

Bradley Beach Zoning Board of Adjustment
701 Main Street
Bradley Beach, NJ 07720
732-776-2999 Ext. 1017

Regular Meeting Agenda
Thursday, January 18, 2018 at 6:30 PM

This regular meeting of the Bradley Beach Zoning Board of Adjustment is now called to order.

At this time, I would ask everyone to please silence all cell phones and other paging devices, as they are distracting to others.

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 August 1, 2017 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:

Michael Conoscenti, Vice Chair
Robert Quinlan
Dominic Carrea
Raymond Wade

Edward Pilot
Dennis Mayer
Shawn Ryan
Lauren Egbert

Deidre Phillips
Alexis Bouhoutsos
Harvey Rosenberg, Chair

Also Present: Mark G. Kitrick, Esq. - Attorney to the Board
Gerald Freda, PE, PP, CME - Board Engineer

IV. Correspondence: None.

V. Approval and Adoption of Meeting Minutes from December 21, 2017

Motion offered by _____ to be moved and seconded by _____

Alternates: Shawn Ryan (Alt #1) N/A Lauren Egbert (Alt #2) _____

Deidre Phillips (Alt #3) _____ Alexis Bouhoutsos (Alt #4) _____

Dennis Mayer _____ Edward Pilot _____ Raymond Wade _____ Dominic Carrea _____

Robert Quinlan _____ Michael Conoscenti _____ Harvey Rosenberg _____

VI. Resolutions to be memorialized:

- a. ZB17/04 (Approval of first floor addition below the existing dwelling and deck) – Fran Groesbeck – Block 12, Lot 4 – 104 Kent Avenue**

Those Eligible to Vote: *Dennis Mayer, Edward Pilot, Raymond Wade, Dominic Carrea, Robert Quinlan, Michael Conoscenti, and Harvey Rosenberg*

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VII. Applications under consideration for this evening:

- A. (Continuation from 12/21/17) ZB17/02 (Bulk Variances) – Mark Hartigan – Block 18, Lot 9 – 503 Newark Avenue – Applicant is seeking bulk variances for side yard setback and impervious coverage in order to install a natural gas powered whole house generator. Applicant is represented by Michael J. Wenning. ****RECEIVED REQUEST FROM MICHAEL WENNING, ESQ. TO WITHDRAW THIS APPLICATION AS HIS CLIENT DOES NOT WISH TO PROCEED WITH THE PROJECT AT THIS TIME******
- b. (Continuation from 12/21/17) ZB17/03 (Bulk Variance) – Dominic Carrea – Block 18, Lot 10 – 501 Newark Avenue – Applicant is seeking a bulk variance in order to install a natural gas powered whole house generator. Applicant is represented by Michael J. Wenning, Esq.**

VIII. Adjournment:

- a. Next scheduled meeting will be our **Regular Meeting on Thursday, March 15, 2018 at 6:30 PM** here in the Municipal Complex Meeting Room.
- 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.

ZB17/03 (Bulk Variances) – Dominic Carrea – Block 18, Lot 10 – 501 Newark Avenue – Applicant is seeking a bulk variance for side yard setback in order to install a natural gas powered whole house generator. Applicant is represented by Michael J. Wenning, Esq.

Previously Enclosed: Application for Variance (Received 10/17/17)
Letter of Explanation Mr. Wenning (11/17/17)
Generator Specifications
Survey of Property (11/14/17)
Survey of Property (9/18/07)
Survey dated 9/18/07 indicating approximate location of proposed generator

Currently Enclosed: **Copy of a Portion of a Survey (date unknown) indicating new proposal for location of natural gas generator**

Previously Enclosed Correspondence: Board Engineer's Review Letter of 11/28/17

BOARD NOTES:

Lined area for board notes, consisting of multiple horizontal lines for writing.

Motion offered by _____ to be moved and seconded by _____

Alternates: Shawn Ryan (Alt #1) _____ Lauren Egbert (Alt #2) _____

Deidre Phillips (Alt #3) _____ Alexis Bouhoutsos (Alt #4) _____

Dennis Mayer _____ Edward Pilot _____ Raymond Wade _____ Dominic Carrea _____

Robert Quinlan _____ Michael Conoscenti _____ Harvey Rosenberg _____