

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

Regular Meeting Agenda
Thursday, April 18, 2019 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 January 24, 2019 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
Christine Bell, PP, AICP – Board Planner

IV. Chairman makes announcement as to how meeting will proceed.

V. Correspondence: None.

VI. Approval and Adoption of Meeting Minutes from February 21, 2019

Motion offered by _____ to be moved and seconded by _____

Alternates: Deidre Phillips (Alt #1) _____ Alexis Bouhoutsos (Alt #2) _____

Michael Affuso (Alt #3) _____

Lauren Egbert _____ Dennis Mayer _____ Edward Pilot N/A Raymond Wade N/A

Dominic Carrea N/A Robert Quinlan _____ Harvey Rosenberg N/A

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VII. Resolutions to be memorialized: None.

VIII. Applications under consideration for this evening:

- a. **ZB19/01 (Bulk Variances for New SFD and Conversion of Existing Principal Building to a Garage Apartment)** – Thomas & Brigitte McGuire – Block 44, Lot 18 – 610 Brinley Avenue – Applicant is proposing to convert the existing principal dwelling to a non-conforming garage apartment and proposing a 2 ½ story dwelling at the front of the property with a new driveway, in ground swimming pool, and pool patio. Applicant is represented by Ronald Troppoli, Esq.
- b. **ZB19/02 (Bulk Variances for Additions)** – William & Eileen Becker – Block 54, Lot 13 – 403 Central Avenue – Applicant is proposing to remove the existing half story and proposing a construct a new second story with half story above as well as a 2-story addition with a deck in the rear. The Applicant is also proposing to expand the existing covered front porch which includes relocation of the front steps and walkway. Applicant is represented by Jeffrey P. Beekman, Esq.

IX. **Adjournment:**

- a. Next scheduled meeting will be our **Regular Meeting on Thursday, May 16, 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.

