

**Bradley Beach Planning Board
Regular Meeting Minutes
Thursday, March 28, 2019 at 6:30 PM**

Meeting is called to order by Chair Psiuk. The Board and the public recite the Pledge of Allegiance. Open public meeting announcement is made by the Board Secretary.

Roll Call:

Present: Robert Mehnert, Amy Russo, Meredith DeMarco, Douglas Jung, Marc Rosenthal, Norman Goldfarb, George Waterman, John Weber, Rafael Albanir, William Psiuk

Absent: Alan Gubitosi

Also Present: Monica Kowalski, Esq. – Attorney to the Board, Gerald Freda, PE – Board Engineer, and Christine Bell, PP, AICP – Board Planner

Approval of Meeting Minutes:

Chair Psiuk makes a motion to approve and adopt the Meeting Minutes of February 28, 2019, seconded by Rafael Albanir. Robert Mehnert, Amy Russo, Douglas Jung, Marc Rosenthal, George Waterman, Rafael Albanir, and William Psiuk in favor.

Resolutions Memorialized: None.

Applications:

PB19/01 – Bank of America – Minor Site Plan with Variances for Proposed Signage – Block 46, Lot 1 – 520-522 Main Street. The Applicant is proposing three (3) façade signs on the existing Bank of America building. This results in one (1) additional sign of advertisement. The Applicant is also proposing to replace twelve (12) directional signs throughout the parking lot, which will result in a decrease of six (6) signs.

The notice has been reviewed and has been accepted.

Diane N. Hickey, Esq. of Riker Danzig Sherer Hyland & Perretti, LLP for the Applicant.

Mike Nashto of Trademark Signs – sworn in – expert sign package/installer.

Mr. Nashto indicates the light box facing Brinley will be removed and replaced with a smaller version and 1 smaller sign on Main over the entrance.

Sign 1 on the rear elevation will be raceway mounted channel letters. They will be LED lighted letters.

There are 3 proposed buildings signs and the sizes are smaller than what is existing.

Chair Psiuk questions Sign #2 as it looks like there was a sign there at one time? It is indicated the lightbox remains and there were 3 signs at one time. Mr. Nashto indicates he cannot testify with regard to footcandles. It is asked why they are replacing all of the signs. It is indicated he believes the existing signs are faded and corporate upgrades.

George Waterman questions if the signs will be placed on a timer? It is indicated they can be placed on a timer if the Board finds it necessary.

Sign #1 – faces neighborhood, Sign #2 faces Brinley, and Sign #3 faces the parking lot.

Mr. Goldfarb indicates the brightness of these new signs should be able to be testified to.

It is indicated there are no signs facing east. There is one facing south, one facing north, and one facing Main Street.

Sign #1 is a bit smaller than what is there.

Sign #2 – facing north used to be a sign and will be conforming.

Work will take place at night or early in the morning (10:30 PM during the week and finished by 5:00 AM). The entire installation will take 2 days, 2 vehicles, and a 5-man crew.

Jerry Freda questions the north elevations on Page 6 – the proposed existing box is to be removed and replaced with the proposed sign – will have to deal with police for traffic control.

The sign originally indicated as 40.95 s.f. will be reduced to comply with 40 s.f.

Douglas Jung questions why some of the information cannot be combined to reduce sign clutter within the lot?

The internal directional signs will be reduced in number and they will not be illuminated.

Pages 9 & 13 – are these among the directions signs? It is indicated yes.

The Bank Parking ONLY sign will be eliminated (Sign S1 #12, Page 13)

OPEN TO PUBLIC FOR QUESTIONS:

Gary (?) – Father is part owner and there is an easement to the garage in the rear will this be effected? It is indicated that no signs will impede access, they are being replaced in kind or eliminated.

Eric DeLine – sworn in – Professional Planner

Exhibit A – views of proposed building signage.

Mr. DeLine provides the history of the building and surrounding area. The Special Reasons associated with the request of the third sign are presented. Signs will be able to be seen from multiple approaches. Directional signs are positive and promote the safety and welfare of drivers and pedestrians.

The hours of operation and timing of illumination – it is indicated the lights will be on at dusk (6 PM) and off at 11:00 PM

It is indicated Proposed Sign #1 will not be illuminated.

Lukasz Kret – 614 Fifth Avenue – indicates there have been no issues with the Bank and they have been good neighbors.

Based upon the application submitted to the Board and the testimony provided, Chair Psiuk makes a motion to approve this application with the revisions and conditions as discussed with Signs #2 and #3 being placed on a timer from 6:00 PM – 11:00 PM, Sign #1 not being illuminated, and the reduction of Sign #2 to 40 s.f. to be compliant, and the elimination of Sign #12 on the proposed sign schedule and work with the Board Professionals to ensure the lights will not be any brighter, moved and seconded by Marc Rosenthal.

Those in Favor: Amy Russo, Meredith DeMarco, Marc Rosenthal, Norman Goldfarb, George Waterman, John Weber, Rafael Albanir, and William Psiuk

Those Opposed: Douglas Jung

Those Absent: Alan Gubitosi

Those Abstained: None.

Those Recused: None.

Consistency Determinations:

Ordinance No. 2019-8 of the Borough of Bradley Beach to correct an error in Ordinance Section 450-29.1 – General Business West Zone to permit Residential on the second, third, and fourth floors in combination with permitted retail business or personal service establishments on the first floor, introduced at the Borough Council meeting on February 26, 2019.

Christine Bell, PP, AICP – Board Planner explains her findings/review and indicates that residential use was intended to be on the 2nd floor in the GBW Zone and therefore this proposed Ordinance is consistent with the Master Plan.

Chair Psiuk makes a motion finding that proposed Ordinance 2019-8 is consistent with the Borough's Master Plan, moved and seconded by Meredith DeMarco.

Those in Favor: Amy Russo, Meredith DeMarco, Marc Rosenthal, Douglas Jung, Norman Goldfarb, George Waterman, John Weber, Rafael Albanir, and William Psiuk

Those Opposed: None.

Those Absent: Alan Gubitosi

Those Abstained: None.

Those Recused: None.

Ordinance No. 2019-6 of the Borough of Bradley Beach to Amend and Supplement the Revised General Ordinances of the Borough, Chapter 450, to remove “Storage Sheds” from Chapter 142, Section 3, and place it in Chapter 450, Section 13 for clarify and consistency, introduced at the Borough Council meeting on February 26, 2019.

Christine Bell, PP, AICP – Board Planner indicates that moving storage sheds to Chapter 450 is consistent with the Master Plan. This will regulate the locations of sheds on residential properties.

Chair Psiuk – recommends sheds 120 s.f. should not be included in lot coverage. It is indicated that is not for the Board to decide and this request should be presented to Council.

It is requested that Section 450 I numbers 1 and 2 – take out “any type or kind” and that a Definition for Storage Shed be added to the Ordinance.

Chair Psiuk makes a motion finding that proposed Ordinance 2019-6 is consistent with the Borough’s Master Plan, moved and seconded by Meredith DeMarco.

Those in Favor: Amy Russo, Meredith DeMarco, Marc Rosenthal, Douglas Jung, Norman Goldfarb, George Waterman, John Weber, Rafael Albanir, and William Psiuk

Those Opposed: None.

Those Absent: Alan Gubitosi

Those Abstained: None.

Those Recused: None.

Bylaw Discussion:

Monica Kowalski, Esq. briefly explains the purpose of the workshop and the need to decide if the Board as a whole wants bylaws.

The Board decides they are in favor of adopting bylaws.

It is recommended that the Board form a committee of no more than 3 members to draft bylaws for consideration.

Meredith DeMarco volunteers to be on the bylaw committee as well as John Weber and Rafael Albanir.

Kristie Dickert, Board Secretary indicates she will convert the document into Microsoft Word and forward to the committee members for ease of making revisions to the Model Rules.

WITH NO FURTHER BUSINESS BEFORE THE BOARD A MOTION TO ADJOURN THE REGULAR MEETING WAS OFFERED BY CHAIR PSIUK, MOVED AND SECONDED BY JOHN WEBER, ALL IN FAVOR. MEETING CLOSED AT 8:17 PM.

Minutes submitted by Kristie Dickert, Board Secretary