

**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**

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
<del>Paul Murphy, Code Officer</del> <b>EXCUSED</b>	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

**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 N/A Paul Murphy \_\_\_\_\_ Councilwoman Meredith DeMarco N/A

Liz Hernandez N/A Kelly Reilly-Ierardi N/A Robert Mehnert \_\_\_\_\_

Lauren Saracene N/A Harvey Rosenberg \_\_\_\_\_ Dennis Mayer N/A

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.
- 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.

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)

**BOARD NOTES:**

[illegible]

**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 \_\_\_\_\_ Reilly-Ierardi \_\_\_\_\_ Saracene \_\_\_\_\_ Hernandez \_\_\_\_\_

Councilwoman DeMarco \_\_\_\_\_ Mayor Fox \_\_\_\_\_ Rosenberg \_\_\_\_\_ Mayer \_\_\_\_\_

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

**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 \_\_\_\_\_ Reilly-Ierardi \_\_\_\_\_ Saracene \_\_\_\_\_ Hernandez \_\_\_\_\_

Councilwoman DeMarco \_\_\_\_\_ Mayor Fox \_\_\_\_\_ Rosenberg \_\_\_\_\_ Mayer \_\_\_\_\_

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