

**Bradley Beach Land Use Board
701 Main Street
Bradley Beach, NJ 07720
732-776-2999 Ext. 1017
Regular Meeting Agenda
Thursday, March 21, 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

IV. Correspondence: None.

V. Approval and Adoption of Meeting Minutes from the Regular Meeting of February 15, 2024

Motion offered by _____ to be moved and seconded by _____

Mayor Larry Fox _____ Liz Hernandez _____ Councilwoman Kristen Mahoney _____

Robert Mehnert _____ Paul Murphy N/A Kelly Reilly-Ierardi _____

Lauren Saracene N/A William Psiuk _____ Dennis Mayer _____

Deborah Bruynell (Alt. 1) _____ Arianna Bocco (Alt. 2) _____

Timothy Sexsmith (Alt. 3) _____ Mary Pat Riordan (Alt. 4) _____

VI. Resolutions to be memorialized:

- a. **Resolution 2024-05 – Approval of Bulk Variances for Single Family Dwelling on an Undersized Lot – One Hundred Sixteen Cliff Ave, LLC – Block 11, Lot 7 – 116 Cliff Avenue**

Those Eligible: Kelly Reilly-Ierardi, Mayor Larry Fox, Deborah Bruynell, Timothy Sexsmith, and Dennis Mayer

- b. **Resolution 2024-06 – Denial of Appeal of Zoning Officer’s Determination – Peter F. Goggi – Block 56, Lot 6 – 503 Fifth Avenue**

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

VII. Consistency Determinations:

- a. **Ordinance No. 2024-1** of the Borough of Bradley Beach Amending Article II: “Terminology” and Article VIII: “Off-Street Parking, Driveway and Loading Requirements” of Chapter 450: “Zoning” of the Borough’s Revised General Ordinances to “Require and Regulate Electric Vehicle Supply/Service Equipment and Make-Ready Parking Spaces Pursuant to State Law Mandates”, introduced at the Borough Council meeting on March 13, 2024.
- b. **Ordinance No. 2024-2** of the Borough of Bradley Beach Amending Chapter 396: “Stormwater Management” of the Borough’s Revised General Ordinances to adopt new regulations consistent with amendments to the NJDEP’s Stormwater Management Rules, introduced at the Borough Council meeting on March 13, 2024.

VIII. Applications under consideration for this evening:

- a. **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 – RECEIVED NOTIFICATION FROM TENNANT MAGEE, ESQ. VIA E-MAIL ON 3/4/2024 THAT BASED UPON THE AMENDED ZONING PERMIT ISSUED BY THE ZONING OFFICER, HIS CLIENTS ARE NOW SATISFIED AND WISH TO WITHDRAW THEIR REQUEST FOR APPEAL**
- b. **LUB23/23 (Bulk Variances for Proposed Addition & Driveway Expansion) – Donald & Mary Ann Greenberg – Block 16, Lot 8.01 – 302 Park Place Avenue** – Applicant is proposing to remove the existing ½ story of the existing dwelling as well as both sheds in the rear yard area. The Applicant is proposing new construction of a full second story on the existing dwelling with a 1-story addition at the rear of the dwelling with an outdoor shower. The Applicant is also proposing a detached 1-car garage with an extension of the driveway. Applicant is represented by Jeffrey P. Beekman, Esq.
- c. **LUB23/27 (Use and Bulk Variances for the Proposed Conversion of Existing Bed and Breakfast into a Single-Family dwelling) – NLA Properties, LLC – Block 25, Lot 13 – 900 Ocean Avenue** – Applicant is proposing to change the existing use of a bed and breakfast to a single-family home. The Applicant is also proposing to replace the garage apartment with a driveway and retaining walls. This proposal requires variances for front yard setback, building height, side yard setback to dwelling, driveway apron width, driveway width, building coverage, and impervious coverage. Applicant is represented by Jeffrey P. Beekman, Esq.
- d. **LUB23/28 (Use and Bulk Variances for Addition to Existing Garage Structure) – Robert Galos – Block 81, Lot 4 – 27 ½ Pacific Avenue** – Applicant is proposing an addition to the existing garage by enclosing the area under the existing second floor cantilever of the garage. The proposed improvements require variance approval from the Board regarding use and side yard setbacks.

IX. Adjournment:

- a. Next scheduled meeting will be our **Regular Meeting on Thursday, April 18, 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.

Ordinance No. 2024-1 of the Borough of Bradley Beach Amending Article II: “Terminology” and Article VIII: “Off-Street Parking, Driveway and Loading Requirements” of Chapter 450: “Zoning” of the Borough’s Revised General Ordinances to “Require and Regulate Electric Vehicle Supply/Service Equipment and Make-Ready Parking Spaces Pursuant to State Law Mandates”, introduced at the Borough Council meeting on March 13, 2024.

Documents: Memo from Board Planner - Christine L. Bell, PP, AICP finding Ordinance 2024-1 Consistent with the Borough's Master Plan (3/14/2024)
Copy of Proposed Ordinance 2024-1

BOARD NOTES:

[illegible]

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) _____

LUB23/23 (Bulk Variances for Proposed Addition & Driveway Expansion) – Donald & Mary Ann Greenberg – Block 16, Lot 8.01 – 302 Park Place Avenue – Applicant is proposing to remove the existing ½ story of the existing dwelling as well as both sheds in the rear yard area. The Applicant is proposing new construction of a full second story on the existing dwelling with a 1-story addition at the rear of the dwelling with an outdoor shower. The Applicant is also proposing a detached 1-car garage with an extension of the driveway. Applicant is represented by Jeffrey P. Beekman, Esq.

Enclosed: Application & Checklist for Variances (Rec'd 10/19/2023)
Setback Study (f10/6/2023)
Survey Plat (2/13/2023)
Survey Plat with Spot Elevations (1/17/2024)
Grading & Drainage Plan (2/15/2024)
Architectural Plans (8 sheets) (12/22/2023)

Correspondence: Board Engineer's Review Report (2/9/2024)

BOARD NOTES:

[illegible]

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

Councilwoman Mahoney _____ Mayor Fox _____ Psiuk _____ Mayer _____

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LUB23/28 (Use and Bulk Variances for Addition to Existing Garage Structure) – Robert Galos – Block 81, Lot 4 – 27 ½ Pacific Avenue – Applicant is proposing an addition to the existing garage by enclosing the area under the existing second floor cantilever of the garage. The proposed improvements require variance approval from the Board regarding use and side yard setbacks.

Enclosed: Application for Variances (Rec'd 12/11/2023)
Zoning Permit Denial (1/16/2023)
Survey of Property (10/11/2023)
Architectural Plans (4 sheets) (1/15/2024)
Site Plan (1 sheet) (1/15/2024)

Correspondence: Board Engineer & Planner's Review Letter (2/12/2024)

BOARD NOTES:

[illegible]

Motion offered by _____ to be moved and seconded by _____

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

Councilwoman Mahoney _____ Mayor Fox _____ Psiuk _____ Mayer _____

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