

**Bradley Beach Land Use Board
701 Main Street
Bradley Beach, NJ 07720
732-776-2999 Ext. 1017
Regular Meeting Agenda
Thursday, February 15, 2024 at 6:30 PM**

This Regular Meeting of the Bradley Beach Land Use Board is now called to order.

I. 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 23, 2024 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.

II. Roll Call:

Larry Fox, Mayor
Liz Hernandez, Env. Comm. Rep.
Kristen Mahoney, Councilwoman
Dennis Mayer, Chair

Robert Mehnert
Paul Murphy, Code Officer
William Psiuk, Vice Chair
Kelly Reilly-Ierardi
Lauren Saracene

Deborah Bruynell (Alt. 1)
Arianna Bocco (Alt. 2)
Timothy Sexsmith (Alt. 3)
Mary Pat Riordan (Alt. 4)

Also Present: Mark Kitrick, Esq. – Board Attorney
Gerald Freda, PE, PP – Board Engineer
Christine Bell, PP, AICP – Board Planner

III. Swearing in of New/Reappointed Board Members

- a. Paul Murphy, Code Officer – Class II Member – 1-year term expiring 12/31/2024
- b. Arianna Bocco – Alternate #2 Member – For a 2-year term expiring 12/31/2025
- c. Timothy Sexsmith – Alternate #3 Member – For a 1-year term expiring 12/31/2024
- d. Mary Pat Riordan – Alternate #4 Member – For a 1-year term expiring 12/31/2024

IV. Correspondence: None.

V. Approval and Adoption of Meeting Minutes from the Reorganization Meeting and Regular Meetings of January 18, 2024

Motion offered by _____ to be moved and seconded by _____

Mayor Larry Fox _____	Liz Hernandez <u>N/A</u>	Councilwoman Kristen Mahoney _____
Robert Mehnert _____	Paul Murphy <u>N/A</u>	Kelly Reilly-Ierardi _____
Lauren Saracene <u>N/A</u>	William Psiuk _____	Dennis Mayer _____
Deborah Bruynell (Alt. 1) _____	Arianna Bocco (Alt. 2) <u>N/A</u>	
Timothy Sexsmith (Alt. 3) <u>N/A</u>	Mary Pat Riordan (Alt. 4) <u>N/A</u>	

VI. Resolutions to be memorialized:

a. Resolution 2024-01 - Approval of Officers for 2024

***Those Eligible:** Robert Mehnert, Kelly Reilly-Ierardi, Councilwoman Kristen Mahoney, Mayor Larry Fox, Deborah Bruynell, William Psiuk, and Dennis Mayer*

b. Resolution 2024-02 - Approval of Professionals for 2024

***Those Eligible:** Robert Mehnert, Kelly Reilly-Ierardi, Councilwoman Kristen Mahoney, Mayor Larry Fox, Deborah Bruynell, William Psiuk, and Dennis Mayer*

c. Resolution 2024-03 - Approval of Newspapers for Publication for 2024

***Those Eligible:** Robert Mehnert, Kelly Reilly-Ierardi, Councilwoman Kristen Mahoney, Mayor Larry Fox, Deborah Bruynell, William Psiuk, and Dennis Mayer*

d. Resolution 2024-04 - Approval of Meeting Dates for 2024

***Those Eligible:** Robert Mehnert, Kelly Reilly-Ierardi, Councilwoman Kristen Mahoney, Mayor Larry Fox, Deborah Bruynell, William Psiuk, and Dennis Mayer*

VII. 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 – This Application is under consideration for a revote due to the ineligibility of a member that voted at the November 16, 2023 hearing. No new testimony nor evidence will be presented regarding the application. All members voting must have been present at the November 16, 2023 hearing or those that were not present must provide a signed certification form that they have listened to the recording from the November 16, 2023 meeting in order to be eligible to vote.

b. LUB23/31 (Appeal of Zoning Officer's Determination) – Peter F. Goggi – Block 56, Lot 6 – 503 Fifth Avenue – Applicant is appealing the Zoning Officer's Denial of Permit for the proposed construction of a 2nd floor dormer. The Zoning Officer's determination indicates the existing dwelling is nonconforming due to existing front and side yard setbacks and that the proposed dormer constitutes an expansion of the nonconforming structure.

c. LUB24/01 (Appeal of Zoning Officer's Issuance of Permit to 613 Fourth Avenue) – Jay & Grace Truppo of 611 Fourth Avenue – Appealing Block, 60, Lot 6 – 613 Fourth Avenue – Appellant is appealing the issuance of a Zoning Permit that was issued to Patrick Clancy, Jr. and Carol Parks for the work being performed at 613 Fourth Avenue. The Appellants recently discovered evidence that the scope of the zoning permit and work being performed may violate the Borough's Ordinance regarding a second floor upper porch which is being installed on the side yard portion of the structure located at 613 Fourth Avenue. Appellant is represented by Tennant Magee, Esq.

VIII. Adjournment:

a. Next scheduled meeting will be our **Regular Meeting on Thursday, March 21, 2024 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.

Cliff Ave, LLC – Block 11, Lot 7 – 116 Cliff Avenue – This Application is under consideration for a revote due to the ineligibility of a member that voted at the November 16, 2023 hearing. No new testimony nor evidence will be presented regarding the application. All members voting must have been present at the November 16, 2023 hearing or those that were not present must provide a signed certification form that they have listened to the recording from the November 16, 2023 meeting in order to be eligible to vote.

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 Engineer's Review #1 (8/29/2023)

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LUB23/31 (Appeal of Zoning Officer’s Determination) – Peter F. Goggi – Block 56, Lot 6 – 503 Fifth Avenue – Applicant is appealing the Zoning Officer’s Denial of Permit for the proposed construction of a 2nd floor dormer. The Zoning Officer’s determination indicates the existing dwelling is nonconforming due to existing front and side yard setbacks and that the proposed dormer constitutes an expansion of the nonconforming structure.

- Enclosed:
- Application for Appeal of Zoning Officer’s Determination (Rec’d 12/21/2023)
 - Zoning Permit Denial (12/14/2023)
 - Goggi Written Description of Proposed Work (undated)
 - Photo of Existing Front Elevation (undated)
 - Photo of Existing Rear Elevation (undated)
 - Photos of Right Side Elevation (undated)
 - Survey of Property (7/13/2023)
 - Architectural Sheet S-4 (Sheet 5 of 10)(8/14/2023)

BOARD NOTES:

Motion offered by _____ to be moved and seconded by _____

Mehner _____ Murphy _____ Reilly-Ierardi _____ Saracene _____ Hernandez _____

Councilwoman Mahoney _____ Mayor Fox _____ Psiuk _____ Mayer _____

Alternates: Bruynell (Alt. 1) _____ Bocco (Alt. 2) _____ Sexsmith (Alt. 3) _____ Riordan (Alt. 4) _____

LUB24/01 (Appeal of Zoning Officer's Issuance of Permit to 613 Fourth Avenue) – Jay & Grace Truppo of 611 Fourth Avenue – Appealing Block, 60, Lot 6 – 613 Fourth Avenue – Appellant is appealing the issuance of a Zoning Permit that was issued to Patrick Clancy, Jr. and Carol Parks for the work being performed at 613 Fourth Avenue. The Appellants recently discovered evidence that the scope of the zoning permit and work being performed may violate the Borough's Ordinance regarding a second floor upper porch which is being installed on the side yard portion of the structure located at 613 Fourth Avenue. Appellant is represented by Tennant Magee, Esq.

Enclosed: Magee Ltr Re: Appeal of Zoning Permit to Barr & Kostyz (12/29/2023)
Zoning Permit Photos (Email dated 12/27/2023)
Copy of Ordinance Section 450-13 – Permitted yard encroachments
Copy of Barr Ltr to Clancy Rescind Approval Until Appeal Decided (1/9/2024)

BOARD NOTES:

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Motion offered by _____ to be moved and seconded by _____

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

Councilwoman Mahoney _____ Mayor Fox _____ Psiuk _____ Mayer _____

Alternates: Bruynell (Alt. 1) _____ Bocco (Alt. 2) _____ Sexsmith (Alt. 3) _____ Riordan (Alt. 4) _____