

**Bradley Beach Land Use Board
701 Main Street
Bradley Beach, NJ 07720
732-776-2999 Ext. 1017
Regular Meeting Agenda
Thursday, June 15, 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
Paul Murphy, Code Officer
Meredith DeMarco, Councilwoman
JohnEric Advento

Arianna Bocco
Liz Hernandez
Kelly Reilly-Ierardi
Dennis Mayer, Chair

Robert Mehnert
William Psiuk
Harvey Rosenberg, Vice 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 May 18, 2023

Motion offered by _____ to be moved and seconded by _____

Mayor Larry Fox _____ Paul Murphy _____ Councilwoman Meredith DeMarco _____

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

Lauren Saracene _____ Harvey Rosenberg _____ Dennis Mayer _____

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

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

VIII. Resolutions to be memorialized:

- a. **Resolution 2023-12 – Approval of 2-year Extension of Time - Stacey Pelliccio-Caponegro – Block 56, Lot 15 – 510 Fourth Avenue**
Those Eligible: Paul Murphy, Kelly Reilly-Ierardi, Lauren Saracene, Liz Hernandez, Councilwoman Meredith DeMarco, Mayor Larry Fox, William Psiuk, Harvey Rosenberg, and Dennis Mayer
- b. **Resolution 2023-13 – Approval of 1-year Extension of Time – Thomas J. Coan – Block 58, Lot 10 – 401 Main Street**
Those Eligible: Paul Murphy, Lauren Saracene, Liz Hernandez, William Psiuk, Harvey Rosenberg, and Dennis Mayer
- c. **Resolution 2023-14 – Approval of Bulk Variances for Construction of a Full 2nd Story + ½ Story Above) – Donald Reese – Block 73, Lot 7.02 – 107 Madison Avenue**
Those Eligible: Paul Murphy, Kelly Reilly-Ierardi, Lauren Saracene, Liz Hernandez, Councilwoman Meredith DeMarco, Mayor Larry Fox, William Psiuk, Harvey Rosenberg, and Dennis Mayer
- d. **Resolution 2023-15 – Granting Appeal of Zoning Officer’s Determination – Scott & Susan Schwartz – Block 10, Lot 25.02 – 208 ½ Newark Avenue**
Those Eligible: Kelly Reilly-Ierardi, Lauren Saracene, Liz Hernandez, Councilwoman Meredith DeMarco, Mayor Larry Fox, William Psiuk, Harvey Rosenberg, and Dennis Mayer
- e. **Resolution 2023-16 – Approval of Bulk Variances for Demolition of Existing Dwelling and Construction of a New Dwelling on Undersized Lot) – Paul Alonzo – Block 14, Lot 9 – 121 Newark Avenue**
Those Eligible: Paul Murphy, Kelly Reilly-Ierardi, Lauren Saracene, Liz Hernandez, Councilwoman Meredith DeMarco, Mayor Larry Fox, William Psiuk, Harvey Rosenberg, and Dennis Mayer

IX. Applications under consideration for this evening:

- a. **LUB23/13 – (Request for Certificate of Non-Conforming Use) - Paul & Irene Laki and Dave & Debora Knoeller – Block 83, Lot 6 – 19-21 Pacific Avenue** – Applicant is seeking a Certificate of Non-Conforming Use that the subject property was constructed and utilized as a two (2) family residence prior to the adoption of the Bradley Beach Zoning Ordinance. Applicant is represented by Mark R. Aikins, Esq.
- b. **LUB23/10 – (Bulk Variances for Relocation of Existing Dwelling with new 2 ½ story addition) – Reynolds/Palmerin – Block 25, Lots 14 & 15 – 100 Ocean Park Avenue** – Applicant is proposing to lift and relocate the existing two-family dwelling on the lot to a new foundation so that it is located more uniformly on this slightly irregular lot. The Applicant is also proposing to add a garage below the first floor and add a 2 ½ story addition that will raise the existing height from 28.33’ to 29.75’ within a portion of the dwelling. Applicant is represented by Jeffrey P. Beekman, Esq.
- c. **LUB23/11 – (Bulk Variances for Demolition of Existing Detached Garage & Additions)) – Neil & Susan Wasser – Block 22, Lot 12 – 400 Ocean Park Avenue** – Applicant is proposing to remove the existing detached garage and proposing an attached garage. Improvements also include a ½ story addition with a small addition to the west side and rear of the dwelling. Applicant is represented by Jeffrey P. Beekman, Esq.

- d. **LUB23/12 – (Use and Bulk Variances to Renovate Existing Commercial Building and Make It A Single-Family Dwelling) – David & Tina Sacci – block 83, Lot 13 – 28 Main Street** – Applicant is proposing renovations to the existing building and changing the use to a single-family dwelling requiring use variance and bulk variances for rear yard setback, driveway apron widths, and driveway widths. Applicant is represented by Jeffrey P. Beekman, Esq.

X. Adjournment:

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

LUB23/13 – (Request for Certificate of Non-Conforming Use) - Paul & Irene Laki and Dave & Debora Knoeller – Block 83, Lot 6 – 19-21 Pacific Avenue – Applicant is seeking a Certificate of Non-Conforming Use that the subject property was constructed and utilized as a two (2) family residence prior to the adoption of the Bradley Beach Zoning Ordinance. Applicant is represented by Mark R. Aikins, Esq.

Enclosed: Mark Aikins, Esq. Ltr to Board (4/21/2023)
Application for Certificate of Non-Conformity (Rec'd 4/27/2023)
Kevin Kennedy, Esq. Ltr to Laki/Knoeller (8/3/2007)
Code/Construction Dept. to Realtor (8/3/2007)
Code/Construction Inspection Form (7/19/2007)
Phone Message from Bill Gray BB Zoning Office (8/2/2007)
Copy of Tax Bill (2022 Final/2023 Preliminary)
Utility Bills 21 Pacific Ave (2021-2023)
Architect's Report of Findings (5/23/2023)

BOARD NOTES:

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) _____

LUB23/10 – (Bulk Variances for Relocation of Existing Dwelling with new 2 ½ story addition) – Reynolds/Palmerin – Block 25, Lots 14 & 15 – 100 Ocean Park Avenue - Applicant is proposing to lift and relocate the existing two-family dwelling on the lot to a new foundation so that it is located more uniformly on this slightly irregular lot. The Applicant is also proposing to add a garage below the first floor and add a 2 ½ story addition that will raise the existing height from 28.33' to 29.75' within a portion of the dwelling. Applicant is represented by Jeffrey P. Beekman, Esq.

Enclosed: Application for Variances (Rec'd 3/14/2023)
 Denial of Zoning Permit (8/1/2022)
 Updated Surveyor's Setback Report (6/2/2023)
 Original Surveyor's Setback Report (8/5/2021)
 Front Yard Setback Map (4/20/2023)
 Property Survey (8/5/2021)
 Architectural Plans (6 sheets) (2/24/2023)

Correspondence: Board Engineer's Review (5/17/2023)

BOARD NOTES:

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) _____

LUB23/11 – (Bulk Variances for Demolition of Existing Detached Garage & Additions) – Neil & Susan Wasser – Block 22, Lot 12 – 400 Ocean Park Avenue – Applicant is proposing to remove the existing detached garage and proposing an attached garage. Improvements also include a ½ story addition with a small addition to the west side and rear of the dwelling. Applicant is represented by Jeffrey P. Beekman, Esq.

Enclosed: Application for Variance (Rec'd 3/14/2023)
Zoning Permit Denial (11/30/2022)
Surveyor's Setback Report (9/9/2022)
Property Record Card
Engineering Report on Structural Findings (11/10/2021)
Soil Boring Report (9/29/2021)
Survey of Property (3/16/2015)
Front Yard Setback Map (4/20/2023)
Architectural Plans (6 sheets) (2/10/2023)

Correspondence: Board Engineer's Review Letter (5/17/2023)

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) _____

LUB23/12 – (Use and Bulk Variances to Renovate Existing Commercial Building and Make It A Single-Family Dwelling) – David & Tina Sacci – block 83, Lot 13 – 28 Main Street – Applicant is proposing renovations to the existing building and changing the use to a single-family dwelling requiring use variance and bulk variances for rear yard setback, driveway apron widths, and driveway widths. Applicant is represented by Jeffrey P. Beekman, Esq.

Enclosed: Application for Use & Bulk Variances (Rec'd 4/5/2023)
 Exterior Photo Packet (7 sheets) (undated)
 Interior Photo Packet (2 sheets) (undated)
 Aerial Exhibit (prepared 6/5/2023)
 Map of Survey (01/27/2023)
 Use & Bulk Variance Plan (1 sheet) (4/13/2023)
 Architectural Sheet A-200 (6/2/2023)
 Architectural Sheet A-201 (6/2/2023)
 Architectural Plans (4 sheets) (6/2/2023)

Correspondence: Board Engineer & Planner's Review Letter (5/17/2023)

BOARD NOTES:

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) _____