

**Bradley Beach Land Use Board
Regular Meeting Minutes
Meeting Held in Person at 701 Main Street
Thursday, September 21, 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: Councilwoman Meredith DeMarco, Arianna Bocco, Liz Hernandez, Kelly Reilly-Ierardi, Robert Mehnert, William Psiuk, Deborah Bruynell, Harvey Rosenberg, and Dennis Mayer

Absent: Mayor Larry Fox, Paul Murphy, JohnEric Advento, Lauren Saracene

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

Chair Mayer 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 August 17, 2023 –

Motion to approve and adopt offered by Harvey Rosenberg, Seconded by Robert Mehnert. All eligible members present in favor.

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

Applications Considered:

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

Public Notice was reviewed, and the Board accepts jurisdiction.

****THIS MATTER WAS CARRIED TO 11/16/2023 WITH NO FURTHER NOTICE BEING REQUIRED – THIS MATTER WAS NOT HEARD****

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.

Shawn Mazur – Architect and Dennis & Kristine Howar are sworn in along with Gerald Freda, PE, PP

Mr. Mazur describes the hardship for this proposal and indicates he does not feel it will cause any substantial detriment to the public good.

Mr. Mazur proceeds to describe the proposal for this home situated on a corner lot which presents with the opposite width and depth required. This is an older home, and the owners are seeking additional space.

The garage current exists to Park Place yet the home faces Hammond.

The exiting front porch is to remain – the balcony requires a variance because it projects more than 2 feet as it is proposed to be 3 ½ feet, the area below is an entry deck/platform.

Access to the new addition is described and the pocket door is clarified.

There are 4 bedrooms being proposed where currently there are 3 existing, they are proposing to add a Master Bedroom Suite.

The garage is remaining and there will be no change.

There is no issue with including pop-up emitters as they are trying to save an existing large tree. Jerry requests that roof drains with perforated pipe can be shown on the plans.

Kelly Reilly-Ierardi is concerned with the 10.8% coverage being added and possibly going over. Mr. Mazur explains.

Arianna Bocco questions the height of the breezeway – Mr. Mazur indicates it is the same as the existing garage but slightly below to tie in. The shower is indicated to be cold water only; therefore, no drain is required.

Open to Public - No Public Appeared.

Based upon the application submitted and the testimony provided, Chair Dennis Mayer makes a motion to approve this application as presented; moved and seconded by Councilwoman Meredith DeMarco:

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

Those Absent: Paul Murphy, Mayor Larry Fox, Lauren Saracene, JohnEric Advento

Those Recused: None.

Those in Opposition: None.

Those Abstained: None.

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.

John DiBari (owner) – Sworn in with Gerald Freda, PE, PP

Mr. DiBari indicates he is seeking to retain the vinyl fence which had originally been chain link. He just wanted to match the neighbor's fence.

A discussion takes place with regard to a possible compromise. Mr. DiBari agrees to reduce the front portions of the fence and gates connecting to the house to a height of 4 feet and the remainder of the fence running down the side yards connecting to the rear is to remain at the existing 6-foot height.

Open to Public - No Public Appeared.

Based upon the application submitted and the testimony provided, Chair Dennis Mayer makes a motion to approve this application with the condition that the gates and front facing fence will be reduced to a height of 4 feet and the 6-foot fence on the east side property line will remain; moved and seconded by William Psiuk:

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

Those Absent: Paul Murphy, Mayor Larry Fox, Lauren Saracene, JohnEric Advento

Those Recused: None.

Those in Opposition: None.

Those Abstained: None.

Adjournment:

Next scheduled meeting will be our **Regular Meeting on Thursday, October 19, 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 Chair Dennis Mayer moved and seconded by Harvey Rosenberg. All in favor. Meeting closed at 7:20 PM.

Minutes submitted by Kristie Dickert, Board Secretary