

**Bradley Beach Land Use Board
Regular Meeting Minutes
Meeting Held in Person at 701 Main Street
Thursday, November 21, 2024 @ 6:30 PM**

Regular Meeting is called to order at 6:30 PM.

The Board and members of the public recite the pledge of allegiance.

Open public meeting announcement is made by the Board Secretary.

Roll Call:

Present: Mayor Larry Fox, Liz Hernandez, Councilperson Kristen Mahoney (arrived late), Meredith DeMarco, Dennis Mayer, Robert Mehnert, William Psiuk, Lauren Saracene, Deborah Bruynell, Arianna Bocco

Absent: Kelly Reilly-Ierardi, Timothy Sexsmith, and Mary Pat Riordan

Also Present: Mark Kitrick, Esq. Gerald Freda, PE, PP, and Christine Bell, PP, AICP

Chair Mayer advises the public regarding the Board's policies and procedures for the night's proceedings.

Approval and Adoption of Meeting Minutes from the Regular Meeting of October 17, 2024 –
Motion to adopt offered by Chair Dennis Mayer, seconded by Arianna Bocco. All eligible members present in favor.

Resolutions Memorialized:

- a. **Resolution 2024-22 – Approval of Use Variance to Administer Permanent Makeup Services – Marked with Beauty, LLC – Block 45, Lot 2 – 705 Brinley Avenue**
- b. **Resolution 2024-23 – Approval of Bulk Variances for Side Yard Setback for a proposed 2nd floor addition – Arlette Matt – Block 18, Lot 19 – 512 Park Place**
- c. **Resolution 2024-24 – Approval of Bulk Variances for the proposed demolition of the existing dwelling and construction of a new 2-story dwelling – Jinn Fong – Block 17, Lot 10 – 401 Newark**

Applications Considered:

LUB24/12 (Bulk Variance to Retain Ribbon Driveway) – Susan Quinlan-Ripke – Block 79, Lot 22 – 418 Monmouth Avenue – Applicant is requesting a variance to retain a ribbon driveway which has been constructed.

Susan Ripke, Gregory Ripke, CJ Acre, RA, and Doug Clelland, PE – all sworn in along with Gerald Freda and Christine Bell.

Susan Ripke describes she has been in Bradley Beach for over 40 years. The house is 120 years old and in trying to renovate it they decided to rebuild and be here full-time. She indicates they specifically designed a home without variances and made a lot of changes to stay within the code. They did not know they needed a variance for the driveway as they only found out after the Certificate of Occupancy inspection failed. They thought the ribbon driveway was approved; however, the plans that were approved were interpreted differently.

Jerry Freda explains the situation and how the applicant ended up here and the possible discrepancy within the language of the Ordinance. Christine Bell indicates she has no objection to the granting of the variance.

CJ Acre, RA – indicates he revised the design several times to confirm. There are three (3) sections of the code, nonresidential, townhomes or apartments, and single-family residential does not say no lawn or buffer strip.

Alexandra Esposito – 408 Evergreen and Gregory Janoff – 414 Monmouth – both in favor of granting the variance.

Thomas J. Coan – 612 Third Avenue – agrees that it should be included with the annual report to Council.

Based upon the testimony provided, Chair Dennis Mayer makes a motion to approve the application as presented, seconded by William Psiuk.

Those in Favor: Robert Mehnert, Lauren Saracene, Liz Hernandez, Meredith DeMarco, Councilperson Kristen Mahoney, Mayor Larry Fox, Deborah Bruynell, William Psiuk, and Dennis Mayer

Those Absent: Kelly Reilly-Ierardi, Timothy Sexsmith, and Mary Pat Riordan

Those Recused: None.

Those in Opposition: None.

Those Ineligible: None.

LUB24/11 (Preliminary and Final Major Subdivision) – Borough of Bradley Beach - Block 41, Lot 1 – 319 LaReine Avenue – The Applicant is proposing to subdivide the existing parcel into 4 residential building lots. Applicant is represented by Michael Ash, Esq.

****Mayor Fox, Councilperson Mahoney, and Meredith DeMarco are recused****

It is indicated the notice has been reviewed and the Board can accept jurisdiction.

Applicant is represented by Michael Ash, Esq.

Mr. Ash indicates this is a fairly straight forward, fully conforming major subdivision. The intent is to subdivide the lot and no homes are being proposed at this time. Statements from the Engineer's Review are read, the details of the property and the proposal are presented.

Bennett Matlack, PE – Borough Engineer is sworn in with Gerald Freda and Christine Bell.

Bennett Matlack, PE – is qualified and accepted by the Board. Mr. Matlack provides testimony with regard to the proposal and indicates there are a few waivers with regard to providing the size/location of structures within 200 feet and a Grading/Utility Plan.

Jerry Freda, PE indicates there is 1 minor error on the plan that needs to be fixed and can be complied with as a condition of any approval. The minor revision is Lot 1.01 – 6,000 s.f. and Lot 1.02 – 5,000 s.f.

Thomas J. Coan – wants to know what the basis for requesting the waiver of the Grading Plan is. Bennett Matlack indicates there are no improvements being proposed at this time. Mr. Coan asks why the map does not show the existing improvements in gray scale? Mr. Matlack indicates it does not have to. Mr. Coan asks about #6 on the plan indicating existing framed structure to remain? If there were gray scale on the plan you would be able to tell.

A resident raises the question as to whether or not the lots will be deed restricted.

A resident of 311 LaReine Ave – indicates Section C says removing all structures.

It is indicated a demolition permit will be required and there is no public notice for such.

Lauren Egbert – questions the deed restrictions again.

A resident of 311 LaReine – questions if one of the lots would permit a back house? It is indicated yes it would.

Anthony Laurito - 03 Madison Ave – asks if there will be 4 separate developers or 1 developer developing the lots.

Linda Duffy – 312 Brinley – wants clarification on the structure mentioned in #6 – Mr. Matlack provides an explanation.

Public Comment:

Bridget Weber – 313 LaReine Ave – sworn in – expresses concern with the granting of a grading waiver.

Thomas J. Coan – 612 Third Avenue – cites ordinance and does not believe this qualifies for waivers.

Ms. Pelkey – 311 LaReine Ave – sworn in – indicates she has never had water or vermin in her basement.

Linda Duffy – 312 Brinley – After demolition will there be remediation and she questions if there will be fill.

Michael Ash, Esq. – provides a summation indicating this is a fully conforming subdivision and no variances or design waivers are being requested. He indicates there are valid concerns with how this property will change once the status quo changes but I think we've very robustly described the processes in the future the safeguards that are in place and the different steps that the Borough as applicant will have to go through from, this first step in the subdivision through creating lots, the demolition of the improvement, and eventually the sale of four lots.

Lauren Saracene – addresses the public indicating she thinks we can just acknowledge that this is like a highly sensitive project to many people for many different reasons. It's been a very long project and the people within close proximity wise emotionally they have their own personal opinions about this property so she thinks we're all hearing the concerns and you know we the Board came here tonight specifically to talk about literal lines and understanding that this is the very first step of some progress that's happening with this property so you know moving forward please do engage because these are all valid concerns and things that the town should be respectful of for the community and there are steps in place for to recognize those things so yes let's move together as a community through this and I hope that this all works out for everybody for all the reasons that we want this property to look differently in the future.

Chair Mayer – expresses that everyone has to stay engaged. Plans will be available to look at going forward. You must bring up your concerns. This is probably the last time this Board will see this property unless somebody comes to us for a variance on any of these lots.

So, we go forward with the waivers, with the understanding of the waivers, the three waivers that they are not carrying through the whole project, they're just for this particular part of the application. So, going forward, there are no waivers given to this project going forward, it's just on this part right here, because it's not, draw the lines, figure out what's going to go there.

Based upon the testimony provided, Chair Dennis Mayer makes a motion to approve subdivision application as presented with the 3 completeness waivers, the removal of the church, the deed restrictions, and all other conditions as specified in the Engineer's letter of November 6th, seconded by William Psiuk.

Those in Favor: Robert Mehnert, Lauren Saracene, Liz Hernandez, Deborah Bruynell, Arianna Bocco, William Psiuk, and Dennis Mayer

Those Absent: Kelly Reilly-Ierardi, Timothy Sexsmith, and Mary Pat Riordan

Those Recused: Mayor Fox, Councilperson Mahoney, and Meredith DeMarco

Those in Opposition: None.

Adjournment:

Next scheduled meeting will be our **Regular Meeting on Thursday, December 19, 2024 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.

With no further business before the Board a motion to adjourn was offered by William Psiuk moved and seconded by Chair Dennis Mayer. All in favor. Meeting closed at 8:30 PM.

Minutes submitted by Kristie Dickert, Board Secretary