

**Bradley Beach Land Use Board**  
**701 Main Street**  
**Bradley Beach, NJ 07720**  
**Regular Meeting Agenda**  
**Thursday, November 21, 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	<del>Timothy Sexsmith (Alt. 3)</del> <b>EXCUSED</b>
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 October 17, 2024**

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

Robert Mehnert \_\_\_\_\_ Liz Hernandez \_\_\_\_\_ Mayor Larry Fox \_\_\_\_\_

Meredith DeMarco \_\_\_\_\_ Councilperson Kristen Mahoney \_\_\_\_\_ Lauren Saracene \_\_\_\_\_

Kelly Reilly-Ierardi \_\_\_\_\_ William Psiuk **N/A** Dennis Mayer \_\_\_\_\_

Deborah Bruynell (Alt. 1) \_\_\_\_\_ Arianna Bocco (Alt. 2) \_\_\_\_\_

Timothy Sexsmith (Alt. 3) \_\_\_\_\_ Mary Pat Riordan (Alt. 4) \_\_\_\_\_

**VII. Resolutions to be memorialized:**

- a. Resolution 2024-22 – Approval of Use Variance to Administer Permanent Makeup Services – Marked with Beauty, LLC – Block 45, Lot 2 – 705 Brinley Avenue**

*Those Eligible:* Robert Mehnert, Lauren Saracene, Liz Hernandez, Kelly Reilly-Ierardi, Meredith DeMarco, Deborah Bruynell, and Dennis Mayer

- b. Resolution 2024-23 – Approval of Bulk Variances for Side Yard Setback for a proposed 2<sup>nd</sup> floor addition – Arlette Matt – Block 18, Lot 19 – 512 Park Place**

*Those Eligible:* Robert Mehnert, Lauren Saracene, Liz Hernandez, Kelly Reilly-Ierardi, Meredith DeMarco, Councilperson Kristen Mahoney, Mayor Larry Fox, Deborah Bruynell, and Dennis Mayer

- c. Resolution 2024-24 – Approval of 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**

*Those Eligible:* Robert Mehnert, Lauren Saracene, Meredith DeMarco, Mayor Larry Fox, Deborah Bruynell, Arianna Bocco, and Dennis Mayer

**VIII. Applications under consideration for this evening:**

- a. LUB24/12 (Bulk Variance to Retain Ribbon Driveway) – Susan Quinlan-Ripke – Block 79, Lot 22 – 418 Monmouth Avenue** – Applicant is requesting a variance to retain a ribbon driveway which has been constructed.

- b. LUB24/11 (Preliminary and Final Major Subdivision) – Borough of Bradley Beach - Block 41, Lot 1 – 319 LaReine Avenue** – The Applicant is proposing to subdivide the existing parcel into 4 residential building lots. Applicant is represented by Meghan Ann Bennett, Esq.

**IX. Adjournment:**

- a. Next scheduled meeting will be our **Regular Meeting on Thursday, December 19, 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.



