



**VIII. Resolutions to be memorialized:**

- a. **Resolution 2024-12 – Approval of Bulk Variance(s) and d(6) Height Variance for Pre-Existing Turret** - NLA Properties, LLC – Block 25, Lot 13 – 900 Ocean Avenue

*Those Eligible:* Lauren Saracene, Deborah Bruynell, Arianna Bocco, Timothy Sexsmith, Mary Pat Riordan, and Dennis Mayer

- a. **Resolution 2024-13 – Approval of Minor Site Plan with Bulk Variance(s)** - Lee Restaurant Group, LLC – Block 58, Lot 4 – 415 Main Street

*Those Eligible:* Lauren Saracene, Liz Hernandez, Councilperson Kristen Mahoney, Mayor Larry Fox, Deborah Bruynell, Arianna Bocco, Timothy Sexsmith, Mary Pat Riordan, and Dennis Mayer

- b. **Resolution 2024-14 – Approval of Amended Minor Site Plan** - Bradley Lab, LLC – Block 71, Lot 30 – 110 Main Street

*Those Eligible:* Liz Hernandez, Councilperson Kristen Mahoney, Mayor Larry Fox, Deborah Bruynell, Timothy Sexsmith, Mary Pat Riordan, and Dennis Mayer

**IX. Consistency Determination**

- a. **Ordinance No. 2024-7** of the Borough of Bradley Beach Amending Chapter 396: “Stormwater Management” of the Borough’s Revised General Ordinances to revise the Borough’s Stormwater Management Rules in accordance with recommendations from the Monmouth County Planning Board, introduced at the Borough Council meeting on May 8, 2024.

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

- a. **LUB23/24 (Bulk Variances for Rear Yard Setback) – Kalena Group, LLC – Block 68, Lot 6 – 301 Third Avenue** – Applicant is proposing to renovate an existing single-family residence including the construction a two-story addition along with a covered porch, patio(s), and balcony at the attic level. Applicant is represented by George D. McGill, Esq. **\*\*ORIGINALLY SCHEDULED FOR 4/18/2024 AND RECEIVED REQUEST TO CARRY TO THIS MEETING DATE WITH NO FURTHER NOTICE\*\***

- 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 AND CARRIED TO 5/16/2024; RECEIVED REQUEST TO FURTHER CARRY TO THIS MEETING DATE WITH NO FURTHER NOTICE\*\***

- c. **LUB23/29 (Use & Bulk Variances for Proposed Expansion of Nonconforming Structure(s)/Use) – 215 Brinley Ave, LLC – Block 50, Lot 3 – 215 Brinley Avenue** – Applicant is proposing a first-floor deck and interior renovations to the existing front dwelling. The Applicant is also proposing improvements to the front dwelling which includes a new covered front entry on the west side and a new covered rear entry. The Applicant is also proposing to reconfigure the units within the front dwelling. Applicant is represented by Richard B. Stone, Esq. **\*\*ORIGINALLY SCHEDULED FOR 4/18/2024 AND RECEIVED REQUEST TO CARRY TO THIS MEETING DATE WITH NO FURTHER NOTICE\*\***

- d. **LUB24/02 (Use Variance and Bulk Variances to Reconstruct a 2<sup>nd</sup> Principal Structure Damaged by Fire) – Dennis & Roberta McDonough – Block 18, Lot 21 – 516 Park Place Avenue** – The Applicants are proposing to reconstruct a fire-damaged nonconforming structure requiring variances for the 2<sup>nd</sup> principal use on the lot, front yard setback, side yard setback, rear yard setback, and off-street parking requirements. Applicants are represented by Mark R. Aikins, Esq.

**Adjournment:**

- a. Next scheduled meeting will be our **Regular Meeting on Thursday, July 18, 2024 at 6:30 PM** which will take place here in the Borough Hall 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.









