

**Bradley Beach Land Use Board**  
**701 Main Street**  
**Bradley Beach, NJ 07720**  
**732-776-2999 Ext. 1017**  
**Regular Meeting Agenda**  
**Thursday, April 20, 2023 at 6:30 PM**

This Regular Meeting of the Land Use Board will be taking place in person in the Borough Hall 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	Arianna Bocco	Robert Mehnert
Paul Murphy, Code Officer	Liz Hernandez	William Psiuk
Meredith DeMarco, Councilwoman	<del>Kelly Reilly-Ierardi</del> - <b>EXCUSED</b>	Harvey Rosenberg, Vice Chair
JohnEric Advento	Dennis Mayer, Chair	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:**

**VI. Correspondence: None.**

**VII. Approval and Adoption of Meeting Minutes from the Regular Meeting of March 16, 2023**

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

Mayor Larry Fox N/A                      Paul Murphy N/A                      Councilwoman Meredith DeMarco \_\_\_\_\_

Liz Hernandez \_\_\_\_\_                      Kelly Reilly-Ierardi Absent                      Robert Mehnert \_\_\_\_\_

Lauren Saracene \_\_\_\_\_                      Harvey Rosenberg \_\_\_\_\_                      Dennis Mayer \_\_\_\_\_

William Psiuk (Alt. 1) \_\_\_\_\_                      Deborah Bruynell (Alt. 2) \_\_\_\_\_

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

**VIII. Resolutions to be memorialized:**

- a. **Resolution 2023-08 – Approval of Bulk Variances for Proposed Front Porches – Tamblyn & Vito Abrusci – Block 28, Lot 30 – 316 ½ McCabe Avenue**

*Those Eligible:* Robert Mehnert, Lauren Saracene, Liz Hernandez, Councilwoman Meredith DeMarco, William Psiuk, Deborah Bruynell, and Dennis Mayer

**IX. Applications under consideration for this evening:**

- a. **LUB23/02 – (Bulk Variances for Proposed Living Space Above Existing Detached Garage Structure) – Ann Marie Kuder – Block 36, Lot 7 – 309 ½ McCabe Avenue** – Applicant is seeking a variance to allow the construction of a second story over the existing one-story garage which will have the same setbacks as the existing garage for the purpose of adding a bedroom and bathroom with no kitchen facilities. The unit will not be a rental unit and only used as an additional bedroom for the principal residence. Applicant is represented by Thomas J. Hirsch, Esq.
- b. **LUB23/05 – (Use Variance & Bulk Variances to Construct a Detached Garage Structure with a Bathroom & Covered Patio) – Abby Jordan – Block 68, Lot 9 – 302 Second Avenue** – Applicant is seeking Use and Bulk Variance relief to construct a detached garage with a bathroom and covered patio/bar area. Applicant is represented by Michael J. Wenning, Esq.
- c. **LUB23/06 – (Bulk Variances for Proposed 2-story Addition at Rear of the Dwelling) – Gregory & Bella Smith – Block 21, Lot 14 – 506 Ocean Park Avenue** – Applicant is proposing to construct a 2-story addition at the rear of the existing dwelling which requires variances for building coverage, setback to the driveway, and distance between structures. Applicant is represented by Jeffrey P. Beekman, Esq.
- d. **LUB23/07 – (Bulk Variances for Construction of a Full 2<sup>nd</sup> Story + ½ Story Above) – Donald Reese – Block 73, Lot 7.02 – 107 Madison Avenue** – Applicant is seeking variances to permit the removal of the existing ½ story and construction of a new full 2<sup>nd</sup> story with ½ story above. Proposed improvements require variances for front and side yard setbacks as the property has an existing non-conformity in lot depth.

**X. Adjournment:**

- a. Next scheduled meeting will be our **Regular Meeting on Thursday, May 18, 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.

**LUB23/02 – (Bulk Variances for Proposed Living Space Above Existing Detached Garage Structure) – Ann Marie Kuder – Block 36, Lot 7 – 309 ½ McCabe Avenue** – Applicant is seeking a variance to allow the construction of a second story over the existing one-story garage which will have the same setbacks as the existing garage for the purpose of adding a bedroom and bathroom with no kitchen facilities. The unit will not be a rental unit and only used as an additional bedroom for the principal residence. Applicant is represented by Thomas J. Hirsch, Esq.

Enclosed:      Application for Variance (Rec'd 1/17/2023)  
                  Metes & Bounds Description of Proposed Driveway Easement (11/11/2022)  
                  Draft Copy of Deed of Easement (2023)  
                  Survey of Property (8/30/2022)  
                  Plot/Grading Plan (last revised 2/14/2023)  
                  Architectural Plans (4 sheets) (6/29/2022)

Correspondence: Board Engineer's Review Letter (3/7/2023)

**BOARD NOTES: (HARVEY ROSENBERG WITHIN 200 feet)**

[illegible]

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

Mehnert \_\_\_\_\_ Murphy \_\_\_\_\_ Reilly-Ierardi **Absent** Saracene \_\_\_\_\_ Hernandez \_\_\_\_\_

Councilwoman DeMarco \_\_\_\_\_ Mayor Fox \_\_\_\_\_ Rosenberg **Recused** Mayer \_\_\_\_\_

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

**LUB23/05 – (Use Variance & Bulk Variances to Construct a Detached Garage Structure with a Bathroom & Covered Patio) – Abby Jordan – Block 68, Lot 9 – 302 Second Avenue** – Applicant is seeking Use and Bulk Variance relief to construct a detached garage with a bathroom and covered patio/bar area. Applicant is represented by Michael J. Wenning, Esq.

Enclosed: Application for Variance (Rec'd 1/31/2023)  
Zoning Permit Denial (6/30/2022)  
Zoning Permit Denial (8/4/2022)  
Survey of Property (last revised 5/17/2022)  
Plot Plan (last revised 3/14/2023)  
Architectural Plans (1 sheet) (11/21/2022)

Correspondence: Board Engineer & Planner's Review Letter (3/31/2023)

**BOARD NOTES:**

[illegible]

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

Mehnert \_\_\_\_\_ Murphy \_\_\_\_\_ Reilly-Ierardi **Absent** Saracene \_\_\_\_\_ Hernandez \_\_\_\_\_

Councilwoman DeMarco \_\_\_\_\_ Mayor Fox \_\_\_\_\_ Rosenberg \_\_\_\_\_ Mayer \_\_\_\_\_

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

**LUB23/06 – (Bulk Variances for Proposed 2-story Addition at Rear of the Dwelling) – Gregory & Bella Smith – Block 21, Lot 14 – 506 Ocean Park Avenue** – Applicant is proposing to construct a 2-story addition at the rear of the existing dwelling which requires variances for building coverage, setback to the driveway, and distance between structures. Applicant is represented by Jeffrey P. Beekman, Esq.

Enclosed: Application for Variance (Rec'd 2/23/2023)  
Zoning Permit Denial (12/1/2022)  
Survey of Property  
Front Yard Setback Plan (1/17/2023)  
Architectural Plans (3 sheets) (2/14/2023)

Correspondence: Board Engineer & Planner's Review Letter (3/31/2023)

**BOARD NOTES:**

[illegible]

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

Mehnert \_\_\_\_\_ Murphy \_\_\_\_\_ Reilly-Ierardi **Absent** Saracene \_\_\_\_\_ Hernandez \_\_\_\_\_

Councilwoman DeMarco \_\_\_\_\_ Mayor Fox \_\_\_\_\_ Rosenberg \_\_\_\_\_ Mayer \_\_\_\_\_

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

**LUB23/07 – (Bulk Variances for Construction of a Full 2<sup>nd</sup> Story + ½ Story Above) – Donald Reese – Block 73, Lot 7.02 – 107 Madison Avenue** – Applicant is seeking variances to permit the removal of the existing ½ story and construction of a new full 2<sup>nd</sup> story with ½ story above. Proposed improvements require variances for front and side yard setbacks as the property has an existing non-conformity in lot depth.

Enclosed: Application for Variance (Rec'd 2/24/2023)  
Zoning Permit Denial (2/23/2023)  
Photo of Front of Existing Dwelling (undated)  
Survey of Property (1/4/2023)  
Architectural Plans (2 sheets) (2/1/2023)

Correspondence: Board Engineer & Planner's Review Letter (3/31/2023)

**BOARD NOTES:**

[illegible]

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

Mehnert \_\_\_\_\_ Murphy \_\_\_\_\_ Reilly-Ierardi **Absent** Saracene \_\_\_\_\_ Hernandez \_\_\_\_\_

Councilwoman DeMarco \_\_\_\_\_ Mayor Fox \_\_\_\_\_ Rosenberg \_\_\_\_\_ Mayer \_\_\_\_\_

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