

Bradley Beach Land Use Board
701 Main Street
Bradley Beach, NJ 07720
732-776-2999 Ext. 1017
Regular Meeting Agenda
Thursday, November 16, 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~~ **EXCUSED**
Paul Murphy, Code Officer
JohnEric Advento
~~Arianna Bocco~~ **EXCUSED**
Kristen Mahoney, Councilwoman

Liz Hernandez
Kelly Reilly-Ierardi
~~Dennis Mayer, Chair~~ **EXCUSED**
Robert Mehnert

William Psiuk
~~Harvey Rosenberg, Vice Chair~~ **EXCUSED**
~~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 October 19, 2023

Motion offered by _____ to be moved and seconded by _____

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

Resolutions to be memorialized:

- a. **Resolution 2023-25 – Approval of Bulk Variance for New Single Family Dwelling on Undersized Lot – Gary and Mariann Maita – Block 10, Lot 23 – 204 Newark Avenue**

Those Eligible: Paul Murphy, Kelly Reilly-Ierardi, Lauren Saracene, Liz Hernandez, William Psiuk, Deborah Bruynell, Arianna Bocco, Harvey Rosenberg, and Dennis Mayer

- b. **Resolution 2023-26 – Approval of Bulk Variances for Renovation of Existing 2 ½ story Single Family Dwelling – Eric Feuerlicht & William Kinser – Block 13, Lot 4.02 – 127 Cliff Avenue**

Those Eligible: Robert Mehnert, Paul Murphy, Kelly Reilly-Ierardi, Lauren Saracene, Liz Hernandez, William Psiuk, Deborah Bruynell, Harvey Rosenberg, and Dennis Mayer

- c. **Resolution 2023-27 – Approval of Bulk Variances for Construction of New Single Family Dwelling on an Undersized Lot – Christopher & Laura Pettine – Block 23, Lot 12 – 301A Park Place Avenue**

Those Eligible: Robert Mehnert, Paul Murphy, Kelly Reilly-Ierardi, Lauren Saracene, Liz Hernandez, William Psiuk, Deborah Bruynell, Harvey Rosenberg, and Dennis Mayer

VIII. 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. ****THIS MATTER WAS ORIGINALLY SCHEDULED FOR 9/21/2023 AND WAS CARRIED TO THIS DATE OF 11/16/2023 WITH NO FURTHER NOTICE BEING REQUIRED****
- b. **LUB23/20 – (Bulk Variances for Front Yard Setback to Proposed Enclosed Porch to be Utilized as Living Space and Proposed New Covered Porch) – Frank Oades & Diane Portantieri – Block 54, Lot 14 – 300 Fourth Avenue** – The Applicant is proposing to convert the existing covered porch to a finished room and construct a new covered porch along Fourth Avenue.

IX. Adjournment:

- a. Next scheduled meeting will be our **Regular Meeting on Thursday, December 21, 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.

LUB23/20 – (Bulk Variances for Front Yard Setback to Proposed Enclosed Porch to be Utilized as Living Space and Proposed New Covered Porch) – Frank Oades & Diane Portantiere – Block 54, Lot 14 – 300 Fourth Avenue – The Applicant is proposing to convert the existing covered porch to a finished room and construct a new covered porch along Fourth Avenue.

Enclosed: Application for Variances (Rec'd 8/28/2023)
Zoning Permit Denial (7/27/2023)
Survey of Property (12/28/2005)
Architectural Plan (8/14/2023)

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

BOARD NOTES:

[illegible]

Motion offered by _____ to be moved and seconded by _____

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

Councilwoman Mahoney _____ Mayor Fox **Absent** Rosenberg **Absent** Mayer **Absent**

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