



**VII. Resolutions to be memorialized:**

- a. **Resolution 2024-16 – Denial of Bulk Variance(s) – Kalena Group, LLC – Block 68, Lot 6 – 301 Third Avenue**

*Those Eligible:* Liz Hernandez, councilwoman Kirsten Mahoney, Arianna Bocco, William Psiuk, and Dennis Mayer

- a. **Resolution 2024-17 – Approval of Use and Bulk Variances for Addition and Improvements to Existing Garage Structure – Robert Galos – Block 81, Lot 4 – 27 ½ Pacific Avenue**

*Those Eligible:* Lauren Saracene, Liz Hernandez, Kelly Reilly-Ierardi, Meredith DeMarco, Deborah Bruynell, William Psiuk, and Dennis Mayer

**VIII. Applications under consideration for this evening:**

- a. **LUB24/02 (Use Variance and Bulk Variances to Reconstruct a 2<sup>nd</sup> Principal Structure Damaged by Fire) – Dennis & Roberta McDonough – Block 18, Lot 21 – 516 Park Place Avenue** – The Applicants are proposing to reconstruct a fire-damaged nonconforming structure requiring variances for the 2<sup>nd</sup> principal use on the lot, front yard setback, side yard setback, rear yard setback, and off-street parking requirements. Applicants are represented by Mark R. Aikins, Esq. **\*\*PARTIALLY HEARD ON 6/20/2024 AND CARRIED TO 7/18/2024 WITHOUT FURTHER NOTICE\*\***

- b. **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. **\*\*ORIGINALLY SCHEDULED FOR 4/18/2024 AND RECEIVED REQUEST TO CARRY TO 6/20/2024, PARTIALLY HEARD AND CARRIED TO 7/18/2024 WITHOUT FURTHER NOTICE\*\***

- c. **LUB24/04 (Bulk Variances to Reconstruct Home and Accessory Garage w/Apartment) – Michele Glatter & Brandt Hersh – Block 63, Lot 20 – 314 Third Avenue** – Applicant is proposing to demolish the existing dwelling and garage and construct a new 2 ½ story dwelling with a covered front porch, upper porch, detached garage w/apartment, stone patio, installation of a generator, and a driveway. Applicant is represented by Thomas J. Hirsch, Esq.

- d. **LUB23/26 (Use & Bulk Variances for the Removal of Existing Rear 1-story Dwelling and Construction of a Garage w/Apartment) – Brian Downey - Block 60, Lot 3 – 619 Fourth Avenue** – Applicant is proposing to remove the existing one-story dwelling at the rear of the existing 2 ½ story dwelling as well as the construction of a new detached garage with apartment. Applicant is represented by Glenn Williams, Esq.

**Adjournment:**

- a. Next scheduled meeting will be our **Regular Meeting on Thursday, August 15, 2024 at 6:30 PM** which will take place here in the Borough Hall 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.







