Mehnert
William Psiuk
Harvey Rosenberg
Lauren Saracene
~~Deborah Bruynell~~ **EXCUSED**

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 October 20, 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 N/A Dennis Mayer _____

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

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

Land Use Board Regular Meeting Agenda November 17, 2022 (Revised 11/14/2022)

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

Resolutions to be memorialized:

- a. **Resolution 2022-23 (Approval of Bulk Variance for Side Yard Setback of HVAC Equipment) – Isaac & Maria Keselman – Block 13, Lot 9.07 – 109 Cliff Avenue, UNIT 2B**

Those Eligible: Meredith DeMarco, Paul Murphy, Kelly Reilly-Ierardi, Lauren Saracene, Councilman Timothy Sexsmith, Mayor Larry Fox, William Psiuk, Deborah Bruynell, and Dennis Mayer

- b. **Resolution 2022-24 (Approval of Bulk Variance for Side Yard Setback of HVAC Equipment) – Lauren Barra – Block 13, Lot 9.03 – 109 Cliff Avenue, Unit 6F**

Those Eligible: Meredith DeMarco, Paul Murphy, Kelly Reilly-Ierardi, Lauren Saracene, Councilman Timothy Sexsmith, Mayor Larry Fox, William Psiuk, Deborah Bruynell, and Dennis Mayer

- c. **Resolution 2022-25 (Approval of Bulk Variance for Front Yard Setback for Proposed Addition) – Michael Giudice – Block 67, Lot 2 – 215 Third Avenue**

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

- d. **Resolution 2022-26 (Approval of Off Street Parking Variance for Personal Service Uses in all 5 Existing Commercial Units on First Floor) – Gelber Associates – Block 32, Lots 24, 25, 26, & 29 – 706 LaReine Ave**

Those Eligible: Meredith DeMarco, Paul Murphy, Kelly Reilly-Ierardi, Lauren Saracene, Mayor Larry Fox, William Psiuk, Deborah Bruynell, Arianna Bocco, and Dennis Mayer

- e. **Resolution 2022-27 (Approval of Bulk Variances for Fence Height & Side Yard Setback for Dumpster) – Bradley Investors, LLC (Speedy Mart) – Block 19, Lot 15 – 1004-1006 Main Street**

Those Eligible: Meredith DeMarco, Kelly Reilly-Ierardi, Lauren Saracene, Mayor Larry Fox, William Psiuk, Deborah Bruynell, Arianna Bocco, and Dennis Mayer

VIII. Consistency Determination:

- a. **Ordinance No. 2022-14** of the Borough of Bradley Beach Amending Chapter 450: “Zoning” of the Borough’s Revised General Ordinances to Include a New Section Entitled “Development Fees”, introduced at the Borough Council meeting on October 25, 2022.

IX. Applications under consideration for this evening: None.

X. Adjournment:

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

Enclosed: Copy of Proposed Ordinance No. 2022-14
Board Planner's Section 26 Consistency Determination (11/9/2022)

[illegible]

Land Use Board Regular Meeting Agenda November 17, 2022 (Revised 11/14/2022)

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