

**BRADLEY BEACH ZONING BOARD
OF ADJUSTMENT**

**AUGUST 18, 2011
Regular Meeting**

The meeting was called to order by Chairman Conoscenti at 6:30 P.M.

Pledge of Allegiance

Open Public Meeting Act – Open Public Meetings Act was read

ROLL CALL: MEMBERS PRESENT – Chairman Conoscenti, Vice Chairman Goldfarb, Mr. Bachar, Mr. Rosenberg, Mr. Quinlan, and Mr. Psiuk of the Planning Board

MEMBERS ABSENT: Mr. Kovach, Ms. Falk, Mr. Battipaglia, Mrs. McGorry
Also in attendance were Richard Stone, Board Attorney, and Elissa Commins, Board Engineer, and William Gray, Zoning Officer

A QUORUM WAS PRESENT

APPROVAL OF MINUTES: Approval of minutes of the meeting on July 21, 2011, on motion made by Chairman Conoscenti and seconded by Mr. Bachar, and carried by unanimous vote.

JOINT SUBCOMMITTEE REPORT: Mr. Rosenberg reported that the topics of discussion at the joint subcommittee meeting on August 4, 2011, were the following: After discussion, curb cuts and driveways would be allowed on Ocean Avenue at this time; Concerns with stones in the planting strips as they are not allowed under ordinance; Current needs of signage; Registration of landscapers; and Street Café' ordinance. The next meeting is scheduled for September 1, 2011.

MEMORIALIZATION:

Prior to the memorialization of the Board Attorney and Board Engineer, members inquired that their respective hourly rates were clearly stated. They were informed that the hourly rates are part of the Contract and clearly outlined in that document.

BOARD ATTORNEY: RICHARD STONE, ESQ.

Mr. Bachar made a motion to memorialize the Resolution appointing Richard Stone, Esq. as Board Attorney for one year, seconded by Mr. Rosenberg and carried by unanimous vote.

BOARD ENGINEER: BIRDSALL SERVICES, LLC/ELISSA COMMINS

Mr. Rosenberg made a motion to memorialize the Resolution appointing Elissa Commins of Birdsall Services LLC as Board Engineer for one year, seconded by Mr. Bachar and carried by unanimous vote.

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BOARD SECRETARY: FRANCES SAUTA

Vice Chairman Goldfarb made a motion to memorialize the Resolution appointing Frances Sauta as Board Secretary for one year, seconded by Mr. Quinlan and carried by unanimous vote.

**ZBA#411-1-03-11 – Thomas J. Hirsch, Esq.
KATHLEEN BREHM, 102 Ocean Park Ave. 25/16**

**Convert two family dwelling into garage apartment and
Construct new 3-story single family dwelling/Principal use**

Mr. Rosenberg made a motion to memorialize the above-stated resolution, seconded by Vice Chairman Goldfarb and carried by unanimous vote, with one abstention.

CONTINUATION: (Carried from July 21, 2011)

ZBA#411-1-05-11 – Pro Se

SEAN & KERRY GREENWOOD, 523 Burlington Ave. 88/1

Convert existing two-story, two-family dwelling to a two and one-half story one-family structure, and enlarge existing covered porch – Bulk Variances

The following additional documents were entered into evidence:

A-10 – Architectural plans entitled “Greenwood Residence” dated 10-21-2010 and revised August 4, 2011, including cover letter of Tom Petersen, Architect, dated August 8, 2011, outlining the specific changes and providing additional information of the proposal.

Sean and Kerry Greenwood, applicants, presented their revised plans to the Board. They stated that the plans provide additional information in terms of dimensions of floor plans and rooms, including door sizes, proposed exterior materials. Roof pitch, exact building height and ceiling heights are noted, and clarification that the front covered porch is the area that adds to building coverage.

The applicants were questioned regarding the existing shed and how far off of the property line it is located on the east side. They stated it is anchored to the ground on palates and could be moved four to five feet to the south if necessary. Further, the shed is 8’ X 12’ (96 sq. ft).

Vice Chairman Conoscenti opened the meeting up to the public. **THERE WERE NO PUBLIC COMMENTS.**

After final discussion, Vice Chairman Goldfarb made a motion to approve the

Application and grant the variances requested in accordance with the revised plans submitted under revision date of August 4, 2011, with the following condition: applicants agree to commence construction within two years or appear before the Board and request an extension. Said motion was seconded by Mr. Bachar and carried by the following vote:

AYES:

Chairman Conoscenti – Good project; change from a two family to a one family is an improvement, as well as bringing the house up to current standards.

Vice Chairman Goldfarb – Noted it is a project that will revitalize the neighborhood, a quaint area; good improvement.

Mr. Bachar – It will enhance the neighborhood and the applicants strived to meet the Board’s concerns and recommendations.

Mr. Rosenberg – Converting the two family to one family saves on density and improves the quality of the street. The applicants met the requirements of the Board and it is a great project.

Mr. Psiuk (Planning Board) – While it is a small property, it is only increased 2% of what was existing. It is a great project and will enhance the property.

NAYES: None recorded

ABSENT: Mr. Kovach, Ms. Falk, Mr. Battipaglia and Mrs. McGorry.

Following the completion of items on the Agenda, Mr. Stone informed the Board members that the matter of Robert Mehnert, 1107 ½ Ocean Avenue, currently under appeal at Freehold, was being remanded back to the Board in order for Mr. Stone to re-draft the Resolution of approval. Mr. Stone also noted that Judge Lawson of Superior Court would like to have seen more definitive comments from the Board members in terms of the negative and positive criteria of the proposal.

The meeting was adjourned at 7:15 p.m. The next meeting is scheduled for Thursday, September 15, 2011.

Respectfully submitted,

**Frances M. Sauta,
Board Secretary**

