

**Bradley Beach Land Use Board
Regular Meeting Minutes
Meeting Held in Person at 701 Main Street
Thursday, August 15, 2024 @ 6:30 PM**

Regular Meeting is called to order at 6:30 PM.

The Board and members of the public recite the pledge of allegiance.

Open public meeting announcement is made by the Board Secretary.

Roll Call:

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

Absent: Mayor Larry Fox, Councilperson Kristen Mahoney, Tomothy Sexsmith, and Mary Pat Riordan

Also Present: Mark Kitrick, Esq., Gerald Freda, PE, PP, CME, and Christine Bell, PP, AICP

Chair Mayer advises the public of the Board's policies and procedures for the hearing.

Approval and Adoption of Meeting Minutes from the Regular Meeting of July 18, 2024 –

Motion to adopt offered by Chair Dennis Mayer, seconded by William Psiuk. All eligible members present in favor.

Resolutions Memorialized:

- a. **Resolution 2024-18 – Approval of Use Variance and Bulk Variances to Reconstruct a 2nd Principal Structure Damaged by Fire – Dennis & Roberta McDonough – Block 18, Lot 21 – 516 Park Place Avenue**
- 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**
****RECEIVED REQUEST TO CARRY THIS MEMORIALIZATION TO THE SEPTEMBER 19, 2024 MEETING; THEREFORE, NOT MEMORIALIZED****
- 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**

Applications Considered:

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.

****WILLIAM PSIUK IS RECUSED FROM PARTICIPATING IN THIS REQUEST****

Applicant is represented by Thomas J. Hirsch, Esq

Mr. Hirsch explains this is the third and final request for an extension. He explains that the first request was for delays due to COVID-19 and the second request was due to an issue with Affordable Housing. This third and final extension is being requested as there has been some correspondence with Ronald Cucchiaro, Esq. who is representing the Borough with regard to the Affordable Housing issue and they believe they have come to a resolution on the matter as it was discussed with the Borough and an Ordinance has been drafted therefore a resolve is coming and the Site Plan will be submitted for review to effectuate the resolution.

This final extension will be through September 23, 2025

Based upon the testimony provided, Chair Dennis Mayer makes a motion to approve the request for the 3rd and Final Extension, seconded by Robert Mehnert.

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

Those Absent: Mayor Larry Fox, Councilperson Kristen Mahoney, Timothy Sexsmith, and Mary Pat Riordan

Those Recused: William Psiuk

Those in Opposition: None

Those Ineligible: None.

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.

****LAUREN SARACENE IS RECUSED FROM PARTICIPATING IN THIS APPLICATION****

****WILLIAM PSIUK RETURNS TO THE MEETING****

Applicant is represented by Glenn Williams, Esq.

Notice is accepted and the Board accepts jurisdiction

Cortney Walleston – Architect, Gary Dean – Planner/Engineer, and Brian Downey – Applicant are all sworn in along with Board Engineer Gerald Freda and Board Planner Christine Bell.

Cortney Walleston – Architect indicates this is also her primary residence. Ms. Walleston is qualified and accepted. Ms. Walleston indicates there is an existing 2-bedroom cottage at the rear of the property and they are proposing to tear it down and rebuild a garage with 1 bedroom apartment above, and outdoor shower, and HVAC are to be added to the building. The proposed building will be smaller than what exists today.

Dennis Mayer asks how the garage is proposed to be accessible.

Jerry Freda indicates they do have a 10-foot-wide driveway, but cannot access the garage to be able to turn into the garage. They would have to move the building forward in order to get a car into the garage.

It is indicated the lot is undersized for a garage apartment and the lot is split zoned.

The current ordinance requires a 7,500 s.f. lot for a garage apartment and this lot presents with 4,500 s.f.

Mark asks where the driveway is located. It is indicated it is a 10-foot strip to the alleyway.

It is asked what percentage of the hose is located in the GB Zone? It is answered about 1%.

****Open to the Public for Questions of the Witness – No Public****

Gary Dean, PE, PP – of 54 Olin Street in Ocean Grove – Civil Engineer/Traffic Engineer/Planner – his license is current and in good standing. Mr. Dean is qualified and accepted by the Board.

Mr. Dean indicates the property has some unusual configuration.

Exhibit A-1 – Colored Zoning Map Excerpt (Yellow is Residential R-1 and Red is Business GB)

Exhibit A-2 – Excerpt of Applicant’s Site Plan showing the Zone Split.

He indicates the applicant proposed to eliminate the pre-existing, nonconforming use and they are reducing the building and lot coverage with this proposal which moves them closer to Zone Plan and Ordinance compliance.

The applicant is aware of the driveway constraints and getting into the garage.

Christine Bell asks how they will pull into the garage. Jerry Freda and Gary Dean discuss some options.

The existing square footage of the cottage is 642 s.f. and the applicant is proposing 535 s.f.

Chair Mayer has issues with the entire proposal due to the size of the lot and Kelly Reilly-Ierardi agrees.

Mr. Dean indicates the applicants are asking for less not for more.

****Open to the public for Questions of the Witness****

Thomas J. Coan – Asks if they perceive the addition of 2 parking spaces as a benefit? And asks if the distance between dwellings can be shifted to make the garage more usable? It is indicated it will be discussed with the client. They have the room but it may trigger additional variances.

Cortney Walleston – admits to dragging her feet with the resubmission; however, the initial application was submitted prior to the Ordinance changes.

****THE BOARD TAKES A BRIEF RECESS at 7:29 PM and returns at 7:36 PM – All prior members still present****

The applicant requests to adjourn this matter to the September 19, 2024 meeting with no further notice in order to reevaluate and submit revised plans if necessary.

The Board grants the applicant’s request to carry to September 19, 2024 with no further notice being required. All members present in favor.

Adjournment:

Next scheduled meeting will be our **Regular Meeting on Thursday, September 19, 2024 at 6:30 PM** which will also 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.

With no further business before the Board a motion to adjourn was offered by Chair Dennis Mayer moved and seconded by Meredith DeMarco. All in favor. Meeting closed at 7:39 PM.

Minutes submitted by Kristie Dickert, Board Secretary