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

AGENDA

THURSDAY, December 1, 2011

6:30 P.M.

- 1. Public Portion**
- 2. Pledge of Allegiance**
- 3. Open Public Meetings Act**
- 4. Roll Call - Approval of minutes November 17, 2011**

5. MEMORIALIZATION:

ZBA#411-1-08-11 – Pro Se

**JOHN & DEBORAH PALLADINO, 501 McCabe Ave.
34/10 – Construct two-story wood frame addition, with
basement, at rear of existing two-story single family
residence.**

**Addition to include family room, bedroom, ground floor
and 2nd floor deck, basement access, stairway, outdoor
shower and new driveway with curb cut.**

6. NEW BUSINESS:

**ZBA#411-1-07-11 – Beekman Law Firm, LLC
JRN DEVELOPERS, INC., 1002 Central Ave. 15/17
Demolish existing single-family dwelling and construct
A two-family dwelling. USE / BULK VARIANCES**

- 7. ADJOURNMENT – Next meeting January 19, 2012 @
6:30 p.m.**

**BRADLEY BEACH ZONING BOARD
OF ADJUSTMENT**

**NOVEMBER 17, 2011
Regular Meeting**

The meeting was called to order by Chairman Conoscenti at 6:50 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. Quinlan

MEMBERS ABSENT: Mr. Kovach, Mr. Battipaglia

Also in attendance were Richard Stone, Board Attorney, Claire O’Doud, present in place of Elissa Commins, as Board Engineer, and Stephen LoSacco, newly appointed Zoning Officer.

A QUORUM WAS PRESENT

APPROVAL OF MINUTES: Approval of amended minutes of the meeting on October 20, 2011, on motion made by Mr. Rosenberg and seconded by Mrs. McGorry, and carried by unanimous vote, with two abstentions.

JOINT SUBCOMMITTEE REPORT: Mr. Rosenberg reported that there was no meeting in November, and the next Joint Subcommittee meeting is scheduled for Wednesday, December 14, 2011, at 6:30 p.m. in the meeting room. Main Street business owners/operators and members of the Shade Tree Commission have been invited to attend as the agenda will include street café licenses and concerns with trees in the borough, especially on Main Street.

MEMORIALIZATION:

**ZBA#411-1-06-11 – Pro Se
PAUL & MARY ANN PASUIT
603 Burlington Ave. – 89/3**

**Construct partial 2nd floor addition, renovate detached garage
And renovate existing enclosed front porch – Bulk variances**

Chairman Conoscenti made a motion to memorialize the above-stated Resolution, seconded by Mrs. McGorry, and carried by a vote of all Ayes from Chairman Conoscenti, Mr. Bachar, Mr. Rosenberg, and Mrs. McGorry.

NEW BUSINESS:

**ZBA#411-1-08-11 – Pro Se
JOHN & DEBORAH PALLADINO, 501 McCabe Avenue
34/10 – Construct 2-story wood frame addition, with basement, at
rear of existing 2-story single family residence. Addition to include
Family room, bedroom, ground floor and 2nd floor deck, basement
access, stairway, outdoor shower and new driveway with curb cut.**

The following documents were entered into evidence:

A-1 Application of John and Deborah Palladino, 501 McCabe Avenue, to construct a 2-story wood frame addition, with basement, at rear of existing 2-story single family residence, dated 10/19/11 and signed by Michael Moss, agent for the applicant.

A-2 Copy of Survey entitled “Survey of Property, Lot 10, Block 34, dated 06/29/11 (1 sheet, signed, unsealed) prepared by Charles Surmonte, P.E. and P.L.S. (Survey not to scale).

A-3 Architectural plans entitled “Additions and Alterations to Palladino Residence”, dated 8-11-11 and last revised 10-09-11, prepared by Michael J. Moss (Signed, sealed, 2 sheets)

A-4 Copy of Notice to property owners signed by Michael J. Moss, Agent, dated 11/1/11.

A-5 Affidavit of Publication of Asbury Park Press dated 11/7/11.

A-6 Receipts of Certified Mailing to property owners dated 11/4/11.

A-7 Affidavit of Service dated 11/8/2011, signed by Michael J. Moss, Agent for the applicants.

Deborah Palladino, applicant, and Michael J. Moss, Agent, were sworn in by Attorney Stone. Mrs. Palladino stated that while the PIQ is utilized primarily in the summer, they have plans to eventually make it into a permanent residence. Further, as of now, it needs several improvements that would upgrade the neighborhood.

There being no further business, the meeting was adjourned at 7:45 p.m.

Respectfully submitted,

Frances M. Sauta, Board Secretary