

**Bradley Beach Land Use Board**  
**701 Main Street**  
**Bradley Beach, NJ 07720**  
**Regular Meeting Agenda**  
**Thursday, October 17, 2024 at 6:30 PM**

This Regular Meeting of the Bradley Beach Land Use Board is now called to order.

**I. Pledge of Allegiance**

**II. Open Public Meetings Act:**

The 48-hour notice, as required under the Open Public Meetings Act, has been met as notice of this meeting was emailed on January 23, 2024 and published in the Asbury Park Press, The Coast Star, and the Coaster, a copy has been placed on the bulletin board in the Borough Office, and a copy has been filed with the Borough Clerk.

**III. Roll Call:**

Larry Fox, Mayor	Robert Mehnert	Deborah Bruynell (Alt. 1)
Liz Hernandez, Env. Comm. Rep.	William Psiuk, Vice Chair	Arianna Bocco (Alt. 2)
Kristen Mahoney, Councilperson	Kelly Reilly-Ierardi	Timothy Sexsmith (Alt. 3)
Meredith DeMarco	Lauren Saracene	Mary Pat Riordan (Alt. 4)
Dennis Mayer, Chair		

Also Present: Mark Kitrick, Esq. – Board Attorney  
Gerald Freda, PE, PP – Board Engineer  
Christine Bell, PP, AICP – Board Planner

**IV. Chair Mayer advises the public regarding the policies/procedures of the Board.**

**V. Correspondence: None.**

**VI. Approval and Adoption of Meeting Minutes from the Regular Meeting of September 19, 2024**

Motion offered by \_\_\_\_\_ to be moved and seconded by \_\_\_\_\_

Robert Mehnert _____	Liz Hernandez _____	Mayor Larry Fox <b><u>N/A</u></b>
Meredith DeMarco <b><u>N/A</u></b>	Councilperson Kristen Mahoney _____	Lauren Saracene <b><u>N/A</u></b>
Kelly Reilly-Ierardi <b><u>N/A</u></b>	William Psiuk _____	Dennis Mayer _____
Deborah Bruynell (Alt. 1) _____	Arianna Bocco (Alt. 2) <b><u>N/A</u></b>	
Timothy Sexsmith (Alt. 3) <b><u>N/A</u></b>	Mary Pat Riordan (Alt. 4) <b><u>N/A</u></b>	

VII. Resolutions to be memorialized: None.

VIII. Applications under consideration for this evening:

- a. **LUB24/07 (Bulk Variances for Side Yard Setback for a proposed 2<sup>nd</sup> floor addition) – Arlette Matt – Block 18, Lot 19 – 512 Park Place Avenue** – Applicant is proposing a second-floor addition over the existing first floor at the rear of the existing dwelling.
- b. **LUB24/08 (Bulk Variances for the proposed demolition of the existing dwelling and construction of a new 2-story dwelling) – Jinn Fong – Block 17, Lot 10 – 401 Newark Avenue** – The Applicant is proposing to remove the existing dwelling and construct a new 2-story dwelling requiring variances for building coverage, front yard setback, side yard setback, rear yard setback, building height, driveway width, driveway distance from intersection, and for pre-existing nonconformities relative to lot size. Applicant is represented by Thomas J. Hirsch, Esq.
- c. **LUB24/09 (Use Variance to Administer Permanent Makeup Services) – Marked with Beauty, LLC – Block 45, Lot 2 – 705 Brinley Avenue** – Applicant is seeking use variance relief to administer permanent makeup services within the existing cosmetic facility with no site changes being proposed at this time. Applicant is represented by Mark Steinberg, Esq.

IX. Adjournment:

- a. Next scheduled meeting will be our **Regular Meeting on Thursday, November 21, 2024 at 6:30 PM** which will take place here in the Borough Hall Meeting Room located at 701 Main Street, Borough of Bradley Beach. Please check our website for any updates regarding meeting location and/or access.
- b. With no further business before the Board a motion to adjourn was offered by \_\_\_\_\_ to be moved and seconded by \_\_\_\_\_, meeting closed at \_\_\_\_\_ PM.





