

**Bradley Beach Zoning Board of Adjustment
Regular Meeting Minutes
Thursday, September 19, 2019 at 6:30 PM**

Meeting is called to order by Chair Rosenberg at 6:30 PM. The Board and the public recite the Pledge of Allegiance.

Open public meeting announcement is made by the Board Secretary.

Roll Call:

Present: Robert Quinlan, Raymond Wade, Dennis Mayer, Deidre Phillips, Deborah Bruynell, and Harvey Rosenberg

Absent: Michael Affuso, Dominic Carrea, Alexis Bouhoutsos (resigned), David Critelli

Also Present: Mark G. Kitrick, Esq. - Attorney to the Board and Gerald Freda, PE, PP, CME – Board Engineer

Approved Meeting Minutes:

August 15, 2019 Regular Meeting Minutes - Motion to accept offered by Harvey Rosenberg, seconded by Raymond Wade, all present in favor.

Resolutions Memorialized:

Resolution No. 2019-14 – Approval of Expansion of a Non-Conforming use with associated bulk Variances for Proposed Additions – Ellen Desarno – Block 26, Lot 15 – 106 McCabe Avenue

Applications Under Consideration:

ZB19/09 – (Bulk Variances for Addition and New AC Unit) – Caroline Riordan – Block 16, Lot 3 – 317 Newark Avenue – Applicant proposes an addition to the existing structure by adding new 10' x 17' 2nd floor bedroom over a new 10' x 17' covered porch and a new AC unit in the side yard area which does not meet the required setbacks. Applicant is represented by Thomas J. Hirsch, Esq. ****RECEIVED E-MAIL REQUEST FROM MR. HIRSCH ON 9/16/19 TO ADJOURN THIS MATTER TO OCTOBER 17, 2019 WITHOUT FURTHER NOTICE**** Motion to carry this application to the October 17, 2019 meeting without the need for further notice made by Harvey Rosenberg and seconded by Dennis Mayer – All in favor.

ZB19/10 – (Bulk Variances for 2nd Floor Addition) – Patrick & Kathy Freeman – Block 79, Lot 28 – 26 Atlantic Avenue – Applicant seeks to extend an existing 2nd floor room and construct an 11.95' x 28.16' second story addition above an existing first story of the residence and porch requiring setbacks for side yard setback of 2.25 feet where 5 feet is required and front yard setback of 9.83 feet where 15 feet is required.

Ms. Phillips and Mr. Quinlan – Recuse themselves as they are within 200 feet of the property in question.

A quorum remains at 4 members.

Patrick Freeman sworn in.

Mr. Collis, AIA – sworn in.

Gerald Freda, PE – sworn in

Applicant is proposing an addition on the second floor over the footprint of the existing home to add a sitting room and walk-in closet. Setbacks of the current first floor are pre-existing, non-conforming.

It is indicated the footprint of the building is not extending at all.

Jerry Freda indicates the front will not change, the second story is just coming forward.

Open for Public Comment:

Deidre Phillips – 422 Monmouth Avenue – sworn in – in favor of the proposal.

Rona – 27 Atlantic Avenue – sworn in – indicates the Freeman’s have a beautiful home, they are wonderful neighbors, and she is in favor of the proposal.

Mr. Freeman summarizes his application.

Based upon the application submitted and the testimony provided, Harvey Rosenberg makes a motion to approve the application as submitted, moved and seconded by Dennis Mayer.

Those in favor: Deborah Bruynell, Raymond Wade, Dennis Mayer, and Harvey Rosenberg.

Those opposed: None.

Those abstained: None.

Those absent: Michael Affuso, Dominic Carrea, David Critelli, Deidre Phillips (recused), and Robert Quinlan (recused)

ADJOURNMENT:

WITH NO FURTHER BUSINESS BEFORE THE BOARD A MOTION TO ADJOURN WAS OFFERED BY CHAIR ROSENBERG AND SECONDED BY DENNIS MAYER, ALL IN FAVOR. MEETING CLOSED AT 6:45 PM.

NEXT SCHEDULED MEETING WILL BE OUR REGULAR MEETING ON THURSDAY, OCTOBER 17, 2019 AT 6:30 PM HERE IN THE MUNICIPAL COMPLEX MEETING ROOM.

Minutes submitted by Kristie Dickert, Board Secretary