

**Bradley Beach Land Use Board**  
**701 Main Street**  
**Bradley Beach, NJ 07720**  
**732-776-2999 Ext. 1017**  
**Regular Meeting Agenda**  
**Thursday, December 15, 2022 at 6:30 PM**  
**(revised 12/12/2022 to Add Executive Session)**

This Regular Meeting of the Land Use Board will be taking place in person in the Meeting Room located at 701 Main Street, Borough of Bradley Beach and will commence at 6:30 PM.

**This Regular Meeting of the Bradley Beach Land Use Board is now called to order.**

**I. Pledge of Allegiance**

**At this time we kindly ask that everyone please silence all cell phones and other paging devices as they are distracting to others.**

**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 April 5, 2022 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:**

Larry Fox, Mayor  
Paul Murphy, Code Officer  
Timothy Sexsmith, Councilman  
JohnEric Advento

Arianna Bocco  
Meredith DeMarco  
Kelly Reilly-Ierardi  
Dennis Mayer, Chair

Robert Mehnert  
William Psiuk  
Harvey Rosenberg  
Lauren Saracene  
Deborah Bruynell

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

**IV. EXECUTIVE SESSION AS AUTHORIZED BY THE OPEN PUBLIC MEETINGS ACT**

a. **Litigation – Rapaport v. Borough of Bradley Beach ZBA**

**V. Chair Mayer to advise the public regarding meeting policies and procedures.**

**VI. Correspondence: None.**

**VII. Approval and Adoption of Meeting Minutes from the Regular Meeting of November 17, 2022**

Motion offered by \_\_\_\_\_ to be moved and seconded by \_\_\_\_\_

Mayor Larry Fox \_\_\_\_\_ Paul Murphy **N/A** Councilman Timothy Sexsmith \_\_\_\_\_

Meredith DeMarco **N/A** Kelly Reilly-Ierardi \_\_\_\_\_ Robert Mehnert \_\_\_\_\_

Lauren Saracene \_\_\_\_\_ Harvey Rosenberg \_\_\_\_\_ Dennis Mayer **N/A**

William Psiuk (Alt. 1) \_\_\_\_\_ Deborah Bruynell (Alt. 2) **N/A**

Arianna Bocco (Alt. 3) \_\_\_\_\_ JohnEric Advento (Alt. 4) \_\_\_\_\_

**VIII. Resolutions to be memorialized: None.**

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

- a. **LUB22/20 – (Bulk Variances for New Single Family Dwelling on Undersized Lot) – Karen Pesce – Block 30, Lot 20 – 508 ½ McCabe Avenue** – Applicant is proposing to remove the existing dwelling in its entirety and proposed to construct a new 2-story single-family dwelling with a driveway. Applicant is represented by Michael J. Wenning, Esq.
- b. **LUB22/19 – (Bulk Variance for Proposed 3<sup>rd</sup> Story Dormer Addition with Additional Interior and Exterior Renovations) – Andrew Papadakis – Block 46, Lot 19 – 602 Fifth Avenue** – Applicant is proposing a third story dormer addition, with renovations to the basement, first, and second floors. The Applicant proposes to remove the rear deck and install a shed, outdoor shower, and patio in the rear yard area. Applicant is represented by Milton Bouhoutsos, Jr., Esq.

**X. Work Shop Discussion Items (if time permits):**

- a. **Technology at Meetings Going Forward**
- b. **Master Plan – Christine Bell, PP, AICP**
- c. **Land Use Board Critique and Assessment of 2023 Objectives**

**XI. Consistency Determination:**

- a. **Ordinance No. 2022-15** of the Borough of Bradley Beach Deleting Chapter 258: “Hotels” and Amending Chapter 450: “Zoning” of the Borough’s Revised General Ordinances to Prohibit Hotels and Motels in the Borough, introduced at the Borough Council meeting on November 22, 2022.

**XII. Adjournment:**

- a. Next scheduled meeting will be our **Reorganization Meeting immediately followed by our Regular Meeting on Thursday, January 19, 2023 beginning at 6:30 PM** which will also take place here in the Municipal Complex Meeting Room located at 701 Main Street, Borough of Bradley Beach. Please check our website for any updates regarding meeting location and/or access.
- 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.



**LUB22/19 – (Bulk Variance for Proposed 3<sup>rd</sup> Story Dormer Addition with Additional Interior and Exterior Renovations) – Andrew Papadakis – Block 46, Lot 19 – 602 Fifth Avenue –** Applicant is proposing a third story dormer addition, with renovations to the basement, first, and second floors. The Applicant proposes to remove the rear deck and install a shed, outdoor shower, and patio in the rear yard area. Applicant is represented by Milton Bouhoutsos, Jr., Esq.

Enclosed:     Application for Variance (Rec'd 10/5/2022)  
              Zoning Officer’s Denial of Permit (9/15/2022)  
              Architect’s Addendum to Zoning Permit Application (9/20/2022)  
              Plot Plan (9/20/2022)  
              Survey of Property (4/28/2022)  
              Architectural Plans (last revised 10/31/2022)

Correspondence:     Board Engineer’s Review Letter (12/5/2022)

**BOARD NOTES:**


Motion offered by \_\_\_\_\_ to be moved and seconded by \_\_\_\_\_  
DeMarco \_\_\_\_\_ Mehnert \_\_\_\_\_ Murphy \_\_\_\_\_ Reilly-Ierardi \_\_\_\_\_ Saracene \_\_\_\_\_  
Councilman Sexsmith \_\_\_\_\_ Mayor Fox \_\_\_\_\_ Rosenberg \_\_\_\_\_ Mayer \_\_\_\_\_  
Alternates: Psiuk (Alt. 1) \_\_\_\_\_ Bruynell (Alt. 2) \_\_\_\_\_ Bocco (Alt. 3) \_\_\_\_\_ Advento (Alt. 4) \_\_\_\_\_

