

Bradley Beach Land Use Board
701 Main Street
Bradley Beach, NJ 07720
732-776-2999 Ext. 1017
Regular Meeting Agenda (REVISED 8/10/2023)
Thursday, August 17, 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:

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|--------------------------------|----------------------|------------------------------|
| Larry Fox, Mayor | Arianna Bocco | Robert Mehnert |
| Paul Murphy, Code Officer | Liz Hernandez | William Psiuk |
| Meredith DeMarco, Councilwoman | Kelly Reilly-Ierardi | 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 July 20, 2023

Motion offered by _____ to be moved and seconded by _____

Mayor Larry Fox _____ Paul Murphy _____ Councilwoman Meredith DeMarco _____

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

Lauren Saracene _____ Harvey Rosenberg N/A Dennis Mayer _____

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

Arianna Bocco (Alt. 3) _____ JohnEric Advento (Alt. 4) _____

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If any board member cannot attend, please call or e-mail the Board Office at
732-776-2999 Ext. 1017 or email kdickert@bradleybeachnj.gov

VIII. Resolutions to be memorialized:

- a. **Resolution 2023-20 – Approval of 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**

***Those Eligible:** Robert Mehnert, Paul Murphy, Kelly Reilly-Ierardi, Lauren Saracene, William Psiuk, Deborah Bruynell, and Dennis Mayer*

- b. **Resolution 2023-21 – Approval of Bulk Variances for Front Porch & Balcony Additions – Stephen & Maria Rivera – Block 69, Lot 7 – 402 Second Avenue**

***Those Eligible:** Robert Mehnert, Paul Murphy, Kelly Reilly-Ierardi, Councilwoman Meredith DeMarco, Mayor Larry Fox, William Psiuk, Deborah Bruynell, Arianna Bocco, and Lauren Saracene*

IX. Applications under consideration for this evening:

- a. **PB20/02 – (Request for Second 1-Year Extension of Time) – Coastal Custom Builders – Block 32, Lots 17 & 18 – 803 & 811 Main Street** – Applicant is requesting a second 1-year extension of time in order to resolve an outstanding issue pertaining to Affordable Housing pertaining to this project. The Affordable Housing issue will need to be resolved in order to obtain Resolution Compliance and for the Applicant to be able to move forward with the project. Applicant is represented by Thomas J. Hirsch, Esq.

- b. ~~**LUB23/17 – (Appeal of Zoning Officer's Determination Bulk Variances) – Politi, Peter & Anne – Block 88, Lot 18 – 512 Bradley Boulevard**~~ – ~~Applicant is seeking an appeal of the Zoning Officer's determination as it relates to their proposal to repair/replacement of the current driveway, back patio, and front walkway.~~ **Applicant is seeking bulk variance relief in lieu of an Appeal of the Zoning Officer to repair/replace the current driveway and rear patio. The front paver walkway received Zoning Approval from the Zoning Officer per Zoning Permit Application No. ZA-2023-0133 5/25/2023.**

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.

17 & 18 – 803 & 811 Main Street – Applicant is requesting a second 1-year extension of time in order to resolve an outstanding issue pertaining to Affordable Housing pertaining to this project. The Affordable Housing issue will need to be resolved in order to obtain Resolution Compliance and for the Applicant to be able to move forward with the project. Applicant is represented by Thomas J. Hirsch, Esq.

Enclosed: Request for Second 1-Year Extension of Time (7/21/2023)
Copy of Resolution No. 2022-15 Granting 1-Year Extension (8/18/2022)
Copy of Resolution No. PB20/02 – Granting P&F Major Site Plan Approval (9/24/2020)

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) _____

LUB23/17 – (~~Appeal of Zoning Officer’s Determination~~ Bulk Variances) – Politi, Peter & Anne – Block 88, Lot 18 – 512 Bradley Boulevard – Applicant is seeking an appeal of the Zoning Officer’s determination as it relates to their proposal to repair/replacement of the current driveway, back patio, and front walkway. Applicant is seeking bulk variance relief in lieu of an Appeal of the Zoning Officer to repair/replace the current driveway and rear patio. The front paver walkway received Zoning Approval from the Zoning Officer per Zoning Permit Application No. ZA-2023-0133 5/25/2023.

- Enclosed:
- Politi Cover Letter to Land Use Board (Rec'd 7/14/2023)
 - Application to Appeal Zoning Officer’s Determination (Rec'd 7/14/2023) including:
 - #9 Justification/Reason for Appeal of Decision (Rec'd 7/14/2023)
 - DiLouie Letter to Land Use Board (Rec'd 7/14/2023)
 - Survey of Property (4/17/2007)
 - Survey Affidavit of No Change (7/12/2023)
 - Zoning Permit Denial (6/27/2023)
 - Zoning Permit Denial (5/25/2023)
 - Mark-Up of Survey of Property for June Zoning Permit Submission
 - Copy of Zoning Permit Application Submitted June 2023
 - Mark-Up of Survey of Property for May Zoning Permit Submission
 - Copy of Zoning Permit Application Submitted May 2023

BOARD NOTES:

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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) _____