

Bradley Beach Land Use Board
701 Main Street
Bradley Beach, NJ 07720
732-776-2999 Ext. 1017
Regular Meeting Agenda
Thursday, April 18, 2024 at 6:30 PM

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

I. Pledge of Allegiance

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 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.

III. Roll Call:

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

Robert Mehnert
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

IV. Chair Mayer advises the public regarding the policies/procedures of the Board

V. Correspondence: None.

VI. Approval and Adoption of Meeting Minutes from the Regular Meeting of March 21, 2024

Motion offered by _____ to be moved and seconded by _____

Mayor Larry Fox N/A Liz Hernandez N/A Councilwoman Kristen Mahoney N/A

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

Lauren Saracene _____ William Psiuk _____ Dennis Mayer _____

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

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

VII. Resolutions to be memorialized:

- a. Resolution 2024-09 – Approval of Bulk Variances for Addition & Driveway Expansion) – Donald & Mary Ann Greenberg – Block 16, Lot 8.01 – 302 Park Place**

Those Eligible: Robert Mehnert, Lauren Saracene, Arianna Bocco, Timothy Sexsmith, Mary Pat Riordan, and Dennis Mayer

VIII. Applications under consideration for this evening:

- a. **LUB23/29 (Use & Bulk Variances for Proposed Expansion of Nonconforming Structure(s)/Use) – 215 Brinley Ave, LLC – Block 50, Lot 3 – 215 Brinley Avenue** – Applicant is proposing a first-floor deck and interior renovations to the existing front dwelling. The Applicant is also proposing improvements to the front dwelling which includes a new covered front entry on the west side and a new covered rear entry. The Applicant is also proposing to reconfigure the units within the front dwelling. Applicant is represented by Richard B. Stone, Esq. ****RECEIVED NOTIFICATION FROM MR. STONE'S OFFICE VIA EMAIL ON 4/9/2024 THAT THERE HAS BEEN AN UNEXPECTED CONFLICT WITH SCHEDULES OF THE APPLICANT'S PROFESSIONALS; THEREFORE, THEY ARE REQUESTING THIS MATTER BE CARRIED TO THE 6/20/2024 MEETING WITHOUT FURTHER NOTICE BEING REQUIRED****
- b. **LUB23/24 (Bulk Variances for Rear Yard Setback) – Kalena Group, LLC – Block 68, Lot 6 – 301 Third Avenue** – Applicant is proposing to renovate an existing single-family residence including the construction a two-story addition along with a covered porch, patio(s), and balcony at the attic level. Applicant is represented by George D. McGill, Esq.
- c. **LUB24/03 (Minor Subdivision with Bulk Variances for Existing Nonconformities) – 204 Beach Ave, LLC and John Naples – Block 66, Lots 2 & 27 – 110 Second Ave & 204 Beach Ave** – The Applicants are proposing a minor subdivision of the two (2) existing lots. The proposed subdivision is removing land from the oversized Lot 27 and transferring the land to the undersized, nonconforming Lot 2. As part of the minor subdivision, the Applicant will remove the existing dwelling and site amenities existing on Lot 2 as well as remove the garage and a portion of the driveway on Lot 27. Applicants are represented by Thomas J. Hirsch, Esq.
- d. **LUB23/25 (Use Variance for Installation of Inground Pool) – John & Patricia Flynn – Block 37, Lot 41 – 214 Lareine Avenue** – Applicants are seeking to relocate an existing shed and install an inground swimming pool. The property is located in the R-1 Residential Single-Family Zone; therefore, the existing two-family dwelling is not a permitted use, so the installation of a swimming pool is viewed as an expansion of the pre-existing, nonconforming use.

IX. Adjournment:

- a. Next scheduled meeting will be our **Regular Meeting on Thursday, May 16, 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.

LUB23/29 (Use & Bulk Variances for Proposed Expansion of Nonconforming Structure(s)/Use) – 215 Brinley Ave, LLC – Block 50, Lot 3 – 215 Brinley Avenue – Applicant is proposing a first-floor deck and interior renovations to the existing front dwelling. The Applicant is also proposing improvements to the front dwelling which includes a new covered front entry on the west side and a new covered rear entry. The Applicant is also proposing to reconfigure the units within the front dwelling. Applicant is represented by Richard B. Stone, Esq.

BOARD NOTES:

<p><u>RECEIVED REQUEST TO CARRY THIS MATTER TO JUNE 20, 2024</u></p> <p><u>WITHOUT THE NEED FOR FURTHER NOTICE.</u></p>

Motion offered by _____ to be moved and seconded by _____

Mehnert _____ Reilly-Ierardi _____ Saracene _____ Hernandez _____

Councilwoman Mahoney _____ Mayor Fox _____ Psiuk _____ Mayer _____

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

If any board member cannot attend, please call or e-mail the Board Office at 732-776-2999 Ext. 1017 or kdickert@bradleybeachnj.gov

LUB23/24 (Bulk Variances for Rear Yard Setback) – Kalena Group, LLC – Block 68, Lot 6 – 301 Third Avenue – Applicant is proposing to renovate an existing single-family residence including the construction a two-story addition along with a covered porch, patio(s), and balcony at the attic level. Applicant is represented by George D. McGill, Esq.

Enclosed: Checklist & Application for Variance(s) (Rec'd 1/29/2024)
 Zoning Permit Denial (9/28/2023)
 Survey of Property (12/12/2019)
 Architectural Plans – 4 Sheets (1/16/2024)

Correspondence: Board Engineer's Review Letter (3/11/2024)

BOARD NOTES: **KELLY REILLY-IERARDI WILL BE RECUSING HERSELF**

Motion offered by _____ to be moved and seconded by _____
 Mehnert _____ Reilly-Ierardi **Recused** Saracene _____ Hernandez _____
 Councilwoman Mahoney _____ Mayor Fox _____ Psiuk _____ Mayer _____
 Alternates: Bruynell (Alt. 1) _____ Bocco (Alt. 2) _____ Sexsmith (Alt. 3) _____ Riordan (Alt. 4) _____

LUB24/03 (Minor Subdivision with Bulk Variances for Existing Nonconformities) – 204 Beach Ave, LLC and John Naples – Block 66, Lots 2 & 27 – 110 Second Ave & 204 Beach Ave – The Applicants are proposing a minor subdivision of the two (2) existing lots. The proposed subdivision is removing land from the oversized Lot 27 and transferring the land to the undersized, nonconforming Lot 2. As part of the minor subdivision, the Applicant will remove the existing dwelling and site amenities existing on Lot 2 as well as remove the garage and a portion of the driveway on Lot 27. Applicants are represented by Thomas J. Hirsch, Esq.

Enclosed: Application & Checklist for Subdivision (Rec'd 2/23/2024)
Boundary & Topographic Survey Block 66, Lot 2 (11/2/2023)
Boundary & Topographic Survey Block 66, Lot 27 (11/2/2023)
Minor Subdivision Block 66, Lots 2 & 27 (1/12/2024)

Correspondence: Board Engineer's Review #1 (4/1/2024)

BOARD NOTES: **WILLIAM PSIUK WILL BE RECUSING HIMSELF******

Motion offered by _____ to be moved and seconded by _____

Mehnert _____ Reilly-Ierardi _____ Saracene _____ Hernandez _____

Councilwoman Mahoney _____ Mayor Fox _____ Psiuk **Recused** Mayer _____

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

LUB23/25 (Use Variance for Installation of Inground Pool) – John & Patricia Flynn – Block 37, Lot 41 – 214 Lareine Avenue – Applicants are seeking to relocate an existing shed and install an inground swimming pool with spa. The property is located in the R-1 Residential Single-Family Zone; therefore, the existing two-family dwelling is not a permitted use.

Enclosed: Application for Variance (Rec'd 10/27/2023)
 Zoning Permit Denial (10/9/2023)
 Survey of Property (11/13/2023)
 Pool Grading Plan (3/1/2024)

Correspondence: Board Engineer & Planner’s Review #1 (4/2/2024)

BOARD NOTES: **MAYOR FOX & COUNCILPERSON MAHONEY CANNOT PARTICIPATE**

Motion offered by _____ to be moved and seconded by _____
Mehnert _____ Reilly-Ierardi _____ Saracene _____ Hernandez _____
Councilwoman Mahoney **N/A** Mayor Fox **N/A** Psiuk _____ Mayer _____
Alternates: Bruynell (Alt. 1) _____ Bocco (Alt. 2) _____ Sexsmith (Alt. 3) _____ Riordan (Alt. 4) _____