

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

**Regular Meeting Agenda**  
**Thursday, August 16, 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 July 26, 2018 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 Affuso  
Alexis Bouhoutsos  
Deidre Phillips  
Lauren Egbert

Edward Pilot  
Raymond Wade  
Dominic Carrea

Robert Quinlan  
Dennis Mayer, Vice Chair  
Harvey Rosenberg, Chair

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

**IV. Correspondence: None.**

**V. Resolutions to be memorialized:**

- a. Resolution of Approval for Use Variance and Bulk Variance for Fence Height – Alberto Contreras Mercado – Block 58, Lot 13 – 706 Fourth Avenue**

***Those Members Eligible:*** Michael Affuso, Alexis Bouhoutsos, Deidre Phillips, Lauren Egbert, Raymond Wade, Dennis Mayer, and Harvey Rosenberg

- b. Resolution of Approval for Bulk Variances for Addition to the Rear of Existing Home – Andrew J. Leiter – Block 28, Lot 7 – 311 ½ Ocean Park Avenue**

***Those Members Eligible:*** Michael Affuso, Alexis Bouhoutsos, Deidre Phillips, Lauren Egbert, Raymond Wade, Dennis Mayer

- c. Resolution of Approval for Bulk Variances to Reconstruct a New Single-Family Dwelling – Gaetano Losa – Block 11, Lot 28 – 120 Lake Terrace**

***Those Members Eligible:*** Michael Affuso, Alexis Bouhoutsos, Deidre Phillips, Lauren Egbert, Raymond Wade, Dennis Mayer, and Harvey Rosenberg

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**VI. Applications under consideration for this evening:**

- a. **ZB18/04 (Use Variance for Prohibited Freestanding Sign)** – Rega Bradley Beach, LLC – Block 38, Lots 7 and 26 – 103-105 McCabe Avenue – Applicant is proposing to replace the existing freestanding sign and has indicated the existing posts are to remain. Applicant is represented by Michael J. Wenning, Esq. **NOTE: This matter was carried from our July 19, 2018 meeting agenda and has since been withdrawn and therefore will not be heard by the Board of Adjustment.**
  
- b. **ZB18/05 (Use and Bulk Variances for a New Garage Apartment)** – Desiree Land – Block 22, Lot 1 – 423 Park Place Avenue – Applicant is seeking to demolish the existing garage and shed in order to construct a new garage apartment. This proposal requires a Use Variance as garage apartments are not permitted on corner lots. This proposal also requires Bulk Variances for minimum front yard setback, off-street parking, distance of accessory structure to primary structure, driveway apron width, and driveway length. Applicant is represented by Michael J. Wenning, Esq.

**VII. Adjournment:**

- a. Next scheduled meeting will be our **Regular Meeting on Thursday, September 20, 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.

**ZB18/04 (Use Variance for Prohibited Freestanding Sign)** – Rega Bradley Beach, LLC – Block 38, Lots 7 and 26 – 103-105 McCabe Avenue – Applicant is proposing to replace the existing freestanding sign and has indicated the existing posts are to remain. Applicant is represented by Michael J. Wenning, Esq.

**Materials distributed in July 19, 2018 packet:**

Previously Enclosed: Application for Variances (Received 6/21/18)  
Zoning Officer’s Denial (4/10/18)  
Sign Plan (1 sheet) (5/11/18)

Prior Correspondence: Board Engineer’s Review Letter (7/6/18)

**BOARD NOTES:**

**WITHDRAWN ON 7/30/18 PER MICHAEL J. WENNING, ESQ.**

Motion offered by \_\_\_\_\_ to be moved and seconded by \_\_\_\_\_

Alternates: Deidre Phillips (Alt #1) \_\_\_\_\_ Alexis Bouhoutsos (Alt #2) \_\_\_\_\_ Michael Affuso (Alt #3) \_\_\_\_\_

Lauren Egbert \_\_\_\_\_ Edward Pilot \_\_\_\_\_ Raymond Wade \_\_\_\_\_ Dominic Carrea \_\_\_\_\_

Robert Quinlan \_\_\_\_\_ Dennis Mayer \_\_\_\_\_ Harvey Rosenberg \_\_\_\_\_

