

Bradley Beach Land Use Board
701 Main Street
Bradley Beach, NJ 07720
732-776-2999 Ext. 1017
Regular Meeting Agenda
Thursday, July 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	Kelly Reilly-Ierardi EXCUSED	Harvey Rosenberg, Vice Chair EXCUSED
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 June 15, 2023

Motion offered by _____ to be moved and seconded by _____

Mayor Larry Fox N/A Paul Murphy _____ Councilwoman Meredith DeMarco _____

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

Lauren Saracene N/A Harvey Rosenberg Absent 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 2023-17 – Certificate of Non-Conforming Use - Paul & Irene Laki and Dave & Debora Knoeller – Block 83, Lot 6 – 19-21 Pacific Avenue**

Those Eligible: Robert Mehnert, Kelly Reilly-Ierardi, William Psiuk, Deborah Bruynell, Arianna Bocco, Harvey Rosenberg, and Dennis Mayer

- b. **Resolution 2023-18 – Approval of Bulk Variances for Relocation of Existing Dwelling with new 2 ½ story addition) – Reynolds/Palmerin – Block 25, Lots 14 & 15 – 100 Ocean Park Avenue**

Those Eligible: Robert Mehnert, Paul Murphy, Kelly Reilly-Ierardi, Councilwoman Meredith DeMarco, William Psiuk, Deborah Bruynell, Arianna Bocco, Harvey Rosenberg, and Dennis Mayer

- c. **Resolution 2023-19 – Approval of Bulk Variances for Demolition of Existing Detached Garage & Additions) – Neil & Susan Wasser – Block 22, Lot 12 – 400 Ocean Park Avenue**

Those Eligible: Robert Mehnert, Paul Murphy, Kelly Reilly-Ierardi, Councilwoman Meredith DeMarco, William Psiuk, Deborah Bruynell, Arianna Bocco, Harvey Rosenberg, and Dennis Mayer

IX. Applications under consideration for this evening:

- a. **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. **(Partially Heard on June 15, 2023)**

- b. **LUB23/09 – (Bulk Variances for Front Porch & Balcony Additions) – Stephen & Maria Rivera – Block 69, Lot 7 – 402 Second Avenue** – Applicant is proposing a renovation including a front porch and balcony. The proposed improvements require Board approval for variances on front yard setback to the porch, location of the balcony, balcony size, building coverage, as well as separation between principal dwelling and accessory structure. Applicant is represented by Richard Stone, Esq.

X. Adjournment:

- a. Next scheduled meeting will be our **Regular Meeting on Thursday, August 17, 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.

LUB23/12 – (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. **(PARTIALLY HEARD ON JUNE 15, 2023)**

Previously 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)

Currently Enclosed: Architectural Sheet L-100 (7/10/2023)

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

BOARD NOTES: (Partially Heard on June 15th – Need Certs from Advento, Hernandez, and Saracene)

Motion offered by _____ to be moved and seconded by _____

Mehnert _____ Murphy _____ Reilly-Ierardi **Absent** Saracene _____ Hernandez _____

Councilwoman DeMarco **N/A** Mayor Fox **N/A** Rosenberg **Absent** Mayer _____

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

