

Bradley Beach Land Use Board
732-776-2999 Ext. 1017
Regular Meeting Agenda – Meeting to Be Held Remotely Via ZOOM
Thursday, February 17, 2022 at 6:30 PM

This Regular Meeting of the Land Use Board will be taking place remotely via ZOOM and will commence at 6:30 PM at which time you may appear via Zoom and present any objection or questions you may have at the appropriate time. There will be no individuals present at Borough Hall due to the current COVID-19 situation. Instructions on how to access the meeting via ZOOM are listed below:

PUBLIC ACCESS TO ZOOM MEETING:

To access the virtual hearing, you must join the ZOOM meeting. To join the ZOOM meeting, you will need access to a computer with internet access, a microphone, speakers, and camera and/or dial in through a mobile or land line phone to log into the meeting. To join the ZOOM meeting, click on the Join ZOOM Meeting link below and type in the Meeting ID and Password, if prompted. You will join the meeting when granted entry by the host and be able to listen and view the evidence shared on the screen at the meeting and participate when permitted. You will also be able to access the files for the meeting on the Borough of Bradley Beach Website found here:

<https://www.bradleybeachnj.gov/land-use-board/agenda/land-use-board-regular-meeting-agenda-zoom>

Topic: Bradley Beach Land Use Board - Regular Meeting
Time: Feb 17, 2022 06:30 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/82119541313?pwd=ZVZVWFZBZkFhQld4cDZsQkY1cHpJUT09>

Meeting ID: 821 1954 1313

Passcode: 577552

One tap mobile

+13126266799,,82119541313#,,,577552# US (Chicago)

+16465588656,,82119541313#,,,577552# US (New York)

Dial by your location

+1 312 626 6799 US (Chicago)

+1 646 558 8656 US (New York)

+1 301 715 8592 US (Washington DC)

+1 346 248 7799 US (Houston)

+1 669 900 9128 US (San Jose)

+1 253 215 8782 US (Tacoma)

Meeting ID: 821 1954 1313

Passcode: 577552

Find your local number: <https://us02web.zoom.us/j/82119541313?pwd=ZVZVWFZBZkFhQld4cDZsQkY1cHpJUT09>

PUBLIC PARTICIPATON IN ZOOM MEETING:

You will be able to participate when the Board Chair opens the meeting to the public for the public participation portion of the meeting at the end of testimony for each of the applicants and/or their professionals' for you to ask questions and/or cross examine these witnesses. The Board Chair will later open to the public for comments at the end of testimony for each of the applications. At this time you must utilize video technology and be visible in order to present any comments or opinions regarding the application. Public comments will be limited to 5 minutes per person, and time is not transferable. If you have information or exhibits you wish to be considered and entered into the record, you will have to e-mail them to the Board Secretary kdickert@bradleybeachnj.gov at least 72-hours in advance of the meeting so they may be evaluated and placed on the Borough website and marked into evidence, if required.

PUBLIC ACCESS TO APPLICATION FILES:

You will be able to access the application files that are shown in the meeting via the Borough of Bradley Beach Website here:

<https://www.bradleybeachnj.gov/land-use-board/agenda/land-use-board-regular-meeting-agenda-zoom>

ALTERNATE ACCESS TO APPLICATION FILES:

If you are unable to access the information for the applications via computer, or need assistance in logging on or using this technology, you may contact the Board Secretary, Kristie Dickert, at 732-776-2999 Ext. 1017 or kdickert@bradleybeachnj.gov. If you would like to view the files in person, you may schedule an appointment with the Board Secretary. If you wish a particular file be e-mailed or mailed to you, you must request that with 72- hours advanced notice.

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 devices, move to a quiet location, and keep your devices muted until you are called upon to speak as background noises are distracting to others and they do not allow for a clear recording of these proceedings.

II. Open Public Meetings Act:

The 48-hour notice, as required under the Open Public Meetings Act, has been met as notice of this virtual meeting was emailed on January 31, 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
David Critelli, Vice Chair
Meredith DeMarco
Kelly Reilly-Ierardi

Dennis Mayer, Chair
Robert Mehnert
William Psiuk
Harvey Rosenberg
Lauren Saracene

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 Regular Meeting of January 20, 2022

Motion offered by _____ to be moved and seconded by _____

Mayor Larry Fox _____ Paul Murphy _____ Councilman Timothy Sexsmith _____

Meredith DeMarco _____ Kelly Reilly-Ierardi _____ Robert Mehnert _____

Lauren Saracene _____ David Critelli _____ Dennis Mayer _____

Harvey Rosenberg (Alt. 1) _____ William Psiuk (Alt. 2) _____

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

VII. Resolutions to be memorialized:

- a. **Resolution 2022-06** – (Denial of Bulk Variances for Demolition and Reconstruction of Detached Garage w/Apartment) – Jefferson Berry & Barbara O'Connell – Block 85, Lot 5 – 423 ½ Monmouth Avenue – **TABLED UNTIL OUR MARCH 24, 2022 MEETING**

Those Eligible: Paul Murphy, Kelly Reilly-Ierardi, Lauren Saracene, William Psiuk, and Dennis Mayer

VIII. Applications under consideration for this evening:

- a. **ZB21/16 – (Bulk Variances for Construction of Paver Patio) – Barbara Riola & Marlene Rajput – Block 25, Lot 19 – 110 Ocean Park Avenue** – Applicant is seeking Bulk Variances for the proposed construction of paver patio approximately 850 s.f. Variances are required for both side yard setbacks, rear yard setback, and impervious coverage.
- b. **ZB21/10 – (Use & Bulk Variances for New 2 ½ story Dwelling) – Ocean Grace, LLC/Thomas Carlucci – Block 13, Lot 16 – 1107 Ocean Avenue** – Applicant is seeking Use and Bulk Variances for the proposed construction of a new 2 ½ story dwelling requiring variances for building height, number of stories, upper porch variances, side yard setback, rear yard setback, building coverage, impervious coverage, driveway apron width, and driveway curb cut. Applicant is represented by Michael J. Wenning, Esq. ****ORIGINALLY SCHEDULED FOR THE 10/21/2021 ZBA MEETING AND CARRIED TO THE 12/16/21 ZBA MEETING WITH NO FURTHER NOTICE. THIS MATTER WAS NOT HEARD ON 12/16/21 AND WAS ULTIMATELY CARRIED 1/20/2022. A LETTER WAS RECEIVED FROM MICHAEL J. WENNING TO CARRY THIS MATTER TO THIS MEETING DATE OF FEBRUARY 17, 2022 WITHOUT FURTHER NOTICE IN AN EFFORT TO REVISE THE PLANS IN ADVANCE OF THE HEARING. REVISED PLANS HAVE NOT YET BEEN RECEIVED; THEREFORE, THIS MATTER WILL BE FURTHER CARRIED TO OUR _____ MEETING WITHOUT FURTHER NOTICE, UNLESS THE HEIGHT/USE VARIANCE CANNOT BE ELIMINATED****

IX. Adjournment:

- a. Next scheduled meeting will be our **Regular Meeting on Thursday, March 24, 2022 at 6:30 PM** which will resume in person and take place 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.

ZB21/16 – (Bulk Variances for Construction of Paver Patio) – Barbara Riola & Marlene Rajput – Block 25, Lot 19 – 110 Ocean Park Avenue – Applicant is seeking Bulk Variances for the proposed construction of paver patio approximately 850 s.f. Variances are required for both side yard setbacks, rear yard setback, and impervious coverage.

Enclosed: Application for Bulk Variances (Rec'd 9/14/2021)
Zoning Permit Denial (8/3/2021)
Prior Resolution of Approval (1/19/2017)
Hand Drawn Sketch & Maya Stone Specs (undated)
Survey of Property Final As Built w/Topography (last revised 12/14/2021)
Site Plan (11/24/2021)

Correspondence: Board Engineer's Review Letter (1/20/2022)

BOARD NOTES:

[illegible]

Motion offered by _____ to be moved and seconded by _____

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

Councilman Sexsmith _____ Mayor Fox _____ Critelli _____ Mayer _____

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

ZB21/10 – (Use & Bulk Variances for New 2 ½ story Dwelling) – Ocean Grace, LLC/Thomas Carlucci – Block 13, Lot 16 – 1107 Ocean Avenue – Applicant is seeking Use and Bulk Variances for the proposed construction of a new 2 ½ story dwelling requiring variances for building height, number of stories, upper porch variances, side yard setback, rear yard setback, building coverage, impervious coverage, driveway apron width, and driveway curb cut. Applicant is represented by Michael J. Wenning, Esq.

Previously Enclosed: Application for Variances (Rec'd 7/21/2021)
Zoning Permit Denial (4/30/2021)
Survey of Property (6/20/2019)
Architectural Plans (6/21/2021)

Previously Correspondence: Board Engineer & Planner's Review Letter (9/9/2021)

BOARD NOTES:

Councilman Sexsmith and Robert Mehnert will be recusing themselves from participating in this application.

THIS MATTER WILL BE FURTHER CARRIED TO OUR _____ MEETING WITHOUT FURTHER NOTICE, UNLESS THE HEIGHT/USE VARIANCE CANNOT BE ELIMINATED

Motion offered by _____ to be moved and seconded by _____

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

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

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