## Bradley Beach Land Use Board 701 Main Street Bradley Beach, NJ 07720 732-776-2999 Ext. 1017 Regular Meeting Agenda Thursday, June 20, 2024 at 6:30 PM

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

- I. Pledge of Allegiance
- 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 Liz Hernandez, Env. Comm. Rep. Kristen Mahoney, Councilperson Meredith DeMarco Dennis Mayer, Chair Robert Mehnert William Psiuk, Vice Chair Kelly Reilly-Ierardi Lauren Saracene Deborah Bruynell (Alt. 1) Arianna Bocco (Alt. 2) Timothy Sexsmith (Alt. 3) 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. Swearing in of Appointed Board Member:

- a. Meredith DeMarco, Acting Business Administrator Class II Member Remainder of a 1-year term expiring 12/31/2024.
- V. Chair Mayer advises the public regarding the policies/procedures of the Board.
- VI. Correspondence: None.

| Motion offered by               | to be moved and seconded by   |                 |  |  |
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| Robert Mehnert N/A              | Liz Hernandez                 | Mayor Larry Fox |  |  |
| Meredith DeMarco N/A            | Councilperson Kristen Mahoney | Lauren Saracene |  |  |
| Kelly Reilly-Ierardi <u>N/A</u> | William Psiuk <u>N/A</u>      | Dennis Mayer    |  |  |
| Deborah Bruynell (Alt. 1)       | Arianna Bocco (Alt. 2         | )               |  |  |
| Timothy Sexsmith (Alt. 3)       | ) Mary Pat Riordan (Al        | t. 4)           |  |  |

#### 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:

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| a.        | Next scheduled meeting will be our <u>Regular Meeting on Thursday, July 18, 2024 at 6:30 PM</u> 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.  |

**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.

Documents: Copy of Proposed Ordinance 2024-7
Consistency Memo from Board Planner - Christine L. Bell, PP, AICP Regarding Ordinance 2024-7 (TBD)

BOARD NOTES:

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| Motion offered by to be moved and seconded by |            |                |                   |                  |
| Mehnert                                       | Saracene   | Hernandez      | Reilly-Ierardi    | DeMarco          |
| Councilperson Mah                             | oney       | Mayor Fox      | Psiuk             | Mayer            |
| Alternates: Bruynel                           | I (Alt. 1) | Bocco (Alt. 2) | Sexsmith (Alt. 3) | Riordan (Alt. 4) |

**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.

**Previously Enclosed:** Checklist & Application for Variance(s) (Rec'd 1/29/2024)

Zoning Permit Denial (9/28/2023) Survey of Property (12/12/2019)

Architectural Plans – 4 Sheets (1/16/2024)

Currently Enclosed: Revised Architectural Plans – 4 Sheets (dated 6/4/2024)

Prior Correspondence: Board Engineer's Review Letter (3/11/2024)
Current Correspondence: Board Engineer's Review Letter (TBD)

| BOARD NOTES: **KELLY REILL                    | Y-IERARDI WILL BE | RECUSING HERSELF** |                  |  |
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| Motion offered by to be moved and seconded by |                   |                    |                  |  |
| Mehnert Saracene                              |                   |                    |                  |  |
| Councilperson Mahoney                         | Mayor Fox         | Psiuk May          | /er              |  |
| 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. **\*\*PARTIALLY HEARD 3/21/2024\*\*** 

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)

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)

Board Engineer & Planner's Revised Review Letter (5/6/2024)

| BOARD NOTES:          |   |           |                       | S AS APP INVOLVES USE** ARCO & LIZ HERNANDEZ** |
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| Motion offered by     | Motion offered by to be moved and seconded by |           |                       |  |
| Mehnert               | Saracene                                      | Hernandez | Reilly-lerardi        | DeMarco  |
| Councilperson Mahoney |   | Mayor Fox | Psiuk                 | Mayer  |
| Alternates: Bruyn     |   |           | _ Sexsmith (Alt. 3) _ | Riordan (Alt. 4)                               |

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.

Enclosed: Application for Variances (Rec'd 12/13/2023)

Zoning Permit Denial (3/30/2023) Survey of Property (10/26/2023) Variance Plan (11/30/2023)

Architectural Plans (3 sheets dated 12/5/2023)

Before & After Color Renderings (1 sheet dated 4/18/2024)

Correspondence: Board Engineer & Planner's Review (4/2/2024)

| BOARD NOTES:                                  | **MAYOR & MS | . MAHONEY MUST | RECUSE THEMSELVE    | S AS APP INVOLVES USE** |
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| Motion offered by to be moved and seconded by |              |                |                     |                         |
| Mehnert                                       | Saracene     | Hernandez      | Reilly-lerardi      | DeMarco                 |
| Councilperson Mah                             | noney        | Mayor Fox      | Psiuk               | Mayer                   |
| Alternates: Bruyne                            | ell (Alt. 1) | Bocco (Alt. 2) | Sexsmith (Alt. 3) _ | Riordan (Alt. 4)        |

**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.

Enclosed: Application for Variances (Rec'd 2/1/2024)

Aikins Ltr to Dickert - Pre & Post Fire Conditions (3/11/2024)

Zoning Permit Denial (11/30/2023)

Plan of Survey (4/14/2023)

Architectural Plans (7 sheets) (last revised 7/11/2023)

Correspondence: Board Engineer & Planner's Review Letter (4/22/2024)

| BOARD NOTES:                                  | **MAYOR & MS | S. MAHONEY MUST | RECUSE THEMSELVE  | S AS APP INVOLVES USE** |
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| Motion offered by to be moved and seconded by |              |                 |                   |                         |
| Mehnert                                       | Saracene     | Hernandez       | Reilly-Ierardi    | DeMarco                 |
| Councilperson Ma                              | honey        | Mayor Fox       | Psiuk             | Mayer                   |
| Alternates: Bruyn                             | ell (Alt. 1) | Bocco (Alt. 2)  | Sexsmith (Alt. 3) | Riordan (Alt. 4)        |