

**BRIELLE PLANNING/ZONING BOARD AGENDA  
REORGANIZATION MEETING  
TUESDAY, JANUARY 9, 2024  
BRIELLE BOROUGH HALL, 601 UNION LANE**

CALL TO ORDER: 7:00 p.m.

SALUTE TO THE FLAG & SILENT PRAYER

SUNSHINE STATEMENT: in accordance with the Open Public Meetings Act, notice of this meeting has been sent to the two official newspapers of the Board fixing the time and place of this hearing.

ROLL CALL

APPOINTMENTS TO  
PLANNING BOARD:  
PLANNING/ZONING

Mayor Frank Garruzzo through 12/31/24  
Councilperson (to be appointed) through 12/31/24  
Karen S. Brisben, Class II through 12/31/24  
Stephanie Frith, Class 4 Member, through 12/31/26  
Christian Siano, Class IV, through 12/31/27

NOMINATION &  
ELECTION OF:

Chairperson, Vice-Chairperson

RESOLUTIONS:

Attorney & Engineer appointments, Meeting Dates, Official Newspapers, Secretaries

ANNUAL REPORT:

Summary of applications submitted for 2023

APPROVAL OF  
MINUTES:

December 12, 2023

CORRESPONDENCE:

Copy of application to DEP for: 1) Hoffman's Marina, 608 Green Avenue, to allow maintenance dredging; 2) Pig & Parrot, to allow waterfront dining & expansion of parking area (application is pending before the Board also).

OLD BUSINESS:

Consideration of approval of a Resolution for variance relief for Block 43.01, Lot 17, 623 Green Avenue, owned by Ryan Burlew, to allow a retaining rock wall to stay on the property.

OTHER BUSINESS:

Report and discussion from Board Engineer for Capital Improvement Project at Borough Hall

NEW BUSINESS:

Application for Use Variance/Site Plan for Block 33.01, Lot 1, 110 Union Avenue (site of LaMondina Restaurant) to allow expansion of a non-conforming use (part of the restaurant is in a Residential Zone). Front Yard Setback (Fisk Avenue), 30 feet required, 6.5 feet proposed to generator, 6.5 feet proposed to trash enclosure. Rear Yard Setback — 35 feet required, 28.6 feet proposed to trash enclosure. Parking Spaces — 127 parking spaces required (with new addition), 97 parking spaces proposed. Fifty-Foot Buffer required — Trash enclosures within buffer zone proposed. Landscaping — 20% to be devoted to landscaping, proposal is nonconforming for this requirement. Existing Nonconformities: Front Yard Setback (Rt. 71) — 30 feet required, 17.9 feet existing to building. Loading Zone — 14x55 feet required, none existing/proposed.

OLD BUSINESS

Continuation of hearing for Minor Subdivision for Block 81.01, Lot 1, 409 Union Lane, owned by Daniel & Todd Burke, co-Executors, to allow a two-lot subdivision.

EXECUTIVE SESSION: Legal Matter

ADJOURNMENT

**The next meeting of the Board will be Tuesday, February 6, 2024 at 7:00 p.m.**