

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

advance, that you e-mail them to the Board Secretary at kdickert@bradleybeachnj.gov prior to the meeting. Your question will be acknowledged and read into the record and answered. If you have information or exhibits you wish to be considered and entered into the record, you will have to e-mail them to the Board Secretary kdickert@bradleybeachnj.gov in advance of the meeting so they may be marked into evidence.

PUBLIC ACCESS TO APPLICATION FILES:

You will be able to access the application files that are shown in the meeting via the Borough of Bradley Beach Website here:

<http://www.bradleybeachnj.gov/cn/meetings/meetingdetail.cfm?mid=44912&tpid=13730>

ALTERNATE ACCESS TO APPLICATION FILES:

If you are unable to access the information for the application via computer, or need assistance in logging on or using this technology, you may contact the Board Secretary, Kristie Dickert, at 732-776-2999 Ext. 1017 or kdickert@bradleybeachnj.gov. If you would like to view the files in person, you may schedule an appointment with the Board Secretary. If you wish a particular file be e-mailed or mailed to you, you must request that with 72 hours advanced notice.

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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. 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 May 6, 2020 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.

II. Roll Call:

Michael Affuso	Dennis Mayer	David Critelli
Robert Quinlan	Deidre Phillips	Deborah Bruynell
Dominic Carrea EXCUSED	Teresa Rosenberg	Harvey Rosenberg
Raymond Wade		

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

III. Correspondence: None.

IV. Approval and Adoption of Meeting Minutes from Special Meeting of April 30, 2020

Motion offered by _____ to be moved and seconded by _____

Alternates: David Critelli (Alt #1) _____ Deborah Bruynell (Alt #2) N/A Teresa Rosenberg (Alt #3) _____

Michael Affuso _____ Deidre Phillips _____ Raymond Wade _____ Dominic Carrea N/A

Robert Quinlan N/A Dennis Mayer _____ Harvey Rosenberg _____

V. Resolutions to be memorialized:

a. Resolution 2020-08 – Approval of Bulk Variances - Bruce Garry – Block 75, Lot 13 – 204 Evergreen Avenue

Those Eligible: Teresa Rosenberg, Michael Affuso, Deidre Phillips, Raymond Wade, Dennis Mayer, and Harvey Rosenberg

b. Resolution 2020-09 – Approval of Bulk Variances – Ralph & Fiorella Giacobbe – Block 53, Lot 12 – 202 Fourth Avenue

VI. Applications under consideration for this evening:

- a. ZB19/16 – Paul & Kim Charette – Block 79, Lot 15 – 400 Monmouth Avenue** – The Applicant is seeking Use and Bulk Variance relief for construction of a proposed garage apartment with a second-floor porch/balcony on this corner lot. Garage apartments are not permitted uses on corner lots and bulk variance relief is required for the second-floor porch/balcony, existing side yard setback, and existing rear yard setbacks. ****This application was carried from our Special Meeting of April 30,**

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2020. We received an e-mail from the Applicant that they have obtained a Planner and are in the process of revising the plan after hearing the Board's concerns; therefore they are requesting to be further carried to June 18th without the need for further notice.**

- b. **ZB19/19 – Annemarie Kuder – Block 36, Lot 7 – 309 ½ McCabe Avenue** – The Applicant is seeking bulk variance relief improvements to a non-conforming lot and variances on eave height of the proposed garage apartment, number of internal parking spaces for a garage apartment, off-street parking, as well as side and rear yard setbacks to the garage apartment. The existing property and structures have existing non-conformities with lot area, lot width, front yard setback, building coverage, and impervious coverage.
- c. **ZB20/01 – Brian T. Smith and Sharon L. Price – Block 49, Lot 13 – 505 Central Avenue** – The Applicant is seeking to construct a two-story addition which will require bulk variance relief for the development of a non-conforming lot and variances for side and rear yard setbacks, building coverage, and impervious coverage.

VII. Adjournment:

- a. Next scheduled meeting will be our **Regular Meeting on Thursday, June 18, 2020 at 6:30 PM** which may also take place via ZOOM. Please check our website for any updates regarding meeting location and/or meeting access as the links, meeting passwords, and meeting ID's will change for each meeting that is held via ZOOM.
- 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.

