

**Bradley Beach Zoning Board of Adjustment**  
**701 Main Street**  
**Bradley Beach, NJ 07720**  
**732-776-2999 Ext. 1017**  
**Regular Meeting Agenda**  
**Thursday, June 20, 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  
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. Correspondence: None.**

**V. Approval and Adoption of Meeting Minutes from May 16, 2019**

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 N/A Edward Pilot N/A Raymond Wade \_\_\_\_\_ Dominic Carrea N/A

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

**VI. Resolutions to be memorialized:**

- a. Resolution #2019-10 – Approval of Bulk Variances – Golden Holdings, LLC – Block 69, Lot 9 – 406 Second Avenue.**

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

**VII. Chairman makes announcement as to how meeting will proceed.**

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

- a. **ZB19/04 – (Bulk Variance for 2<sup>nd</sup> Story Rear Deck)** – George DeNardo – Block 71, Lot 22 – 610 Evergreen Avenue - Applicant is proposing to construct a 2<sup>nd</sup> story deck on the rear of the home requiring variances for side yard setback, height of proposed deck, and building coverage.
- b. **ZB19/06 (Use Variance for Expansion of Non-Conforming Use)** – CeeBee, LLC d/b/a Bradley Brew Project – Block 33, Lot 28 – 710-714 Main Street – Applicant is proposing a rear outdoor patio and sitting area for the existing microbrewery. Applicant is represented by Michael J. Wenning, Esq.
- c. **ZB19/07 (Use Variance for Expansion of Non-Conforming Use)** – Robert & Nancy Costa – Block 57, Lot 2 – 619 Fifth Avenue – Applicant is proposing a one-story addition to the rear of this existing single family dwelling which is a pre-existing, non-conforming use located in the GB General Business Zone. Applicant is represented by Michael J. Wenning, Esq.

**IX. Adjournment:**

- a. Next scheduled meeting will be our **Regular Meeting on Thursday, July 18, 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.





