

**Bradley Beach Land Use Board  
Regular Meeting Minutes  
Meeting Held in Person at 701 Main Street  
Thursday, December 19, 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: Mayor Larry Fox, Councilperson Kristen Mahoney, Meredith DeMarco, Dennis Mayer, Robert Mehnert, William Psiuk, Kelly Reilly-Ierardi, Lauren Saracene, Deborah Bruynell, Arianna Bocco, Mary Pat Riordan

Absent: Liz Hernandez and Timothy Sexsmith

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

Chair Mayer advises the public regarding the Board's policies and procedures for the night's proceedings.

**Approval and Adoption of Meeting Minutes from the Regular Meeting of November 21, 2024 –**

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

**Resolutions Memorialized:**

- a. **Resolution 2024-25 – Approval of Bulk Variance to Retain Ribbon Driveway – Susan Quinlan-Ripke – Block 79, Lot 22 – 418 Monmouth Avenue**
- b. **Resolution 2024-26 – Approval of Preliminary and Final Major Subdivision – Borough of Bradley Beach - Block 41, Lot 1 – 319 LaReine Avenue**

**\*\*Mark Kitrick, Esq. address the Board and indicates this will be his last meeting representing the Land Use Board as he will not be reapplying to the Borough of Bradley Beach. At this time Chair Mayer also addresses Mayor Fox and Councilwoman Kristen Mahoney\*\***

**Applications Considered:**

**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.

Mr. Beekman indicates this property is located in the R-1 Zoning District. He references the survey indicating this is already an undersized lot in the zone and it is already improved. The shed identified on the survey is actually a shower and there is a ground level deck. The applicant is seeking to remodel the exterior of the home and wants to replaced the deck with a patio. There are no proposed changes to the dwelling.

Mr. Beekman reviews the variances that are being requested. Mark Kitrick indicates the notice has been reviewed and is acceptable and the Board can accept jurisdiction.

Susan Levy and Joseph Kociuba, PE, PP are sworn in.

Ms. Levy indicates she has owned the property for over 4 years. She indicates the property will remain as it has looked before. The grill is discussed as it is on wheels and it outside when in use, otherwise it is stored and only connected when needed.

Joseph Kociuba, PE, PP – accepted by the Board – Mr. Kociuba reviews the variance plan and indicates this is a narrow lot. There is an existing rear deck about 2 steps above grade and it is surrounded by fences. He reviews the variances being requested.

Jerry Freda, PE, PP questions the setback of the spa to the back of the garage. Joe Kociuba indicates the is a limited yard.

**\*\*A BREAK IS REQUESTED AT 7:22 PM – THE BOARD RETURNS AT 7:28 PM – ALL MEMBERS STILL PRESENT\*\***

Jeffrey Beekman, Esq. indicates they will remove the patio in the rear and move the hot tub to comply – both to be located 5 feet from the rear property line.

Thomas J. Coan – questions Mr. Kociuba regarding the garage on the survey. It is indicated it is utilized more as a shed – It is asked if a variance is required for a shed or garage? He also asks about the reduction of coverage which is indicated at 5%. It is decided this is an accessory structure as it is oversized for a shed.

Thomas J. Coan – 612 Third Avenue – Expresses that this is a small lot and a deck on grade is a better standard and the storage shed is oversized and would be a hardship to remove.

Jeffrey Beekman, Esq. provides a summation indicating the side yard to the patio will be .9 feet and variances will be needed for the setbacks of the oversized shed which is existing and the distance being proposed between the hot tub and garage; however, they will comply with the 5-foot rear yard setback for the patio. They are asking for a 1-foot variance to the hot tub. The impervious covering will reduce another 1% when completed and there is no variance required for the grill. There is a 1-car driveway where 2 is required; however, this is an existing condition. There will be a note on the plan indicating areas on either side in front will be pervious and all existing conditions will remain. A drain will be installed for the shower.

Joseph Kociuba explains the porous paver system.

**Based upon the testimony provided, Chair Dennis Mayer makes a motion to approve the application with the changes as discussed, seconded by William Psiuk.**

**Those in Favor:** Robert Mehnert, Lauren Saracene, Meredith DeMarco, Councilperson Kristen Mahoney, Mayor Larry Fox, Deborah Bruynell, William Psiuk, and Dennis Mayer

**Those in Opposition:** Kelly Reilly-Ierardi

**Those Absent:** Liz Hernandez, Timothy Sexsmith

**Those Recused:** None.

**Those Ineligible:** None.

**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.

Sandra M. Chang, Michael Melillo, AIA and Joseph Kociuba, PE, PP are sworn in.

Notice is acceptable and the Board can accept jurisdiction.

Jeffrey P. Beekman, Esq. – indicates there are three (3) single-family dwellings existing on the lots, the applicants are proposing to reduce the nonconformity from 7 bedrooms to 4 bedrooms and there has been a reduction in some of the variances with the revised plans.

Sandra Chang – indicates her aunt had owned the property from 1957-1999 when the property sold and when it came back on the market, they decided to purchase it. While the existing property is not nice it has sentimental value as this will be her 58<sup>th</sup> summer in Bradley Beach.

Jerry Freda, PE, PP questions if they are proposing a 4-bedroom home? It is indicated there are currently 7 bedrooms within the three (3) existing single-family homes which were built between 1914-1916.

Dennis Mayer – This is a 50 x 100 lot why can this not be conforming? He also questions the bedroom over the garage.

Exhibit A-1 is marked -Revised Architecturals dated 12/18/2024 – Sheets A-1,2,3,5,6 (5 sheets)

Exhibit A-2 is marked – Color Rendering dated 12/18/2024

Michael Melillo, AIA – qualified/accepted – Mr. Melillo proceeds to describe the updates to the architectural plans including removal of the deck/balcony on the east side and also revised the land in back as it will be enclosed. Also changed the condenser to be moved in a location that is now compliant with the rear yard setback.

Mark Kitrick, Esq. and the Board advise Mr. Beekman that the general feeling is that this is too much house for this particular lot.

Thomas J. Coan – questions the rear setback of the garage of 5.08 feet – he also questions how many variances could be eliminated if the garage were actually attached and part of the structure as well as the air, light, and open space aspects of the project.

**Mr. Beekman agrees to carry this application to the January 16, 2025 Reorganization Meeting for scheduling purposes only without the need for further notice.**

**Based upon the request of the Applicant, Meredith DeMarco makes a motion to grant the request to carry this application to the January 16, 2025 Reorganization Meeting for Scheduling Purposes without the need for further notice, seconded by Deborah Bruynell**

**Those in Favor:** Robert Mehnert, Lauren Saracene, Kelly Reilly-Ierardi, Meredith DeMarco, Councilperson Kristen Mahoney, Mayor Larry Fox, Deborah Bruynell, William Psiuk, and Dennis Mayer

**Those in Opposition:** None.

**Those Absent:** Liz Hernandez, Timothy Sexsmith

**Those Recused:** None.

**Those Ineligible:** None.

**Adjournment:**

Next scheduled meeting will be our **Reorganization Meeting on Thursday, January 16, 2025 at 6:30 PM to be Immediately Followed by a Regular Meeting** 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 William Psiuk. All in favor. Meeting closed at 9:19 PM.

**Minutes submitted by Kristie Dickert, Board Secretary**