

**Bradley Beach Land Use Board**  
**701 Main Street**  
**Bradley Beach, NJ 07720**  
**732-776-2999 Ext. 1017**  
**Regular Meeting Agenda**  
**Thursday, August 15, 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	Robert Mehnert	Deborah Bruynell (Alt. 1)
Liz Hernandez, Env. Comm. Rep.	William Psiuk, Vice Chair	Arianna Bocco (Alt. 2)
<del>Kristen Mahoney, Councilperson</del>	Kelly Reilly-Ierardi	<del>Timothy Sexsmith (Alt. 3) - EXCUSED</del>
<b>EXCUSED</b>		
Meredith DeMarco	Lauren Saracene	Mary Pat Riordan (Alt. 4)
Dennis Mayer, Chair		

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 July 18, 2024**

Motion offered by \_\_\_\_\_ to be moved and seconded by \_\_\_\_\_

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

**VII. Resolutions to be memorialized:**

- a. **Resolution 2024-18 – Approval of 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**  
*Those Eligible: Robert Mehnert, Meredith DeMarco, Deborah Bruynell, Arianna Bocco, Timothy Sexsmith, William Psiuk, and Dennis Mayer*
- b. **Resolution 2024-19 – Approval of Use & Bulk Variances for Proposed Expansion of Nonconforming Structure(s)/Use – 215 Brinley Ave, LLC – Block 50, Lot 3 – 215 Brinley Avenue**  
*Those Eligible: Robert Mehnert, Meredith DeMarco, Deborah Bruynell, Arianna Bocco, Timothy Sexsmith, William Psiuk, and Dennis Mayer*
- c. **Resolution 2024-20 – Approval of Bulk Variances to Reconstruct Home and Accessory Garage w/Apartment) – Michele Glatter & Brandt Hersh – Block 63, Lot 20 – 314 Third Avenue**  
*Those Eligible: Robert Mehnert, Meredith DeMarco, Councilwoman Kristen Mahoney, Deborah Bruynell, Arianna Bocco, Timothy Sexsmith, and William Psiuk*

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

- a. **PB20/02 – (Request for Third and Final 1-Year Extension of Time) – Coastal Custom Builders – Block 32, Lots 17 & 18 – 803 & 811 Main Street** – Applicant is requesting a third and final 1-year extension of time in order to resolve an outstanding issue pertaining to Affordable Housing as it relates to this project. The Affordable Housing issue is expected to be resolved shortly and is required in order to obtain Resolution Compliance and for the Applicant to be able to move forward with the project. Applicant is represented by Thomas J. Hirsch, Esq.
- b. **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. **\*\*ORIGINALLY SCHEDULED FOR 7/18/2024; HOWEVER, REQUESTED TO CARRY TO 8/15/2024 WITHOUT FURTHER NOTICE DUE TO THE LIKELIHOOD OF NOT BEING REACHED DUE TO TIME CONSTRAINTS\*\***

**Adjournment:**

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



