

**Bradley Beach Land Use Board
Regular Meeting Minutes
Meeting Held in Person at 701 Main Street
Thursday, February 16, 2023 @ 6:30 PM**

Regular Meeting is called to order at 6:30 PM.

Open public meeting announcement is made by the Board Secretary.

Roll Call:

Present: JohnEric Advento, Arianna Bocco, Kelly Reilly-Ierardi, Robert Mehnert, William Psiuk, Laruen Saracene, Deborah Bruynell, and Dennis Mayer

Absent: Mayor Larry Fox, Paul Murphy, Councilwoman Meredith DeMarco, Liz Hernandez, and Harvey Rosenberg

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

EXECUTIVE SESSION:

Litigation Update – Irvington Manor LLC v. Borough of Bradley Beach ZBA

Chair Mayer makes a motion to enter into Executive Session – Seconded by William Psiuk.

Mark Kitrick, Esq. reads resolution to enter into executive. All in favor. Board moves to closed session. Board returns to the dais @ 6:58 PM.

Chair Mayer advises the public regarding the Board's policies and procedures and how the meeting will proceed.

Approval and Adoption of Meeting Minutes from the Reorganization and Regular Meetings of January 19, 2023 – Motion to adopt offered by Chair Dennis Mayer, Seconded by William Psiuk. All eligible members present in favor.

Resolutions Memorialized:

- a. **Resolution 2023-03 – Confirming the Election of Officers for 2023**
- b. **Resolution 2023-04 – Approving the Appointment of Professionals 2023**
- c. **Resolution 2023-05 – Designation of Official Newspapers for Legal Notices 2023**
- d. **Resolution 2023-06 – Approving the Meeting Dates for 2023**
- e. **Resolution 2023-07 – Approval of Bulk Variance for Fence Height on Corner Lot – Nicholas & Barbara Zaharioudakis – Block 88, Lot 20 – 516 Bradley Boulevard**

Applications Considered:

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.

Mr. Beekman indicates this is a single-family dwelling in a single-family zone and the variances being requested are associated with lot size.

Paul Alonzo (owner), Michael Moss (architect), and Joseph Kociuba (planner) are all sworn in together with Gerald Freda (Board Engineer).

Mr. Alonzo indicates he inherited the house from his parents who had owned in the 50's. He indicates he lived there for a time in the 70's. Through the years it has been a summer house and it is still just a bungalow. He indicates he sold his property up north a few years ago and wants to be here full-time and indicates he is currently in a rental now. He indicates he needs more space for his family if this home is going to be utilized on a full-time basis. The bungalow is currently on pillars not a foundation; therefore, it must be knocked down. There are 2 bedrooms now and no storage. The footprint of the new home is proposed to remain the same. He indicates it has been kept up as best as possible; however, it feels as though the floor is sinking. The new proposal would keep 2 bedrooms.

Thomas J. Coan – 612 Third Avenue – questions the testimony regarding the same footprint, is it 14 feet or 15 feet wide? Is the basement being proposed for storage or a finished basement, it is unclear, which is it?

Michael Moss, AIA – qualified and accepted – he indicates he was tasked to design on this property. There are challenges with existing conditions. Number 1, there is no foundation just piers, so it is not up to code. Number 2, framing – structurally it is deficient and lumber undersized.

Jeff Beekman, Esq. asks Mr. Moss if there are issues with the location of the existing structure? Mr. Moss indicates the exterior walls are not fire rated and they are currently less than 5 feet from the neighbors which is a fire hazard and danger to neighbors as well. That is why the proposed placement of the building in the center of the lot leaving 3 feet on each side so windows and doors can be installed.

The proposed living space is reviewed:

1. Basement – Storage space, utilities, rather than taking up living space. Does have access hatch from the front porch deck in the northeast corner, then there is a proposed finished recreation area in the rear of the basement.
2. First Floor – Proposing to open up with open kitchen/living area – full bathroom in the back. The door lines up with buildings to the west. Setback of 8.59 feet to building lines up with other homes to the west – average alignment is of 12 lots on the block and only 1 currently meets the required 25-foot setback. If the average of the 4 properties to the west it would be 2.65 ft to the porch and 7.17 feet to the building, we are at 2.60 feet and 8.59 feet.
3. Second Floor – Adding 2 small bedrooms with 1 full bath. The existing structure currently contains 2 bedrooms. The new bedrooms will be 9'8" x 11'4" and 14.3' x 10'. There will be a stackable laundry and small closets. None of the existing bedrooms now have closets. We are proposing an upper porch (no roof) above the one below which will be 6 feet deep and have the same setback. Access is through a bedroom, not a common area.

4. Third Floor or Half Story – access is by an interior spiral staircase. Proposing to install condensers on the roof. There will be a small lounge area and access to a covered balcony which measures 80 s.f. (8'x10').

Exhibit A-1 – Updated Zoning Bulk Requirement Table

Proposed rear setback of house is 6.75 feet which is more than exists today. The overall footprint is slightly smaller than the existing structure.

It is not possible to park on this site as this is existing condition.

Chair Mayer – asks on a 2-story home how high would it be – it is indicated approximately 25 feet which is only a difference of 4 +/- feet.

Kelly Reilly-Ierardi – asks what the point is of having the ½ story if barely anything fits in there?

Chair Mayer – feels this is too much for this particular lot.

Kelly Reilly-Ierardi – indicates she also feels this is excessive for this lot.

Jerry Freda feels they did a good job getting to this point because the lot is very small and is only 20' x 50'.

William Psiuk asks how high the basement is? It is indicated to be 7'10".

Jerry Freda indicates he definitely wants a soil boring for the basement.

****At 7:55 PM it is decided to take a break so Mr. Beekman can discuss the issues with his client. The Board returns at 8:00 PM and all members still present****

It is requested that this matter be carried to the March 16th meeting without further notice in order to revise and resubmit plans.

Jerry notes that a parking variance must also be included with this application.

Based upon the testimony provided and the discussions which took place it is agreed to carry this matter to the March 16th meeting with no further notice. Revised plans must be submitted at least 10 days prior to the hearing for review.

Adjournment:

Next scheduled meeting will be our **Regular Meeting on Thursday, March 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 William Psiuk. All in favor. Meeting closed at 8:03 PM.

Minutes submitted by Kristie Dickert, Board Secretary