

Bradley Beach Land Use Board
701 Main Street
Bradley Beach, NJ 07720
732-776-2999 Ext. 1017
Regular Meeting Agenda
Thursday, February 16, 2023 at 6:30 PM (REVISED 2/15/2023)

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 January 26, 2023 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
Meredith DeMarco, Councilwoman
JohnEric Advento

Arianna Bocco
Liz Hernandez
Kelly Reilly-Ierardi
Dennis Mayer

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 – Irvington Manor v. Borough of Bradley Beach ZBA

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

VI. Land Use Board Planning Discussion Items:

VII. Correspondence: None.

VIII. Approval and Adoption of Meeting Minutes from the Reorganization and Regular Meetings of January 19, 2023

Motion offered by _____ to be moved and seconded by _____

Mayor Larry Fox _____ Paul Murphy _____ Councilwoman Meredith DeMarco _____

Liz Hernandez _____ Kelly Reilly-Ierardi N/A Robert Mehnert _____

Lauren Saracene _____ Harvey Rosenberg N/A Dennis Mayer _____

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

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

IX. Resolutions to be memorialized:

a. Resolution 2023-03 – Confirming the Election of Officers for 2023

Those Eligible: Robert Mehnert, Paul Murphy, Lauren Saracene, Liz Hernandez, Councilwoman Meredith DeMarco, Mayor Larry Fox, William Psiuk, Deborah Bruynell, and Dennis Mayer

b. Resolution 2023-04 – Approving the Appointment of Professionals 2023

Those Eligible: Robert Mehnert, Paul Murphy, Lauren Saracene, Liz Hernandez, Councilwoman Meredith DeMarco, Mayor Larry Fox, William Psiuk, Deborah Bruynell, and Dennis Mayer

c. Resolution 2023-05 – Designation of Official Newspapers for Legal Notices 2023

Those Eligible: Robert Mehnert, Paul Murphy, Lauren Saracene, Liz Hernandez, Councilwoman Meredith DeMarco, Mayor Larry Fox, William Psiuk, Deborah Bruynell, and Dennis Mayer

d. Resolution 2023-06 – Approving the Meeting Dates for 2023

Those Eligible: Robert Mehnert, Paul Murphy, Lauren Saracene, Liz Hernandez, Councilwoman Meredith DeMarco, Mayor Larry Fox, William Psiuk, Deborah Bruynell, and Dennis Mayer

e. Resolution 2023-07 – Approval of Bulk Variance for Fence Height on Corner Lot – Nicholas & Barbara Zaharioudakis – Block 88, Lot 20 – 516 Bradley Boulevard

Those Eligible: Robert Mehnert, Paul Murphy, Lauren Saracene, Liz Hernandez, Councilwoman Meredith DeMarco, Mayor Larry Fox, William Psiuk, Deborah Bruynell, and Dennis Mayer

X. Applications under consideration for this evening:

- a. LUB22/21 – (Bulk Variances for Demolition of Existing Dwelling and Construction of a New 2 ½ Story Dwelling on Undersized Lot) – Paul Alonzo – Block 14, Lot 9 – 121 Newark Avenue -** Applicant seeking bulk variance relief to remove the existing dwelling in its entirety and construct a new 2 ½ story dwelling requiring variances for front yard setback to porch, upper porch, and dwelling; side yard setback, rear yard setback, building coverage, impervious coverage, and for the proposed ½ story. Applicant is represented by Jeffrey P. Beekman, Esq.

XI. Adjournment:

- a. Next scheduled meeting will be our **Regular Meeting on Thursday, March 16, 2023 at 6:30 PM** which will 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.

LUB22/21 – (Bulk Variances for Demolition of Existing Dwelling and Construction of a New 2 ½ Story Dwelling on Undersized Lot) – Paul Alonzo – Block 14, Lot 9 – 121 Newark Avenue - Applicant seeking bulk variance relief to remove the existing dwelling in its entirety and construct a new 2 ½ story dwelling requiring variances for front yard setback to porch, upper porch, and dwelling; side yard setback, rear yard setback, building coverage, impervious coverage, and for the proposed ½ story. Applicant is represented by Jeffrey P. Beekman, Esq.

Enclosed: Application for Variance (Rec'd 11/2/2022)
 Surveyor's Report Regarding Front Yard Setbacks (2/18/2022)
 Survey of Property (3/23/2021)
 Architectural Plans (3 sheets) (last revised 1/23/2023)

Correspondence: Board Engineer's Review Letter (2/6/2023)

BOARD NOTES:

[illegible]

Motion offered by _____ to be moved and seconded by _____

Mehnert _____ Murphy _____ Reilly-Ierardi _____ Saracene _____ Hernandez _____

Councilwoman DeMarco _____ Mayor Fox _____ Rosenberg _____ Mayer _____

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