

Bradley Beach Land Use Board
701 Main Street
Bradley Beach, NJ 07720
Regular Meeting Agenda
Thursday, September 19, 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)
Kristen Mahoney, Councilperson	Kelly Reilly-Ierardi	Timothy Sexsmith (Alt. 3)
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 August 15, 2024

Motion offered by _____ to be moved and seconded by _____

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

VII. Resolutions to be memorialized:

- a. **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

- b. **Resolution 2024-21 – Request for Third and Final 1-Year Extension of Time** – Coastal Custom Builders – Block 32, Lots 17 & 18 – 803 & 811 Main Street

Those Eligible: Robert Mehnert, Lauren Saracene, Liz Hernandez, Kelly Reilly-Ierardi, Meredith DeMarco, Deborah Bruynell, Arianna Bocco, and Dennis Mayer

VIII. Applications under consideration for this evening:

- a. **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. ****RECEIVED NOTIFICATION FROM APPLICANT & THEIR ATTORNEY ON 9/12/2024 THEY WISH TO WITHDRAW THEIR APPLICATION AT THIS TIME; THEREFORE, THIS APPLICATION WILL NOT BE HEARD****

Adjournment:

- a. Next scheduled meeting will be our **Regular Meeting on Thursday, October 17, 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.