

**Bradley Beach Land Use Board  
Regular Meeting Minutes  
Meeting Held in Person at 701 Main Street  
Thursday, August 17, 2023 @ 6:30 PM**

Regular Meeting is called to order at 6:30 PM. Board and Public recite the Pledge of Allegiance.

Open public meeting announcement is made by the Board Secretary.

**Roll Call:**

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

Absent: Mayor Larry Fox, Councilwoman Meredith DeMarco, JohnEric Advento, Arianna Bocco, Liz Hernandez, Kelly Reilly-Ierardi, Lauren Saracene, and Dennis Mayer

Also Present: Ann Marie Kuhn, Esq. – Attorney to the Board and Gerald Freda, PE, PP, CME – Board Engineer

**Chair Rosenberg advises the public regarding the Board's policies and procedures and how the meeting will proceed.**

**Land Use Board Planning Discussion Items:** None.

**Approval and Adoption of Meeting Minutes from the Regular Meeting of July 20, 2023** – Motion to approve and adopt offered by William Psiuk, Seconded by Robert Mehnert. All eligible members present in favor.

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

**Applications Considered:**

**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.

**\*\*William Psiuk recuses himself from this request\*\***

Applicant is represented by Thomas J. Hirsch, Esq. Mr. Hirsch explains the history of the approval and subsequent extension which had been granted. This is a request for a 2<sup>nd</sup> 1-year extension of time on the original approval as the project is still pending resolution compliance as there is an outstanding item with

regard to Affordable Housing Ruling. The Applicant is hoping to get this issue resolved soon so they can get started with construction.

Paul Murphy asks if in the meantime the Applicant can clean up the lot. The Applicant, John Naples, agrees and indicates he will come see Mr. Murphy at the Borough.

Thomas J. Coan – sworn in – 612 Third Avenue – indicates he likes the project; however, feels this should have been baked into this approval and not sure why it was not applied.

Mr. Hirsch provides an explanation of where the Borough is currently with the challenge in the 2017 Ordinance, and he is waiting for a response from the Affordable Housing Attorney with regard to his latest correspondence.

Harvey Rosenberg asks who makes the determination? It is indicated Mr. Ronald Cucchiaro, Esq.

**Based upon the request submitted and the reasons supporting same, Harvey Rosenberg makes a motion to grant this request for extension of time; moved and seconded by Deborah Bruynell:**

**Those in Favor:** Robert Mehnert, Paul Murphy, Deborah Bruynell, and Harvey Rosenberg

**Those Absent:** Mayor Larry Fox, Councilwoman Meredith DeMarco, JohnEric Advento, Arianna Bocco, Liz Hernandez, Kelly Reilly-Ierardi, Lauren Saracene, and Dennis Mayer

**Those Recused:** William Psiuk

**Those in Opposition:** None.

**Those Abstained:** None.

**\*\*WILLIAM PSIUK RETURNS\*\***

**LUB23/17 – (Bulk Variances) – Politi, Peter & Anne – Block 88, Lot 18 – 512 Bradley Boulevard –** 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.

Peter and Anne Politi of 512 Bradley Boulevard (Applicants) are sworn in along with Gerald Freda, PE, PP – Board Engineer.

Mr. Politi indicates he just wants to replace the driveway in its existing location and would like to redo and would also like new pavers in the rear yard area where a current patio exists.

Mr. Politi indicates the existing driveway has been there for 50+ years and the patio has been there for 20+ years. They cannot move the driveway to the right as there is currently a water meter there, so it must stay in its existing location.

William Psiuk asks if the pavers in the driveway are proposed to be solid? It is indicated yes. The issues with a ribbon driveway are discussed.

The Applicant indicates they are keeping the existing deck in the rear of the home.

**Based upon the application submitted and the testimony provided, Harvey Rosenberg makes a motion to approve the application as presented with the changes discussed solid pavers no ribbon in the driveway and compliance with Gerald Freda's Review Letter of August 14, 2023; moved and seconded by Robert Mehnert:**

**Those in Favor:** Robert Mehnert, Paul Murphy, William Psiuk, Deborah Bruynell, and Harvey Rosenberg

**Those Absent:** Mayor Larry Fox, Councilwoman Meredith DeMarco, JohnEric Advento, Arianna Bocco, Liz Hernandez, Kelly Reilly-Ierardi, Lauren Saracene, and Dennis Mayer

**Those Recused:** None.

**Those in Opposition:** None.

**Those Abstained:** None.

**Adjournment:**

Next scheduled meeting will be our **Regular Meeting on Thursday, September 21, 2023 at 6:30 PM** which will also take place here in the Municipal Complex Meeting Room located at 701 Main Street in the Borough of Bradley Beach. Please check our website for any updates regarding meeting location and/or access.

With no further business before the Board a motion to adjourn was offered by Harvey Rosenberg moved and seconded by Robert Mehnert. All in favor. Meeting closed at 7:05 PM.

**Minutes submitted by Kristie Dickert, Board Secretary**