

Bradley Beach Land Use Board
701 Main Street
Bradley Beach, NJ 07720
732-776-2999 Ext. 1017
Regular Meeting Agenda
Thursday, October 19, 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
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

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 September 21, 2023

Motion offered by _____ to be moved and seconded by _____

Mayor Larry Fox <u>N/A</u>	Paul Murphy <u>N/A</u>	Liz Hernandez _____
Kelly Reilly-Ierardi _____	Robert Mehnert _____	Lauren Saracene <u>N/A</u>
Harvey Rosenberg _____	Dennis Mayer _____	
William Psiuk (Alt. 1) _____	Deborah Bruynell (Alt. 2) _____	
Arianna Bocco (Alt. 3) _____	JohnEric Advento (Alt. 4) <u>N/A</u>	

VIII. Resolutions to be memorialized:

- a. **Resolution 2023-24 – Approval of Bulk Variances for Addition & Renovation to Existing Home – Dennis & Kristen Howar – Block 21, Lot 1 – 904 Hammond Avenue**

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

- b. **Resolution 2023-25 – Bulk Variance to Retain a Portion of Existing 6 Foot Fence – John DiBari – Block 88, Lot 2 – 519 Burlington Avenue**

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

IX. Applications under consideration for this evening:

- a. **LUB23/19 – (Bulk Variance for New Single Family Dwelling on an Undersized Lot) – Gary and Mariann Maita – Block 10, Lot 23 – 204 Newark Avenue** – Applicant is proposing to construct a new single family dwelling with garage apartment, inground swimming pool, and driveway. Applicant is requesting approval for development of an existing non-conforming lot. Applicant is represented by Jennifer S. Krimko, Esq.

- b. **LUB23/21 – (Bulk Variances for Renovation of Existing 2 ½ story Single Family Dwelling) – Eric Feuerlicht & William Kinser – Block 13, Lot 4.02 – 127 Cliff Avenue** – Applicant is proposing to remove the first floor sunroom and second floor deck at the rear of the dwelling and proposing to construct a 2 ½ story addition to the rear of the dwelling. Variances are required for side and rear yard setbacks, building height, number of stories, balcony extension, and any additional variances deemed necessary by the Board. Applicant is represented by Thomas J. Hirsch, Esq.

- c. **LUB23/22 – (Bulk Variances for Construction of New Single Family Dwelling on an Undersized Lot) – Christopher & Laura Pettine – Block 23, Lot 12 – 301A Park Place Avenue** – Applicant is proposing to remove the existing dwelling and all site amenities and construct a 2 ½ story dwelling with a front porch. Variances are required for front yard setback to the dwelling and porch, building coverage, number of stories, and any additional variances deemed necessary by the Board. Applicant is represented by Thomas J. Hirsch, Esq.

X. Adjournment:

- a. Next scheduled meeting will be our **Regular Meeting on Thursday, November 16, 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.

LUB23/19 – (Bulk Variance for New Single Family Dwelling on an Undersized Lot) – Gary and Mariann Maita – Block 10, Lot 23 – 204 Newark Avenue – Applicant is proposing to construct a new single family dwelling with garage apartment, inground swimming pool, and driveway. Applicant is requesting approval for development of an existing non-conforming lot.

Enclosed: Application for Variance (Rec'd 8/24/2023)
Zoning Permit Denial (5/25/2023)
Topographic Survey and Average Setback Plan (8/10/2022)
Architectural Plans (8/22/2023)

Correspondence: Board Engineer's Review #1 (9/21/2023)

BOARD NOTES:

[illegible]

Motion offered by _____ to be moved and seconded by _____

Mehnert _____ Murphy _____ Reilly-Ierardi _____ Saracene _____
Hernandez _____ Mayor Fox _____ Rosenberg _____ Mayer _____

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

LUB23/21 – (Bulk Variances for Renovation of Existing 2 ½ story Single Family Dwelling) – Eric Feuerlicht & William Kinser – Block 13, Lot 4.02 – 127 Cliff Avenue – Applicant is proposing to remove the first floor sunroom and second floor deck at the rear of the dwelling and proposing to construct a 2 ½ story addition to the rear of the dwelling. Variances are required for side and rear yard setbacks, building height, number of stories, balcony extension, and any additional variances deemed necessary by the Board.

Enclosed: Application for Variance (Rec'd 9/12/2023)
 Zoning Permit Denial (7/24/2023)
 Boundary and Topographic Survey (4/18/2023)
 Architectural Plans (6/20/2023)
 Variance Plan for Building Addition (9/22/2023)

Correspondence: Board Engineer's Review #1 (10/6/2023)

BOARD NOTES:

Motion offered by _____ to be moved and seconded by _____

Mehnert _____ Murphy _____ Reilly-Ierardi _____ Saracene _____

Hernandez _____ Mayor Fox _____ Rosenberg _____ Mayer _____

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

LUB23/22 – (Bulk Variances for Construction of New Single Family Dwelling on an Undersized Lot) – Christopher & Laura Pettine – Block 23, Lot 12 – 301A Park Place Avenue – Applicant is proposing to remove the existing dwelling and all site amenities and construct a 2 ½ story dwelling with a front porch. Variances are required for front yard setback to the dwelling and porch, building coverage, number of stories, and any additional variances deemed necessary by the Board.

Enclosed: Application for Variance (Rec'd 9/12/2023)
 Zoning Permit Denial (8/24/2023)
 Boundary & Topographic Survey (4/17/2023)
 Plot Plan (8/16/2023)
 Setback Plan (10/4/2023)
 Architectural Plan 6/15/2023)

Correspondence: Board Engineer's Review #1 (10/6/2023)

BOARD NOTES:

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