

**Bradley Beach Planning Board
Regular Meeting Minutes
Thursday, May 23, 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, Alan Gubitosi, Douglas Jung, Marc Rosenthal, Norman Goldfarb, John Weber, Rafael Albanir, William Psiuk

Absent: George Waterman and Meredith DeMarco

Also Present: Monica Kowalski, Esq. – Attorney to the Board and Gerald Freda, PE – Board Engineer

Applications Under Consideration:

PB19/02 – First Aid & Ambulance Corp of Bradley Beach – Block 32, Lot 20 – 725 Main Street

Mr. Mehnert recuses himself.

Michael Wenning, Esq. reviews the prior approval and indicates the original space was not very big.

Eric Hunter – president of the First Aid – sworn in. Mr. Hunter indicates he was before the Board in 2015 when the addition was approved and the Main Street access changed.

John Zech – sworn in – present Captain of the First Aid – has knowledge of the day-to-day operations. There are 2 ambulances, one was in a tent and there was a third vehicle (a Kubota) obtained for beach rescue with a med bed. Before, 6 people would have to carry a victim from the water to the ambulance. Indicates they had no idea if it would fit or not. Finally received the grant after 2 years and now it is housed in the third bay of the First Aid building which only has access onto Main Street.

****Marc Rosenthal arrives at 6:45 PM****

There is only 1 window and 1 door to replace at this time and they are asking to Board to amend Item #3 on Page 6 in order to accommodate the Kubota. It is indicated they did not have the funds to complete compliance as they ran out of money during construction.

William Psiuk – questions where the Kubota will be? It is indicated it will be stored in the north end of the building; therefore seeking to preserve the existing door and utilize Main Street entrance. The Kubota follows the 5K run and special events.

Mr. Gubitosi – questions the 2-year time period and when the grant was applied for? It is indicated a petition was made before but did not get until after construction. It is asked if there is any space to store it in the back? It is indicated that they tried and it will not work.

Mr. Gubitosi – questions the curb cut – it is indicated there is 1 space there now.

John Weber – questions why they cannot get rid of the curb cut – It is indicated they have met with the chief and it is not feasible.

Jerry Freda – Indicates this needs to get fixed for the general public if that wasn't supposed to be agreed to that is why we are here, it is more than just putting in curb.

Mr. Gubitosi and Mr. Weber – question the façade? Eric indicates there is no money right now.

Mr. Weber – questions if they still need ok from the State for an ADA space/sign

Mr. Weber asks since the façade is not done can you hang curtains or something. It is agreed to once the work is complete will hang window treatments.

Mr. Gubitosi – questions if there is other funding available?

Chair Psiuk – indicates it would be a burden on the tax payers.

Public Portion OPEN – Seeing none – Public Portion Closed.

Mr. Wenning provides his closing statement.

Chair Psiuk makes a motion to approve the request with 1 emblem on window with treatments as well as a possible parking space, moved and seconded by John Weber.

Those in Favor: Amy Russo, Douglas Jung (w/comment), Norman Goldfarb (w/comment), John Weber (w/comment), Rafael Albanir (w/comment), and William Psiuk (w/comment)

Those Opposed: Alan Gubitosi (w/comment)

Those Absent: Marc Rosenthal (arrived late), Meredith DeMarco, George Waterman

Those Abstained: None.

Those Recused: Robert Mehnert.

****BOARD TAKES A BRIEF RECESS at 7:21 PM and RETURNS AT 7:25 PM – ALL MEMBERS STILL PRESENT AND MR. MEHNERT RETURNS.**

PB19/03 – 109 McCabe Avenue, LLC – Block 38, Lots 5 & 6 – 109 McCabe Avenue

Jennifer S. Krimko, Esq. – summarizes the application. The applicant is looking to upgrade the property, no major changes other than losing 2 parking spaces in order to accommodate an ADA space.

Stephen Carlidge, AIA – sworn in and accepted.

Exhibit A-1 Site Plan dated March 15, 2019

Exhibit A-2 – Architectural Plans dated March 15, 2019

Exhibit A-3 – Photo taken May 23, 2019

Exhibit A-4 – Color Rendered Site Plan prepared by Insite Engineering dated March 15, 2019
(11 x 17)

Steve Carlidge – Indicates there are 26 units contained within the existing buildings. They wish to demolish the walkways and stairs and roof over same due to deterioration. Would like to remove and replace the existing masonry retaining wall, put new columns above, and eliminate the non-conforming steps which extend into the setback over the property line. There will be a little addition in the back with extended roof to protect the stairs and the entry of water into the stairwell.

Norman Goldfarb – questions the ingress/egress for the tenants during construction – It is indicated they will probably have to move some tenants in order to phase the project and perform the work.

All saddles/entrances will be handicap accessible or adaptable.

Alan Gubitosi – refers to the Engineering Report Item #3.a.iii – It is indicated they are eliminating a pre-existing condition but a variance is still required because cannot meet the setback as they are required to have 2 means of egress.

Public Portion Opened/Closed: None appeared.

Jason Fichter, PE – sworn in and accepted by the Board. Mr. Fichter describes the zoning aspects for the project/site plan. There is no increase in the number of units just upgrades to the existing building and site.

Stormwater Management is discussed – they are proposing an emitter system, reducing coverage, and runoff.

With regard to parking, there are 26, 1-bedroom units – need 47 spaces, there is now 15 with no ADA space. Proposing to reconfigure to enter, turn, and pull out face first, also with adding ADA space we are losing 2 spaces, but safety is improved.

Jerry Freda agrees with these comments but a variance is necessary because of the language currently contained in the Ordinance.

Propose change for refuse is a new enclosure parallel to the side property line with private collection – with roll out dumpster or cans.

The eastern property line will have a landscape buffer and 4 foot board-on-board fence. The refuse area will have a 6 foot fence.

Variances are reviewed:

1. Parking proposed.
2. Impervious coverage proposed 82.5% existing 83.6%, still over but better.
3. Pre-Existing Nonconformities cannot be addressed with the exception of the existing stairs to be relocated onto the property.

The positive and negative criteria associated with the variances being requested are discussed.

William Psiuk – questions sheet C900 and the soil from the retaining wall – it is indicated required by FSCD to identify.

William Psiuk – questions if a sump pump will be under the parking stall? Jason Fichter indicates yes.

John Weber – Questions if there is landscaping on the east property line now? Jason Fichter indicates there is currently a guide rail.

John Weber and Jason Fichter further discuss drainage.

Jerry Freda – would like to see planting in the front of the refuse enclosure along McCabe if shifted into the lot a little.

Jason Fichter indicates the site in general needs to be cleaned up and new gutter system on the building. Jerry Freda requests perforated pipe/stone – Jason indicates it is not possible because some units are below grade.

William Psiuk – wants a drywell in the parking lot leading to the emitter. Jason Fichter indicates as much of roof runoff will be directed into drywell as possible with the grade if feasible due to not knowing the seasonal high groundwater table.

Alan Gubitosi – questions what lighting exists for the parking area? Jason Fichter indicates not much more than what is mounted on the building and ambient lighting from the area. Mr. Fichter indicates they can look into some façade lighting.

Doug Jung – How is parking assigned – it is asked this question wait.

Jerry Freda – questions if the walkways are being lighted? Steve Carlidge indicates yes it will be upgraded.

Norman Goldfarb – questions if there is a conflict with being in the front yard? Jerry Freda indicates no.

Jerry Freda – Concerned with the stairs on the south building and whether or not the column will be hit from the ADA space – suggests a bollard to protect the column.

OPEN TO PUBLIC/PUBLIC CLOSED – Seeing None.

Nellie Hubert – 99 Roosevelt, Deal, NJ – owner/operator

It is indicated there are no interior renovations proposed right now. There will be relocation of residents and phasing of improvements are discussed. It is indicated there are no affordable units at this time, but there are subsidized residents.

Ms. Hubert indicates her husband and sister have owned this property since the 80's and she is appalled at the current condition of the site and wants to clean it up now that she is in charge.

Monica Kowalski, Esq. describes anti-eviction and procedures for the Board.

Ms. Hubert indicates there will be a fee of \$25/month to assign parking spaces on a first come, first served basis. She is motivated to get this done as soon as possible in order to re-tenant the units.

Steve Carlidge indicates it will be a minimum of 6 weeks per phase.

Marc Rosenthal – questions if there are any code violations – is it indicated no.

OPEN TO PUBLIC/PUBLIC CLOSED – Seeing None.

Jennifer S. Krimko, Esq. – provides summary and closing statements.

Chair Psiuk makes a motion to approve the application with the following conditions: 1. Refuse enclosure be moved back, 2. Drywell to collect roof runoff, 3. Removal of tent and clean-up the site, and 4. Reflective pole at the stairs opposite the ADA parking stall; moved and seconded by John Weber.

Those in Favor: Robert Mehnert, Amy Russo, Alan Gubitosi (w/comment), Marc Rosenthal, Douglas Jung (w/comment), Norman Goldfarb, John Weber (w/comment), Rafael Albanir, and William Psiuk (w/comment)

Those Opposed: None.

Those Absent: Meredith DeMarco, George Waterman

Those Abstained: None.

Those Recused: None.

Consistency Determination:

Ordinance No. 2019-15 of the Borough of Bradley Beach to amend and supplement the Revised General Ordinances of the Borough of Bradley Beach, County of Monmouth, State of New Jersey, Chapter 450, Zoning to eliminate the R-T Residential Transitional Zone and have it be rezoned to the R-1 Residential Single Family Zone, and also to reclassify both garden apartments and townhouses as conditional uses within the R-B Residential Beachfront Zone, introduced at the Borough Council meeting on April 23, 2019.

Mr. Weber requests we double check the Ordinance Number as he believes there may be an error.

Douglas Jung – expresses concerns with garden apartments/townhouses and questions conditional uses.

Monica Kowalski, Esq. addresses Mr. Jung's concerns.

Chair Psiuk makes a motion finding that proposed Ordinance 2019-15 is consistent with the Borough's Master Plan, moved and seconded by John Weber.

Those in Favor: Robert Mehnert, Amy Russo, Alan Gubitosi (w/comment), Marc Rosenthal, Douglas Jung, Norman Goldfarb, John Weber, Rafael Albanir, and William Psiuk

Those Opposed: None.

Those Absent: Meredith DeMarco, George Waterman

Those Abstained: None.

Those Recused: None.

NEXT SCHEDULED MEETING WILL BE OUR REGULAR MEETING ON THURSDAY, JUNE 27, 2019 AT 6:30 PM HERE IN THE MUNICIPAL COMPLEX MEETING ROOM.

WITH NO FURTHER BUSINESS BEFORE THE BOARD A MOTION TO ADJOURN THE REGULAR MEETING WAS OFFERED BY CHAIR PSIUK, MOVED AND SECONDED BY AMY RUSSO, ALL IN FAVOR. MEETING CLOSED AT 9:11 PM.

Minutes submitted by Kristie Dickert, Board Secretary