

**Bradley Beach Land Use Board
Regular Meeting Minutes
Meeting Held in Person at 701 Main Street
Thursday, February 20, 2025 @ 6:30 PM**

Regular Meeting is called to order at 6:35 PM.

Open public meeting announcement is made by the Board Secretary.

Roll Call:

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

Absent: Mayor Al Gubitosi, Thomas Murray, Lauren Saracene, and Robert Mehnert

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

Swearing in of New Board Members:

Anne Marie Rizzuto, Esq. swears in James Wishbow as a Class IV Member for a 4-year term expiring 12/31/2028.

Thomas J. Murray was excused from this meeting and therefore will be sworn in at the next meeting.

Chair Coan advises the public regarding the policies and procedures of the Board and how the meeting will proceed.

New Business:

Chair Coan discusses the requirement for Applicants to have their plans on file with the Borough 10 days in advance of the hearing and our goal will be to have the agenda and corresponding documents posted 10 days prior to the hearing date as well.

A discussion takes place with regard to amending the checklist to add that the digital files must also be submitted 10 days prior to the hearing so the Board Secretary has the ability to accomplish this task.

The Board Secretary indicates that the scheduling letter that is sent to the applicants which provides instructions regarding public notice and the documents needed prior to the hearing, including the digital format of any plans that are to be relied upon, is sent out well in advance of the hearing so they have time to prepare and publish their notice, it is not feasible to have each submission submitted to be included on a thumb drive as the documents are not really needed in digital form until they are in their final stage after they have been deemed complete.

Chair Coan indicates we should first try to have our Checklist revised to include this.

Allen Rapaport – 512 Newark Avenue – indicates he is a resident of north New Jersey where he is a Chairman of a Board and they require a thumb drive be submitted, and their policy is if you don't make the date you don't get heard it's just that simple to serve the residents they are not there to serve a developer they are not there to serve anybody else everybody in the Borough has the right to review this and come with questions or send questions in and then when the review letters come

in that goes up so it's an open honest transparent transaction that's done so everybody can talk about it review it come and complain if you would like which is you're right, but in the year 2025 it's on the internet and it's just fair. If you can't make the deadline you are rescheduled, it is just that simple. If you want to get your project done you'll get it in just that simple. If you're the applicant you're paying professionals you pay them for a reason, make them do their job just like we do.

The methods that can be used to share digital files is discussed.

Chair Coan indicates he appreciates the comments and we will have continued conversation on that to just make it seamless and get the information out to the public.

Chair Coan mentions a letter received from a previous application as there was an application which was an unfortunate circumstance and a discussion regarding fees and escrow takes place.

It is also mentioned that the Board may want to consider recommending to Council to have the ribbon driveways addressed and allowed per the Ordinance.

Christine Bell, PP, AICP indicates she will prepare a 2024 Annual Report for review at the next meeting.

Approval and Adoption of Meeting Minutes from the Reorganization and Regular Meetings of January 16, 2025 – Motion to adopt offered by Chair Coan, seconded by Dennis Mayer. All eligible members present in favor.

Resolutions Memorialized: None.

Applications Considered:

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.

Robert West, Donald Passman – Architect, Gerald Freda – Board Engineer, and Christine Bell – Board Planner are all sworn in.

Donald J. Passman, AIA – qualified and accepted.

Robert West provides a statement to the Board. Since retirement they have been in the home full-time and realized it is too small. The main entry is too small. They love Bradley Beach and want to stay permanently.

Donald Passman indicates they need the vestibule, and he is trying to make it as big as he can for his client. There is an existing condition variance and the 98 s.f. addition for the vestibule exceeds building coverage by 2%; however, it meets the front yard setback.

Councilman Nowicki asks if the pergola is under review and if it is permanent? It is indicated it is calculated as roofed coverage and it has all been taken into account.

Mr. Passman addresses the items contained within Jerry Freda's report. The existing fence heights are discussed and they are not changing. The average setbacks are discussed and if one property is removed they are well behind the average.

The requested variance as well as the existing nonconformities are discussed.

Mr. Passman agrees to add notes to the plans as requested.

It is agreed to waive drywells & pop-up for the project.

Public Portion – No public questions.

Public Comments:

Allen Rapaport – 512 Newark Ave – in support of application.

Christine Bell, PP, AICP asks if this was the smallest space possible for the space to be usable. Mr. Passman indicates that is correct. The lot itself is ½ the size in the zone and this addition is under 100 s.f.

Ms. Bell indicates she feels the project meets the c(1) and c(2) criteria and takes no exception to the granting of the requested relief.

Based upon the testimony provided, Kristen Mahoney, makes a motion to approve the application as presented, seconded by James Wishbow.

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

Those Absent: Mayor Al Gubitosi, Thomas Murray, Lauren Saracene, and Robert Mehnert

Those Recused: None.

Those in Opposition: None.

Those Ineligible: None.

Adjournment:

Next scheduled meeting will be our **Regular Meeting on Thursday, March 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 Dennis Mayer moved and seconded by Chair Thomas J. Coan. All in favor. Meeting closed at 7:28 PM.

Minutes submitted by Kristie Dickert, Board Secretary