

**Bradley Beach Land Use Board  
Reorganization Meeting Minutes  
Meeting Held In Person at 701 Main Street  
Thursday, January 16, 2025 at 6:30 PM**

Meeting is called to order at 6:30 PM. The Board and the public recite the Pledge of Allegiance.

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

Anne Marie Rizzuto, Esq. swears in the New and Reappointed Board Members that are present.

**Appointments for the 2025 Calendar Year:**

CHAIRMAN: Kristen Mahoney makes the motion and offers the name of Thomas J. Coan which is seconded by Mayor Al Gubitosi. Those in favor: Mayor Al Gubitosi, Councilman Nowicki, Kristen Mahoney, Thomas J. Coan, Mitch Karp, Victoria Leahy Those Opposed: Liz Hernandez, Dennis Mayer, Lauren Saracene, Robert Mehnert, and Donald Warnet

VICE CHAIRMAN: Thomas J. Coan makes the motion and offers the name of Dennis Mayer which is seconded by Robert Mehnert. All members present in favor.

BOARD SECRETARY: Dennis Mayer makes the motion and offers the name of Kristie Dickert which is seconded by Thomas J. Coan. All members present in favor.

BOARD ATTORNEY: Dennis Mayer makes the motion and offers the name of Anne Marie Rizzuto, Esq. of Weiner Law Group, LLC which is seconded by Thomas J. Coan. All members present in favor.

**Anne Marie Rizzuto, Esq. addresses the Board and provides her qualifications.**

BOARD ENGINEER: Dennis Mayer makes the motion and offers the name of Gerald Freda, PE of Leon S. Avakian, Inc. which is seconded by Thomas J. Coan. All members present in favor.

BOARD PLANNER: Dennis Mayer makes the motion and offers the name of Christine Bell, PP, AICP of Leon S. Avakian, Inc. which is seconded by Thomas J. Coan. All members present in favor.

NEWSPAPERS FOR PUBLICATION OF LEGAL NOTICES: Thomas J. Coan makes the motion and offers the Board accept the Asbury Park Press as the Official Newspaper and the Coast Star, and The Coaster as the secondary newspapers for publication which is seconded by Robert Mehnert. All members present in favor.

**Anne Marie Rizzuto, Esq. advises she will confirm the designation of the newspapers and coordinate with the Board Secretary prior to publication of the notice.**

**A discussion surrounding the meeting dates ensues and it is decided that only the Regular Meeting dates proposed will be adopted and published and the secondary dates that had been listed are for informational purposes only.**

SCHEDULE OF MEETINGS: Thomas J. Coan offers the Board accept the following regular meeting dates which are scheduled to take place in person in the Municipal Complex Meeting Room located at 701 Main Street in the Borough of Bradley Beach, NJ all at 6:30 PM: January 16, 2025; February 20, 2025; March 20, 2025; April 17, 2025; May 15, 2025; June 19, 2025; July 17, 2025; August 21, 2025; September 18, 2025; October 16, 2025; November 20, 2025; December 18, 2025; which is seconded by Dennis Mayer. All members present in favor.

**WITH NO FURTHER REORGANIZATION BUSINESS BEFORE THE BOARD A MOTION TO ADJOURN THE REORGANIZATION MEETING AND OPEN THE REGULAR MEETING WAS OFFERED BY THOMAS J. COAN AND SECONDED BY DENNIS MAYER, ALL IN FAVOR. REORGANIZATION MEETING CLOSES AT 7:16 PM.**

**REGULAR MEETING IMMEDIATELY FOLLOWS THIS REORGANIZATION MEETING.**

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