

**Bradley Beach Land Use Board  
Regular Meeting Minutes  
Meeting Held in Person at 701 Main Street  
Thursday, January 16, 2025  
Immediately Following Reorganization Meeting**

Regular Meeting is called to order at 7:17 PM.

Open public meeting announcement is made by the Board Secretary.

**Roll Call:**

Present: Mayor Al Gubitosi, Councilman Paul Nowicki, Liz Hernandez, Dennis Mayer, Kristen Mahoney, Thomas J. Coan, Lauren Saracene, Robert Mehnert, Mitch Karp, Donald Warnet, Victoria Leahy

Absent: James Wishbow

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

**Approval and Adoption of Meeting Minutes from the Regular Meeting of December 19, 2024 –**

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

**Resolutions Memorialized:**

**Resolution 2025-01 – Approval of Bulk Variances for Construction of Paver Patio, Hot Tub, Grill, and Paver Walkway from the Driveway to the Garage – Susan Levy – Block 21, Lot 15 – 508 Ocean Park Avenue**

**Applications Considered:**

**LUB24/13 (Bulk Variances for the Demolition of three (3) single family dwellings and the construction of one 2 ½ story dwelling) – Jonathan Karabas and Sandra M. Chang – Block 14, Lot 18 – 103-105 Newark Avenue** – The Applicant is proposing to demolish the existing three (3) single family dwellings and all amenities and then construct a 2 ½ story dwelling with an attached garage, covered porch, rear patio, and driveway. This proposal requires variance relief for side yard setback to the dwelling, rear yard setback to the dwelling, building coverage, impervious coverage, balcony size and location, air conditioning location, and entrance platform height. Applicant is represented by Jeffrey P. Beekman, Esq.

**\*\*ANNOUNCEMENT IS MADE TO NOTIFY THE PUBLIC THAT AS PER THE LETTER RECEIVED FROM JEFFREY P. BEEKMAN, ESQ. DATED 1/14/2025, THE APPLICANT HAS CHOSEN TO WITHDRAW THEIR APPLICATION AT THIS TIME; THEREFORE, IT IS NO LONGER PENDING BEFORE THIS BOARD AND WILL NOT BE HEARD THIS EVENING\*\***

**General discussion takes place between Anne Marie Rizzuto and the Board Members/Professionals regarding the possibility of obtaining Borough e-mails for Board members, OPRA requests, noticing requirements, and regular and special meeting dates, as well as certain other procedures which should be followed.**

**Adjournment:**

Next scheduled meeting will be our **Regular Meeting on Thursday, February 20, 2025 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 Thomas J. Coan moved and seconded by Dennis Mayer. All in favor. Meeting closed at 7:35 PM.

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