

Bradley Beach Land Use Board
701 Main Street
Bradley Beach, NJ 07720
Regular Meeting Agenda
Thursday, March 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:

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)
Thomas J. Murray, Jr., Construction Official		

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

IV. Swearing in of New Board Member:

a. Thomas J. Murray, Jr. (Construction Official) – Class II Member – Term expiring 12/31/2025

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

VI. Correspondence:

a. **2024 Annual Report prepared by Christine L. Bell, PP, AICP of Leon S. Avakian, Inc. dated March 7, 2025.**

VII. Approval and Adoption of Meeting Minutes from the Regular Meeting of February 20, 2025

Motion offered by _____ to be moved and seconded by _____

Liz Hernandez _____	Kristen Mahoney _____	Thomas Murray <u>N/A</u>
James Wishbow _____	Mayor Al Gubitosi <u>N/A</u>	Councilman Paul Nowicki _____
Lauren Saracene <u>N/A</u>	Thomas J. Coan _____	Dennis Mayer _____
Robert Mehnert (Alt. 1) <u>N/A</u>	Mitch Karp (Alt. 2) _____	
Donald Warnet (Alt. 3) _____	Victoria Leahy (Alt. 4) _____	

VIII. Resolutions to be memorialized:

- a. **Resolution No. 2025-06 – Approval of Bulk Variance for Building Coverage for Proposed Residential addition) - Robert & Eva West – Block 7, Lot 11 – 518 Newark Avenue**

Those Eligible: Liz Hernandez, Kristen Mahoney, James Wishbow, Councilman Paul Nowicki, Mitch Karp, Donald Warnet, Victoria Leahy, Dennis Mayer, and Thomas J. Coan

IX. Applications Scheduled for Hearing: None.

X. Adjournment:

- a. Next scheduled meeting will be our **Regular Meeting on Thursday, April 17, 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.

