

Bradley Beach Land Use Board
701 Main Street
Bradley Beach, NJ 07720
Regular Meeting Agenda
Thursday, December 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 November 21, 2024

Motion offered by _____ to be moved and seconded by _____

Robert Mehnert _____ Liz Hernandez _____ Mayor Larry Fox _____

Meredith DeMarco _____ Councilperson Kristen Mahoney _____ Lauren Saracene _____

Kelly Reilly-Ierardi N/A William Psiuk _____ Dennis Mayer _____

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

Timothy Sexsmith (Alt. 3) N/A Mary Pat Riordan (Alt. 4) N/A

VII. Resolutions to be memorialized:

- a. **Resolution 2024-25 – Approval of Bulk Variance to Retain Ribbon Driveway – Susan Quinlan-Ripke – Block 79, Lot 22 – 418 Monmouth Avenue**

Those Eligible: Robert Mehnert, Lauren Saracene, Liz Hernandez, Meredith DeMarco, Councilwoman Kristen Mahoney, Mayor Larry Fox, Deborah Bruynell, William Psiuk, and Dennis Mayer

- b. **Resolution 2024-23 – Approval of Preliminary and Final Major Subdivision – Borough of Bradley Beach - Block 41, Lot 1 – 319 LaReine Avenue**

Those Eligible: Robert Mehnert, Lauren Saracene, Liz Hernandez, Deborah Bruynell, Arianna Bocco, William Psiuk, and Dennis Mayer

VIII. Applications under consideration for this evening:

- a. **LUB24/10 (Bulk Variances for Construction of Paver Patio, Hot Tub, Grill, and Paver Walkway from the Driveway to the Garage) – Susan Levy – Block 21, Lot 15 – 508 Ocean Park Avenue –**

Applicant is requesting variances for the proposed removal of the rear deck and a portion of the driveway leading to the garage as well as construction of a paver patio in the rear yard with a hot tub on the patio, proposed grill, and a paver walkway from the driveway to the garage. The proposed improvements require variances for side and rear yard setback to the patio, impervious coverage, grill structure distance from principal dwelling, side and rear yard setbacks to the spa, and building separate from spa. Applicant is represented by Jeffrey P. Beekman, Esq.

- b. **LUB24/13 (Bulk Variances for the Demolition of three (3) single family dwellings and the construction of one 2 ½ story dwelling) – Jonathan Karabas and Sandra M. Chang – Block 14, Lot 18 – 103-105 Newark Avenue –**

The Applicant is proposing to demolish the existing three (3) single family dwellings and all amenities and then construct a 2 ½ story dwelling with an attached garage, covered porch, rear patio, and driveway. This proposal requires variance relief for side yard setback to the dwelling, rear yard setback to the dwelling, building coverage, impervious coverage, balcony size and location, air conditioning location, and entrance platform height. Applicant is represented by Jeffrey P. Beekman, Esq.

IX. Adjournment:

- a. Next scheduled meeting will be our **Reorganization Meeting on Thursday, January 16, 2024 at 6:30 PM to be Immediately Followed by a Regular Meeting** 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.

