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**BRADLEY BEACH ZONING BOARD OF ADJUSTMENT
701 MAIN STREET**

**.REVISED
AGENDA**

THURSDAY, September 15, 2011

6:30 P.M.

- 1. Public Portion**
- 2. Pledge of Allegiance**
- 3. Open Public Meetings Act**
- 4. Roll Call - Approval of minutes August 18, 2011**
- 5. Joint Subcommittee Report – Sept. 8, 2011**

- 6. MEMORIALIZATION:**

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**

- 7. REQUEST OF APPLICANT TO ADD WINDOWS
TO APPROVED PLANS: Branco, 112 Evergreen Ave.
(ZBA411-1-07-09)**

- 8. NEW BUSINESS: None Scheduled**

- 9. ADJOURNMENT – Next meeting October 20, 2011**

**BRADLEY BEACH ZONING BOARD
OF ADJUSTMENT**

**SEPTEMBER 15, 2011
Regular Meeting**

The meeting was called to order by Chairman Conoscenti at 6:40 P.M.
Pledge of Allegiance
Open Public Meeting Act – Open Public Meetings Act was read

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

MEMBERS ABSENT: Mr. Kovach, Mr. Battipaglia, Mr. Quinlan
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 August 18, 2011, on motion made by Mr. Bachar and seconded by Mr. Rosenberg, and carried by unanimous vote.

JOINT SUBCOMMITTEE REPORT: Mr. Rosenberg reported that the topics of discussion at the joint subcommittee meeting on September 8, 2011, were the following: Signage throughout the borough will require a comprehensive study and will be considered for next year's budget; proposed ordinance 450-13G stating that air conditioners cannot be in the setback will remain as written; the committee has requested a report from Bryant Curry, Code Officer, on the number of properties with stones in the planting strips; the registration of landscapers who work in town and providing them with the rules regarding disposal of grass clippings, etc.; review of street café license ordinance and application; and street cleaning and alternate side of the street parking. Mr. Rosenberg further stated that the committee has invited the town Chamber of Commerce officials and members to attend the next meeting on October 6th, at 6:30 p.m. as the street café' ordinance will be discussed. In addition, Mr. Bianchi, Supt. Of Public Works, will be invited to attend the November meeting when street sweeping and alternate side of the street parking will be on the agenda.

MEMORIALIZATION:

**ZBA#411-1-05-11 – Pro Se
SEAN & KERRY GREENWOOD, 523 Burlington Ave. 88/1
Convert existing two-story, two-family dwelling to a 2 and ½ story one-family structure, and enlarge existing covered porch – Bulk Variances**

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Vice Chairman Goldfarb made a motion to memorialize the Resolution, as amended, for the above-stated application, seconded by Mr. Psiuk and carried by the following vote:

AYES: Chairman Conoscenti, Vice Chairman Goldfarb, Mr. Bachar, Mr. Rosenberg, and Mr. Psiuk

NAYES: None recorded

REQUEST: CORI & JOSEPH BRANCO, 112 Evergreen Ave. 76/12

During testimony, the following documents were marked into evidence:

A-9 – Color photo of the east elevation, illustrating the violation of the added windows

A-10 – Letter of violation of Bradley Beach Construction office to the Brancos

Mr. and Mrs. Branco were sworn in by attorney Stone. They appeared before the Board to seek approval for a change in previously approved plans for the PIQ (Application #411-1-07-09). The requested change is in the east elevation and consists of the addition of two sets of double-hung windows, as shown on drawing A3.1-east elevation. After testimony of the Brancos, and an extended discussion with Board members, it was determined that since there were no windows at all on the approved plans, it would require that an amended application be made for the change, with notification to property owners. It was also noted that Ken Triano, of the construction department, had additional concerns in his written notification to the Brancos (A-10) informing them of the requirements of his office before the final approvals from the inspectors. Thereafter, the Brancos stated that they would file an amended application, and at such time, a date for the hearing would be set.

The meeting was adjourned at 8:15 p.m. on motion made by Mrs. McGorry and seconded by Mr. Rosenberg. The next meeting date is Thursday, October 20, 2011, at which time a newly drafted resolution will be adopted for the Mehnert application under appeal for premises known as 1107 1/2 Ocean Avenue.

Respectfully submitted,

/s/ Frances M. Sauta

Frances M. Sauta, Board Secretary