

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

**Regular Meeting Agenda  
Thursday, January 10, 2019  
Immediately Following Reorganization Meeting**

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  
Robert Quinlan  
Dominic Carrea  
Raymond Wade

Edward Pilot  
Dennis Mayer  
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 20, 2018**

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

Alternates: Deidre Phillips (Alt #1) \_\_\_\_\_ Alexis Bouhoutsos (Alt #2) N/A

Michael Affuso (Alt #3) \_\_\_\_\_

Lauren Egbert \_\_\_\_\_ Dennis Mayer \_\_\_\_\_ Edward Pilot N/A Raymond Wade \_\_\_\_\_

Dominic Carrea N/A Robert Quinlan \_\_\_\_\_ Harvey Rosenberg \_\_\_\_\_

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**VI. Resolutions to be memorialized:**

- a. **Resolution of Approval for Use Variance to Allow Accessory Structure to Remain Without a Principal Structure on the Lot with Deed Restrictions** – Nollia, LLC – Block 53, Lot 17 – 212 Fourth Avenue

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

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

- a. **ZB18/12 (Bulk Variances for Addition & Alterations to SFD)** – Rick Bartolomei/Anita Nazario – Block 13, Lot 25 – 116 Newark Avenue – Applicant is proposing an addition and alterations to the existing single family residence including removal of existing 2<sup>nd</sup> story and roof and construction of a new 2<sup>nd</sup> story and habitable attic (half story) with an open deck at the attic floor level. Applicant is represented by Michael J. Wenning, Esq.

- b. **ZB18/11 (Appeal of Zoning Officer’s Determination and Use Variance if the Board finds in favor of the Zoning Officer’s Decision)** – Chu Family – Block 9, Lot 10 – 318 Newark Avenue – Applicant wishes to raise one of the four (4) dwelling units on the property that has flooded in the past which will be on the exact same location with no changes in any setbacks and within the permitted height requirement of the Ordinance. The Applicant first requests the Board to determine if the raising of the house constitutes an expansion of a non-conforming use, and if so, the applicant requests the Board to grant the variance for that relief. Applicant is represented by Thomas J. Hirsch, Esq.

**VIII. Adjournment:**

- a. Next scheduled meeting will be our **Regular Meeting on Thursday, February 21, 2019 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.



