

**Bradley Beach Land Use Board  
Regular Meeting Minutes  
Meeting Held in Person at 701 Main Street  
Thursday, January 19, 2023  
Immediately Following Reorganization Meeting**

Regular Meeting is called to order at 7:00 PM.

Open public meeting announcement is made by the Board Secretary.

**Roll Call:**

Present: Mayor Larry Fox, Paul Murphy, Councilwoman Meredith DeMarco, JohnEric Advento, Liz Hernandez, Dennis Mayer, Robert Mehnert, William Psiuk, Lauren Saracene, Deborah Bruynell

Absent: Arianna Bocco, Kelly Reilly-Ierardi, and Harvey Rosenberg

Also Present: Mark G. Kitrick, Esq. – Attorney to the Board, Gerald Freda, PE, PP, CME – Board Engineer, and Christine Bell, PP, AICP – Board Planner

**Approval and Adoption of Meeting Minutes from the Regular Meeting of December 15, 2022** – Motion to adopt offered by Dennis Mayer, Seconded by Mayor Larry Fox. All eligible members present in favor.

**Resolutions Memorialized:**

- a. **Resolution 2023-01 (Bulk Variances for New Single Family Dwelling on Undersized Lot)**  
– Karen Pesce – Block 30, Lot 20 – 508 ½ McCabe Avenue
- b. **Resolution 2023-02 (Bulk Variances for Proposed 3<sup>rd</sup> Story Dormer Addition with Additional Interior and Exterior Renovations)** – Andrew Papadakis – Block 46, Lot 19 – 602 Fifth Avenue

Chair Mayer welcomes now Councilwoman Meredith DeMarco and Ms. Hernandez to the Land Use Board.

Chair Mayer advises the public of the policies and procedures and how the meeting will proceed.

**Applications Considered:**

**LUB22/22 – (Bulk Variance for Fence Height on Corner Lot) – Nicholas & Barbara Zaharioudakis – Block 88, Lot 20 – 516 Bradley Boulevard** – Applicant is seeking a bulk variance to install a 4 ½ ft. high fence in a front yard area on this corner lot where only a 3 foot high fence is permitted.

Nicholas & Barbara Zaharioudakis are sworn in with the Board Professionals.

The Applicants explain they wish to install a 4 ½ ft. high fence in this front yard area for the safety of their dogs. They are proposing an aluminum, 50% open type fence which will be placed behind the existing arborvitae.

It is discussed and agreed that the fence, if permitted, will be at least 5 feet off of the property line behind the existing shrubs which will be maintained in place.

No Public appeared therefore no public questions or comments received.

**Based upon the testimony provided Dennis Mayer makes a motion to approve the application with the condition that the 4 ½ ft. high fence will be installed at least 5 feet off of the property line and be placed behind the existing shrubs which are to be maintained, seconded by William Psiuk.**

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

**Those Absent:** Kelly Reilly-Ierardi, Harvey Rosenberg, and Arianna Bocco

**Those Recused:** None.

**Those in Opposition:** None.

**Those Abstained:** None.

**Adjournment:**

Next scheduled meeting will be our **Regular Meeting on Thursday, February 16, 2023 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.

With no further business before the Board a motion to adjourn was offered by Dennis Mayer moved and seconded by Councilwoman Meredith DeMarco. All in favor. Meeting closed at 7:23 PM.

**Minutes submitted by Kristie Dickert, Board Secretary**