

**Bradley Beach Land Use Board
701 Main Street
Bradley Beach, NJ 07720
732-776-2999 Ext. 1017
Regular Meeting Agenda
Thursday, January 19, 2023
Immediately Following Reorganization Meeting which begins at 6:30 PM**

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 immediately following the Reorganization Meeting of the Land Use Board which begins at 6:30 PM.

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

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 January 3, 2023 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:

Larry Fox, Mayor
Paul Murphy, Code Officer
Meredith DeMarco, Councilwoman
JohnEric Advento

Arianna Bocco
Liz Hernandez
Kelly Reilly-Ierardi
Dennis Mayer

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

III. Chair to advise the public regarding meeting policies and procedures.

IV. Correspondence: None.

V. Approval and Adoption of Meeting Minutes from the Regular Meeting of December 15, 2022

Motion offered by _____ to be moved and seconded by _____

Mayor Larry Fox _____ Paul Murphy _____ Councilwoman Meredith DeMarco _____

Liz Hernandez N/A Kelly Reilly-Ierardi _____ Robert Mehnert _____

Lauren Saracene N/A Harvey Rosenberg _____ Dennis Mayer _____

William Psiuk (Alt. 1) _____ Deborah Bruynell (Alt. 2) _____

Arianna Bocco (Alt. 3) N/A JohnEric Advento (Alt. 4) N/A

VI. Resolutions to be memorialized:

- a. **Resolution 2023-01 - (Bulk Variances for New Single Family Dwelling on Undersized Lot) –**
Karen Pesce – Block 30, Lot 20 – 508 ½ McCabe Avenue

Those Eligible: Paul Murphy, Kelly Reilly-Ierardi, William Psiuk, Deborah Bruynell, Mayor Fox, Harvey Rosenberg, and Dennis Mayer

- b. **Resolution 2023-02 - (Bulk Variance for Proposed 3rd Story Dormer Addition with Additional Interior and Exterior Renovations) –** Andrew Papadakis – Block 46, Lot 19 – 602 Fifth Avenue

Those Eligible: Councilwoman Meredith DeMarco, Robert Mehnert, Paul Murphy, Kelly Reilly-Ierardi, William Psiuk, Deborah Bruynell, Mayor Fox, Harvey Rosenberg, and Dennis Mayer

VII. Applications under consideration for this evening:

- a. **LUB22/22 (Bulk Variance for Fence Height on Corner Lot) – Nicholas & Barbara Zaharioudakis – Block 88, Lot 20 – 516 Bradley Boulevard** – Applicant seeking a bulk variance to install a 4 ½ ft. high fence in a front yard area of this corner lot, where only a 3 ft. high fence is permitted.

VIII. Adjournment:

- a. Next scheduled meeting will be our **Regular Meeting on Thursday, February 16, 2023 at 6:30 PM** which will 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.

