

Bradley Beach Land Use Board
701 Main Street
Bradley Beach, NJ 07720
732-776-2999 Ext. 1017
Regular Meeting Agenda
Thursday, September 21, 2023 at 6:30 PM (REVISED 9/19/2023)

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 EXCUSED | Liz Hernandez | William Psiuk |
| Meredith DeMarco, Councilwoman | Kelly Reilly-Ierardi | Harvey Rosenberg, Vice Chair |
| JohnEric Advento EXCUSED | Dennis Mayer, Chair | Lauren Saracene EXCUSED |
| | | Deborah Bruynell |

Also Present: Mark Kitrick, Esq. – Board Attorney
Gerald Freda, PE, PP – Board Engineer

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 August 17, 2023

Motion offered by _____ to be moved and seconded by _____

| | | |
|----------------------------|---------------------------------|--|
| Mayor Larry Fox <u>N/A</u> | Paul Murphy _____ | Councilwoman Meredith DeMarco <u>N/A</u> |
| Liz Hernandez <u>N/A</u> | Kelly Reilly-Ierardi <u>N/A</u> | Robert Mehnert _____ |
| Lauren Saracene <u>N/A</u> | Harvey Rosenberg _____ | Dennis Mayer <u>N/A</u> |

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

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

VIII. Resolutions to be memorialized:

- a. **Resolution 2023-22 – Approval of Second 1-Year Extension of Time – Coastal Custom Builders – Block 32, Lots 17 & 18 – 803 & 811 Main Street**

Those Eligible: Robert Mehnert, Paul Murphy, Deborah Bruynell, and Harvey Rosenberg

- b. **Resolution 2023-23 – Approval of Bulk Variances for Driveway and Patio – Peter & Anne Politi – Block 88, Lot 18 – 512 Bradley Boulevard**

Those Eligible: Robert Mehnert, Paul Murphy, William Psiuk, Deborah Bruynell, and Harvey Rosenberg

IX. Applications under consideration for this evening:

- a. **LUB23/16 – (Bulk Variances for Single Family Dwelling on an Undersized Lot) - One Hundred Sixteen Cliff Ave, LLC – Block 11, Lot 7 – 116 Cliff Avenue** – The Applicant is proposing to remove the existing two-story single-family dwelling and construct a new 2 ½ story dwelling on this undersized lot in the R-B Residential Beachfront Zone. Variances are being requested for front, side, and rear yard setbacks, building coverage, impervious coverage, and number of stories. Applicant is represented by Jeffrey P. Beekman, Esq. ****RECEIVED REQUEST TO CARRY THIS MATTER TO THE 11/16/2023 MEETING WITH NO FURTHER NOTICE BEING REQUIRED – THIS MATTER WILL NOT BE HEARD ON 9/21/2023)****
- b. **LUB23/15 – (Bulk Variances for Addition & Renovation to Existing Home) – Dennis & Kristen Howar – Block 21, Lot 1 – 904 Hammond Avenue** – The Applicant is proposing a two-story addition to the front of the dwelling along Park Place Avenue and attaching the garage to the principal dwelling. The Applicant is seeking variances for front yard setback and balcony overhang.
- c. **LUB23/18 – (Bulk Variances to Retain Existing Fence Height) – John DiBari – Block 88, Lot 2 – 519 Burlington Avenue** – The Applicant is seeking variances to retain the 6 foot solid fence in the side yard areas.

X. Adjournment:

- a. Next scheduled meeting will be our **Regular Meeting on Thursday, October 19, 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.

LUB23/16 – (Bulk Variances for Single Family Dwelling on an Undersized Lot) - One Hundred Sixteen Cliff Ave, LLC – Block 11, Lot 7 – 116 Cliff Avenue – The Applicant is proposing to remove the existing two-story single-family dwelling and construct a new 2 ½ story dwelling on this undersized lot in the R-B Residential Beachfront Zone. Variances are being requested for front, side, and rear yard setbacks, building coverage, impervious coverage, and number of stories. Applicant is represented by Jeffrey P. Beekman, Esq.

Enclosed: Application for Variance (Rec'd 7/13/2023)
 Zoning Permit Denial (2/16/2023)
 Soil Boring Report (9/16/2022)
 Setback Analysis Information Report (3/31/2022)
 Setback Plan (6/28/2023)
 Boundary & Topographic Survey (9/23/2022)
 Grading Plan (6/23/2023)
 Architectural Plans (6/27/2023)

Correspondence: Board Engineer's Review #1 (8/29/2023)

BOARD NOTES:

****RECEIVED REQUEST TO CARRY THIS MATTER TO THE 11/16/2023 MEETING WITH NO FURTHER NOTICE BEING REQUIRED – THIS MATTER WILL NOT BE HEARD ON 9/21/2023)****

Motion offered by _____ to be moved and seconded by _____
Mehnert _____ Murphy **Absent** Reilly-Ierardi _____ Saracene **Absent** Hernandez _____
Councilwoman DeMarco _____ Mayor Fox _____ Rosenberg _____ Mayer _____
Alternates: Psiuk (Alt. 1) _____ Bruynell (Alt. 2) _____ Bocco (Alt. 3) _____ Advento (Alt. 4) **Absent**

LUB23/15 – (Bulk Variances for Addition & Renovation to Existing Home) – Dennis & Kristen Howar – Block 21, Lot 1 – 904 Hammond Avenue – The Applicant is proposing a two-story addition to the front of the dwelling along Park Place Avenue and attaching the garage to the principal dwelling. The Applicant is seeking variances for front yard setback and balcony overhang.

Enclosed: Application for Variance (Rec'd 6/26/2023)
 Zoning Permit Denial (5/4/2023)
 Survey of Property (5/4/2022)
 Architectural Plans (7/21/2023)

Correspondence: Board Engineer's Review #1 (8/29/2023)

BOARD NOTES:

[illegible]

Motion offered by _____ to be moved and seconded by _____

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

Councilwoman DeMarco _____ Mayor Fox _____ Rosenberg _____ Mayer _____

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

LUB23/18 – (Bulk Variances to Retain Existing Fence Height) – John DiBari – Block 88, Lot 2 – 519 Burlington Avenue – The Applicant is seeking variances to retain the 6-foot solid fence in the side yard areas.

Enclosed: Application for Variance (Rec'd 7/28/2023)
Zoning Permit Denial – Violation (7/20/2023)
Fence Contract-Estimate (10/28/2022)
Survey with Mark-Up (9/2/2011)

Correspondence: Board Engineer's Review #1 (8/29/2023)

BOARD NOTES:

[illegible]

Motion offered by _____ to be moved and seconded by _____

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

Councilwoman DeMarco _____ Mayor Fox _____ Rosenberg _____ Mayer _____

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