

**Bradley Beach Zoning Board of Adjustment
Regular Meeting Minutes
Thursday, June 21, 2018 at 6:30 PM**

Meeting is called to order by Chair Rosenberg at 6:30 PM. The Board and the public recite the Pledge of Allegiance.

Open public meeting announcement is made by the Board Secretary.

Roll Call:

Present: Raymond Wade, Dennis Mayer, Lauren Egbert, and Harvey Rosenberg

Absent: Michael Conoscenti, Robert Quinlan, Dominic Carrea, Edward Pilot, Shawn Ryan, Deidre Phillips, and Alexis Bouhoutsos

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

Meeting Minutes:

Approval and Adoption of Meeting Minutes from May 17, 2018

Motion to accept offered by Harvey Rosenberg, seconded by Dennis Mayer, all present in favor.

Resolutions Memorialized:

Resolution of Approval for Bulk Variances – Pasquale & Joan Ruta – Block 25, Lot 21 – 114 Ocean Park Avenue – Applicant proposing to demolish existing single-family dwelling and construct a new single family dwelling. All eligible members present in favor.

Resolution of Approval for Use Variance and Bulk Variances – Bryan Kienlen – Block 33, Lot 28 – 712 Main Street – Applicant is proposing to operate a tattoo parlor at this site and paint a sign on the wall over the door of the unit. All eligible members present in favor.

Applications:

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.

ANNOUNCEMENT IS MADE THAT THIS MATTER WILL NOT BE HEARD THIS EVENING AND WILL BE ADJOURNED TO JULY 19, 2018 WITH NO FURTHER NOTICE BEING REQUIRED.

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.

Frank Delany is sworn in and is the applicant and owner of the property in question.

Exhibit A-1 – Application Packet Including Photos

Mr. Delany provides reasons supporting his request for a 6 foot high side yard fence and indicates this would not be out of character for the neighborhood. Mr. Delany does not believe it is visible from Burlington. The family spends most of their time in the side yard area as there is no real backyard area.

Chair Rosenberg requests if Mr. Delany would consider a 4 foot high fence on the Pacific side yard area. Mr. Delany agrees to a 4 foot high fence along Pacific if the 6 foot high fence will be permitted down the interior side lot line.

Henry Machos – 209 Third Avenue – owns the house across the street and asks if it is replacing the existing chain link.

Eric Schatz – 202 Evergreen – questions if fences in town are 6 foot tall as he is concerned that nothing is being done about it.

Based upon the application submitted and the testimony provided, Dennis Mayer makes a motion to approve the application with the agreed to change by the Applicant that the small section along Pacific will be a 4 foot high fence, moved and seconded by Lauren Egbert.

Those who voted YES: Lauren Egbert, Dennis Mayer, Raymond Wade, and Harvey Rosenberg

Those who voted NO: None.

Those who ABSTAINED: None.

Those INELIGIBLE: None.

Those ABSENT: Michael Conoscenti, Robert Quinlan, Dominic Carrea, Edward Pilot, Shawn Ryan, Deidre Phillips, and Alexis Bouhoutsos

WITH NO FURTHER BUSINESS BEFORE THE BOARD A MOTION TO ADJOURN WAS OFFERED BY CHAIR ROSENBERG AND SECONDED BY LAUREN EGBERT, ALL IN FAVOR. MEETING CLOSED AT 6:57 PM.

NEXT SCHEDULED MEETING WILL BE OUR REORGANIZATION MEETING IMMEDIATELY FOLLOWED BY A REGULAR MEETING ON THURSDAY, JULY 19, 2018 AT 6:30 PM HERE IN THE MUNICIPAL COMPLEX MEETING ROOM.

Minutes submitted by Kristie Armour, Board Secretary

Motion made by Chair Rosenberg to accept these minutes, seconded by Ms. Egbert, all present in favor.