

**Bradley Beach Land Use Board  
701 Main Street  
Bradley Beach, NJ 07720  
732-776-2999 Ext. 1017  
Regular Meeting Agenda  
Thursday, May 16, 2024 at 6:30 PM**

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

**I. FLAG SALUTE**

**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 23, 2024 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	Robert Mehnert	Deborah Bruynell (Alt. 1)
<del>Liz Hernandez, Env. Comm. Rep.</del> <b>EXCUSED</b>	William Psiuk, Vice Chair	Arianna Bocco (Alt. 2)
Kristen Mahoney, Councilperson	<del>Kelly Reilly-Ierardi</del> <b>EXCUSED</b>	Timothy Sexsmith (Alt. 3)
Dennis Mayer, Chair	Lauren Saracene	Mary Pat Riordan (Alt. 4)

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

**IV. Approval and Adoption of Meeting Minutes from the Regular Meeting of April 18, 2024**

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

Mayor Larry Fox _____	Liz Hernandez <u>N/A</u>	Councilperson Kristen Mahoney _____
Robert Mehnert _____	Kelly Reilly-Ierardi <u>Absent</u>	Lauren Saracene _____
William Psiuk _____	Dennis Mayer _____	
Deborah Bruynell (Alt. 1) _____	Arianna Bocco (Alt. 2) _____	
Timothy Sexsmith (Alt. 3) _____	Mary Pat Riordan (Alt. 4) _____	

**V. Resolutions to be memorialized:**

- a. **Resolution 2024-10 – Approval of Minor Subdivision with Bulk Variances for Existing Nonconformities – 204 Beach Ave, LLC and John Naples – Block 66, Lots 2 & 27 – 110 Second Ave & 204 Beach Ave**

**Those Eligible:** Robert Mehnert, Kelly Reilly-Ierardi, Lauren Saracene, Councilperson Kristen Mahoney, Mayor Larry Fox, Deborah Bruynell, Arianna Bocco, Timothy Sexsmith, and Dennis Mayer

- b. **Resolution 2024-11 – Approval of Bulk Variances for Installation of Inground Pool with Restriction of Two-Family Designation – John & Patricia Flynn – Block 37, Lot 41 – 214 Lareine Avenue**

*Those Eligible:* Robert Mehnert, Kelly Reilly-Ierardi, Lauren Saracene, Deborah Bruynell, Arianna Bocco, Timothy Sexsmith, Mary Pat Riordan, William Psiuk, and Dennis Mayer

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

- a. **LUB23/27 (Use and Bulk Variances for the Proposed Conversion of Existing Bed and Breakfast into a Single-Family dwelling) – NLA Properties, LLC – Block 25, Lot 13 – 900 Ocean Avenue** – Applicant is proposing to change the existing use of a bed and breakfast to a single-family home. The Applicant is also proposing to replace the garage apartment with a driveway and retaining walls. This proposal requires variances for front yard setback, building height, side yard setback to dwelling, driveway apron width, driveway width, building coverage, and impervious coverage. Applicant is represented by Jeffrey P. Beekman, Esq. **\*\*Partially Heard on 3/21/2024\*\***
- b. **LUB23/28 (Use and Bulk Variances for Addition to Existing Garage Structure) – Robert Galos – Block 81, Lot 4 – 27 ½ Pacific Avenue** – Applicant is proposing an addition to the existing garage by enclosing the area under the existing second floor cantilever of the garage. The proposed improvements require variance approval from the Board regarding use and side yard setbacks. **\*\*Partially Heard on 3/21/2024\*\***
- c. **LUB23/30 (Minor Site Plan with Bulk Variances) – Lee Restaurant Group, LLC – Block 58, Lot 4 – 415 Main Street** – Applicant is seeking site plan approval to improve, renovate, and utilize the existing structure on the lot for a restaurant use which requires bulk variance relief. Applicant is represented by Michael B. York, Esq.
- d. **LUB24/05 (Amended Minor Site Plan) – Bradley Lab, LLC – Block 71, Lot 30 – 110 Main Street** – Applicant is now seeking amended minor site plan approval to further reconfigure the interior and exterior over what was previously approved including the elimination of the 2 additional screening rooms so as to maintain a single screen movie theater. The reconfiguration will also add a function space for use in conjunction with private screenings along with other interior and exterior renovations. To the extent the Board determines that the proposed application expands the use granted by the Prior Approval, then Applicant seeks a use variance pursuant to NJSA 40:55D-70.d.2. There are no changes proposed relating to the bulk variances previously granted by the Board. Applicant is represented by Jennifer S. Krimko, Esq.

**VII. Adjournment:**

- a. Next scheduled meeting will be our **Regular Meeting on Thursday, June 20, 2024 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.

**LUB23/27 (Use and Bulk Variances for the Proposed Conversion of Existing Bed and Breakfast into a Single-Family dwelling) – NLA Properties, LLC – Block 25, Lot 13 – 900 Ocean Avenue** – Applicant is proposing to change the existing use of a bed and breakfast to a single-family home. The Applicant is also proposing to replace the garage apartment with a driveway and retaining walls. This proposal requires variances for front yard setback, building height, side yard setback to dwelling, driveway apron width, driveway width, building coverage, and impervious coverage. Applicant is represented by Jeffrey P. Beekman, Esq.

Previously Enclosed: Application & Checklist for Variances (Rec'd 12/4/2023)  
Survey Plat (Revised 12/5/2022)  
Plot Plan (Revised 2/26/2024)  
Architectural Plans (3 sheets) (12/24/2018)

**Currently Enclosed: Architectural Sheet R1 "Existing Floor Plans" (4/30/2024)**

Prior Correspondence: Board Engineer & Planner's Review Letter (2/9/2024)  
**Current Correspondence: To Be Provided**

**BOARD NOTES:**

**NOTE: ALL MEMBERS PRESENT WERE PRESENT AT LAST HEARING OF 3/21/2024**

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

Mehnert \_\_\_\_\_ Reilly-Ierardi **Absent** Saracene \_\_\_\_\_ Hernandez **Absent**

Councilperson Mahoney \_\_\_\_\_ Mayor Fox \_\_\_\_\_ Psiuk \_\_\_\_\_ Mayer \_\_\_\_\_

Alternates: Bruynell (Alt. 1) \_\_\_\_\_ Bocco (Alt. 2) \_\_\_\_\_ Sexsmith (Alt. 3) \_\_\_\_\_ Riordan (Alt. 4) \_\_\_\_\_

**LUB23/28 (Use and Bulk Variances for Addition to Existing Garage Structure) – Robert Galos – Block 81, Lot 4 – 27 ½ Pacific Avenue** – Applicant is proposing an addition to the existing garage by enclosing the area under the existing second floor cantilever of the garage. The proposed improvements require variance approval from the Board regarding use and side yard setbacks.

Previously Enclosed: Application for Variances (Rec'd 12/11/2023)  
Zoning Permit Denial (1/16/2023)  
Survey of Property (10/11/2023)  
Architectural Plans (4 sheets) (1/15/2024)  
Site Plan (1 sheet) (1/15/2024)

**Currently Enclosed: Architectural Plans (4 sheets) (Revised 4/10/2024)**  
**Site Plan (1 sheet) (Revised 4/10/2024)**

Prior Correspondence: Board Engineer & Planner's Review Letter (2/12/2024)  
**Current Correspondence: Board Engineer & Planner's Revised Review Letter (5/6/2024)**

**BOARD NOTES:**

**NOTE: ALL MEMBERS PRESENT WERE PRESENT AT LAST HEARING OF 3/21/2024**

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

Mehnert \_\_\_\_\_ Reilly-Ierardi **Absent** Saracene \_\_\_\_\_ Hernandez **Absent**

Councilperson Mahoney \_\_\_\_\_ Mayor Fox \_\_\_\_\_ Psiuk \_\_\_\_\_ Mayer \_\_\_\_\_

Alternates: Bruynell (Alt. 1) \_\_\_\_\_ Bocco (Alt. 2) \_\_\_\_\_ Sexsmith (Alt. 3) \_\_\_\_\_ Riordan (Alt. 4) \_\_\_\_\_



