

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

**Regular Meeting Agenda
Thursday, June 21, 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 May 17, 2018

Motion offered by _____ to be moved and seconded by _____

Alternates: Shawn Ryan (Alt #1) _____ Lauren Egbert (Alt #2) _____
Deidre Phillips (Alt #3) N/A Alexis Bouhoutsos (Alt #4) _____

Dennis Mayer _____ Edward Pilot N/A Raymond Wade _____ Dominic Carrea _____

Robert Quinlan _____ Michael Conoscenti _____ Harvey Rosenberg _____

VI. Resolutions to be memorialized:

a. Resolution of Approval for Bulk Variances – Pasquale & Joan Ruta – Block 25, Lot 21 – 114 Ocean Park Avenue

Those Members Eligible: Alexis Bouhoutsos, Raymond Wade, Robert Quinlan, Michael Conoscenti, and Harvey Rosenberg

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

- b. **Resolution of Approval of Use Variance & Bulk Variances** – Bryan Kienlen – Block 33, Lot 28 – 712 Main Street

Those Members Eligible: Shawn Ryan, Dennis Mayer, Raymond Wade, Michael Conoscenti, and Harvey Rosenberg

VII. Applications under consideration for this evening:

- a. **ZB18/01 (Bulk Variance for Fence Height)** – Frank Delany – Block 88, Lot 1 – 523 Burlington Avenue – Applicant is seeking a variance for a fence height of 6 feet in the side yard area where 4 feet is permitted.
- b. **ZB18/02 (Bulk Variances for Residential Addition in Rear)** – Andrew J. Leiter – Block 28, Lot 7 – 311 ½ Ocean Park Avenue – Applicant is seeking variances to construct an addition to the rear of an existing single-family home including variances for building coverage (35% is permitted, 46% is existing, and 49.2% is proposed), impervious coverage (60% is permitted, 63% is proposed), minimum distance from primary structure to an accessory structure (20 feet is required and 13.82 feet is proposed). Applicant is represented by Thomas J. Hirsch, Esq.

NOTE: THIS MATTER WILL NOT BE HEARD THIS EVENING AND WILL BE ADJOURNED TO JULY 19, 2018 WITH NO FURTHER NOTICE BEING REQUIRED.

VIII. Adjournment:

- a. Next scheduled meeting will be our **Reorganization Meeting followed by a Regular Meeting on Thursday, July 19, 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.

ZB18/01 (Bulk Variance for Fence Height) – Frank Delany – Block 88, Lot 1 – 523 Burlington Avenue –
Applicant is seeking a variance for a fence height of 6 feet in the side yard area where 4 feet is permitted.

Enclosed: Application (Received 4/24/18)
 Zoning Officer’s Denial (3/15/18)
 Owner’s Explanation & Photos (4 sheets) (undated)
 Survey of Property w/Highlighted Area of Proposed Fencing (4/9/18)

Correspondence: Board Engineer’s Review Letter (6/5/18)

BOARD NOTES:

.....
.....
.....
.....
.....
.....
.....
.....
.....
.....
.....
.....
.....
.....
.....
.....
.....
.....
.....
.....
.....
.....
.....

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 _____

ZB18/02 (Bulk Variances for Residential Addition in Rear) – Andrew J. Leiter – Block 28, Lot 7 – 311 ½ Ocean Park Avenue – Applicant is seeking variances to construct an addition to the rear of an existing single-family home including variances for building coverage (35% is permitted, 46% is existing, and 49.2% is proposed), impervious coverage (60% is permitted, 63% is proposed), minimum distance from primary structure to an accessory structure (20 feet is required and 13.82 feet is proposed). Applicant is represented by Thomas J. Hirsch, Esq.

Enclosed: Application for Variances (Received 4/28/18)
Zoning Officer's Denial
Survey of Property (8/21/17)
Architectural Plans (6 sheets)(3/5/18)

Correspondence: Board Engineer's Review Letter (6/5/18)

BOARD NOTES:

NOTE: THIS MATTER WILL NOT BE HEARD THIS EVENING AND WILL BE ADJOURNED TO JULY 19, 2018 WITH NO FURTHER NOTICE BEING REQUIRED.

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 _____