

**Bradley Beach Land Use Board**  
**701 Main Street**  
**Bradley Beach, NJ 07720**  
**732-776-2999 Ext. 1017**  
**Regular Meeting Agenda**  
**Thursday, March 16, 2023 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 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  
~~John Eric Advento~~ **EXCUSED**

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

**V. Land Use Board Planning Discussion Items:**

**a. Recommendation from Board Member Murphy:**

- i. In regard to third floor occupancy, there is often a disconnect between what the applicants' professional has labeled as: "third floor," "half story," "habitable attic." Each has its own criteria it must meet to match the definition, but I think our definitions are not harmonious with the building code definitions.

A proposed solution (or confirmation) could be to take our terms/definitions for these items and send them to the construction official and have him send back his uniform construction code definitions of the terms, we review them, and make sure the requirements match.

**b. Miscellaneous**

**VI. Correspondence: None.**

## VII. Approval and Adoption of Meeting Minutes from the Regular Meeting of February 16, 2023

Motion offered by \_\_\_\_\_ to be moved and seconded by \_\_\_\_\_

Mayor Larry Fox N/A

Paul Murphy N/A

Councilwoman Meredith DeMarco N/A

Liz Hernandez N/A

Kelly Reilly-Ierardi \_\_\_\_\_

Robert Mehnert \_\_\_\_\_

Lauren Saracene \_\_\_\_\_

Harvey Rosenberg N/A

Dennis Mayer \_\_\_\_\_

William Psiuk (Alt. 1) \_\_\_\_\_

Deborah Bruynell (Alt. 2) \_\_\_\_\_

Arianna Bocco (Alt. 3) \_\_\_\_\_

JohnEric Advento (Alt. 4) Absent

## VIII. Resolutions to be memorialized: None.

## IX. 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. **\*\*PLANS WERE NOT REVISED AND SUBMITTED WITHIN THE REQUIRED 10-DAY PERIOD PRIOR TO THIS HEARING DATE; THEREFORE, THIS MATTER WILL NOT BE HEARD AND MUST BE CARRIED TO OUR NEXT AVAILABLE MEETING DATE IN ORDER FOR THE PLANS TO BE PREPARED AND SUBMITTED FOR FURTHER REVIEW\*\***
- b. **LUB23/04 – (Bulk Variances for Proposed Front Porches & Balcony) – Tamblyn & Vito Abrusci – 316 ½ McCabe Avenue –** The Applicant is seeking bulk variance relief for proposed 2<sup>nd</sup> floor covered porch and a third floor upper porch. Variance relief is necessary for the upper porch location (3<sup>rd</sup> floor), covered porch, side yard setback to porches, building coverage, impervious coverage, and expansion of the pre-existing, non-conforming third floor.

## X. Adjournment:

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

Previously 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)

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

**BOARD NOTES:**

**\*\*PLANS WERE NOT REVISED AND SUBMITTED WITHIN THE REQUIRED 10-DAY PERIOD PRIOR TO THIS HEARING DATE; THEREFORE, THIS MATTER WILL NOT BE HEARD AND MUST BE CARRIED TO OUR NEXT AVAILABLE MEETING DATE IN ORDER FOR THE PLANS TO BE PREPARED AND SUBMITTED FOR FURTHER REVIEW\*\***

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) \_\_\_\_\_

**LUB23/04 – (Bulk Variances for Proposed Front Porches & Balcony) – Tamblyn & Vito Abrusci – 316 ½ McCabe Avenue** – The Applicant is seeking bulk variance relief for proposed 2<sup>nd</sup> floor covered porch and a third floor upper porch. Variance relief is necessary for the upper porch location (3<sup>rd</sup> floor), covered porch, side yard setback to porches, building coverage, impervious coverage, and expansion of the pre-existing, non-conforming third floor.

Enclosed:      Application for Variance (Rec'd 1/27/2023)  
                     Zoning Permit Denial (12/29/2022)  
                     Color Photos of Existing Conditions (undated)  
                     Survey of Property Showing Average Setbacks (Revised 12/8/2022)  
                     Architectural Plans (2 sheets) (last revised 1/10/2023)

Correspondence: Board Engineer's Review Letter (2/24/2023)

**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) **Absent**