

Bradley Beach Land Use Board
701 Main Street
Bradley Beach, NJ 07720
Regular Meeting Agenda
Thursday, February 20, 2025 @ 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 31, 2025 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:

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|--------------------------------|--------------------------|-------------------------|
| Al Gubitosi, Mayor | Kristen Mahoney | Robert Mehnert (Alt. 1) |
| Paul Nowicki, Councilman | Thomas J. Coan, Chairman | Mitch Karp (Alt. 2) |
| Liz Hernandez, Env. Commission | Lauren Saracene | Donald Warnet (Alt. 3) |
| Dennis Mayer, Vice Chairman | James Wishbow | Victoria Leahy (Alt. 4) |

Also Present: Anne Marie Rizzuto, Esq.
Gerald Freda, PE, PP
Christine Bell, PP, AICP

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

V. Correspondence: None.

VI. Approval and Adoption of Meeting Minutes from the Reorganization & Regular Meetings of January 16, 2025

Motion offered by _____ to be moved and seconded by _____

Liz Hernandez _____ Kristen Mahoney _____ James Wishbow **N/A**

Mayor Al Gubitosi _____ Councilman Paul Nowicki _____ Lauren Saracene _____

Thomas J. Coan _____ Dennis Mayer _____

Robert Mehnert (Alt. 1) _____ Mitch Karp (Alt. 2) _____

Donald Warnet (Alt. 3) _____ Victoria Leahy (Alt. 4) _____

VII. Resolutions to be memorialized: None.

VIII. Applications Scheduled for Hearing:

- a. **LUB24/14 (Bulk Variance for Building Coverage for a Proposed Residential Addition) – Robert & Eva West – Block 7, Lot 11 – 518 Newark Avenue** – The Applicant is proposing a one-story addition on the east side of the dwelling with new concrete walkways which requires a new variance for building coverage of 37% where 35% is permitted.

IX. Adjournment:

- a. Next scheduled meeting will be our **Regular Meeting on Thursday, March 20, 2025 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.

