

**Bradley Beach Land Use Board  
Regular Meeting Minutes  
Meeting Held in Person at 701 Main Street  
Thursday, January 18, 2024  
Immediately Following Reorganization Meeting**

Regular Meeting is called to order at 6:43 PM.

Open public meeting announcement is made by the Board Secretary.

**Roll Call:**

Present: Mayor Larry Fox, Councilwoman Kristen Mahoney, Dennis Mayer, Robert Mehnert, William Psiuk, Kelly Reilly-Ierardi, Deborah Bruynell

Absent: Liz Hernandez, Paul Murphy, Lauren Saracene, and Arianna Bocco

Also Present: Mark G. Kitrick, Esq., Gerald Freda, PE, PP, CME

**Executive Session regarding One Hundred Sixteen Cliff Ave, LLC Litigation:**

Mark Kitrick, Esq. reads resolution to enter into executive session At 6:45 PM a motion to enter into executive is offered by Dennis Mayer and seconded by William Psiuk. The Board returns at 7:07 PM. A motion to return from executive and reopen the regular meeting is made by Denis Mayer, and seconded by Mayor Larry Fox.

Roll call taken and all members still present. Mark Kitrick, Esq. summarizes the executive session and indicates the matter of One Hundred Sixteen Cliff Ave, LLC will be placed on the February 15, 2024 agenda. Mark Kitrick, Esq. provides a brief description of the matter that was heard on November 16, 2023 and an honest mistake was made which negates Ms. Mahoney's vote as the vote resulted in a 3:3 vote which resulted in a denial. He also provides caselaw regarding the basis for a revote. The recording from the November meeting will be provided to the Board Members to listen to all of the testimony and every eligible member who is familiar with the testimony will be permitted to vote as long as they do not have a conflict. There will be no testimony provided.

**Approval and Adoption of Meeting Minutes from the Regular Meeting of December 21, 2024 –**

Motion to adopt offered by William Psiuk, Seconded by Robert Mehnert. All eligible members present in favor.

**Resolutions Memorialized:** None.

**Applications Considered:** None.

**Adjournment:**

Next scheduled meeting will be our **Regular Meeting on Thursday, February 15, 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 Deborah Bruynell moved and seconded by Robert Mehnert. All in favor. Meeting closed at 7:13 PM.

**Minutes submitted by Kristie Dickert, Board Secretary**