

**Bradley Beach Land Use Board  
701 Main Street  
Bradley Beach, NJ 07720  
Regular Meeting Agenda  
Thursday, April 17, 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:**

Thomas J. Coan, Chairman	Kristen Mahoney	Mitch Karp (Alt. 1)
Dennis Mayer, Vice Chairman	Robert Mehnert	Donald Warnet (Alt. 2)
<del>James Wishbow (Const. Official)</del> <b>EXCUSED</b>	Paul Nowicki, Councilman	Victoria Leahy (Alt. 3)
Liz Hernandez, Env. Commission	<del>Lauren Saracene</del> <b>EXCUSED</b>	James Frederick (Alt. 4)
Al Gubitosi, Mayor		

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

**IV. Swearing in of New Board Member:**

- a. ~~James Wishbow (Construction Official) – Class II Member – Term expiring 12/31/2025~~ **to be sworn May 15, 2025**
- b. Robert Mehnert – Class IV Member – Term Expiring 12/31/2028
- c. Mitch Karp – Alternate I Member – Term Expiring 12/31/2025
- d. Donald Warnet – Alternate II Member – Term Expiring 12/31/2026
- e. Victoria Leahy – Alternate III Member – Term Expiring 12/31/2025
- f. James Frederick – Alternate IV Member – Term Expiring 12/31/2026

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

**VI. Approval and Adoption of Meeting Minutes from the Regular Meeting of March 20, 2025**

Motion offered by \_\_\_\_\_ to be moved and seconded by \_\_\_\_\_

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

**VII. Resolutions to be memorialized: None.**

**VIII. Applications Scheduled for Hearing:**

- a. **LUB24/15 – (Preliminary & Final Major Site Plan with Use and Bulk Variances for the Proposed Expansion of the Car Wash Operations) – VFR Enterprise, LLC – Block 32, Lots 4 & 5 – 1111 & 1115 Main Street** – The Applicant is proposing to demolish existing improvements on lot 4 in order to add additional vacuums and associated site improvements to service the existing car wash on Lot 5. Applicant is represented by Jeffrey P. Beekman, Esq.

**IX. Review of Board Professionals’ Billing:**

- a. **Weiner Law Group LLP – Inv#326506 and Inv#326507**
- b. **Leon S. Avakian, Inc – Inv#29808, Inv#29806, Inv#27804**
- c. **Kitrick, McWeeney & Wells, LLC – Inv#7157**

**X. Correspondence: None.**

**XI. New Business:**

- a. **Poll Board Members & Professionals for Special Meeting Options for May and June**

**XII. Old Business:**

- a. **Christine Bell, PP, AICP – to provide Round Four Affordable Housing Update.**

**XIII. Adjournment:**

- a. Next scheduled meeting will be our **Regular Meeting on Thursday, May 15, 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.

**LUB24/15 – (Preliminary & Final Major Site Plan with Use and Bulk Variances for the Proposed Expansion of the Car Wash Operations) – VFR Enterprise, LLC – Block 32, Lots 4 & 5 – 1111 & 1115 Main Street –**  
The Applicant is proposing to demolish existing improvements on lot 4 in order to add additional vacuums and associated site improvements to service the existing car wash on Lot 5. Applicant is represented by Jeffrey P. Beekman, Esq.

- Enclosed:**
- Application Checklist (Rec'd 2/4/2025)**
  - Application for Site Plan & Variances (Rec'd 12/23/2024)**
  - Boundary & Topographic Survey (1/24/2024)**
  - Statement of Drainage Report (12/23/2024)**
  - Mod IV printouts for Lots 4 & 5 (printed 8/4/2024)**
  - Vacuum & Lighting Specifications (undated)**
  - Prior ZBA Resolutions of Approval (1989)**
  - Car Wash Photo & Aerial Images (1968-2023)**
  - OPRA Request Results 1111 Main Street (8/12/2024)**
  - OPRA Request Results 1115 Main Street (8/12/2024)**
  - Preliminary & Final Major Site Plans (10 sheets) (Last Revised 4/1/2025)**
  - McDonough & Rea Traffic Report (3/25/2025)**
  - Soil Boring & Permeability Investigation – Simon Engineering (1/23/2025)**
  - Survey Block 32, Lot 4 (1/8/2022)**
  - Survey Block 32, Lot 5 (8/29/2015)**

**Correspondence:** Board Engineer & Planner's Review #1 (4/10/2025)  
Monmouth County – Approval not Required (1/27/2025)

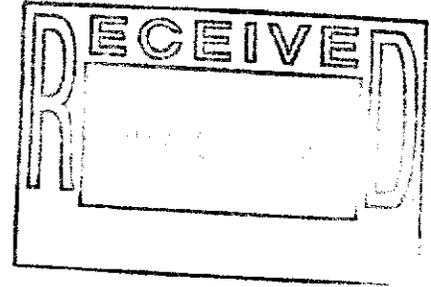
**BOARD NOTES:**

**MAYOR GUBITOSI & COUNCILMAN NOWICKI ARE EXCUSED AS THIS APPLICATION INVOLVES A USE VARIANCE; THEREFORE, THEY ARE NOT PERMITTED TO PARTICIPATE.**



**Weiner Law Group LLP  
Attorneys at Law**

629 Parsippany Road  
Parsippany, NJ 07054-0438  
(973) 403-1100 Fax (973) 403-0010  
Tax ID: 22-2891381



Borough of Bradley Beach  
Land Use Board  
Attn: Kristie Dickert, Board Secretary  
701 Main Street  
Bradley Beach, NJ 07720-1089

**Invoice #:** 326507  
**Attorney:** RDC  
**Date:** 02/28/25

**RE: BRADLEYBEACHLUB - BBLUB004E**

VFR Enterprise, LLC, 1111 & 1115 Main Street App. #: LUB 24/15 Block 32 Lots 4 & 5 BOR-Business, Office, Research Zone Use & Bulk Variance Relief & Preliminary & Final Major Site Plan for Car Wash

<u>Date</u>	<u>Description</u>	<u>Hrs</u>	<u>Rate</u>	<u>Amount</u>
<b><u>Professional Time</u></b>				
02/10/25	AMR Review applicant's counsel letter about incompleteness determination; review Board Engineer's report (car wash improvements)	0.80	150.00	120.00
	<b><u>Total Professional Time</u></b>	<u>0.80</u>		<u>\$120.00</u>

<b><u>Attorney Summary</u></b>		<u>Hrs</u>	<u>Rate</u>	<u>Amount</u>
AMR	Rizzuto, Anne Marie	0.80	150.00	\$120.00

**Billing Summary**

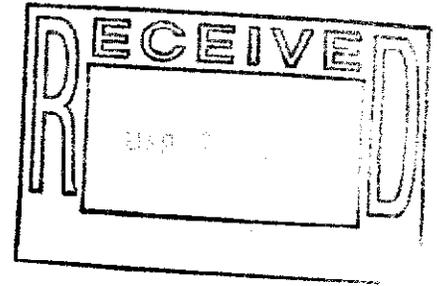
Total Professional Time	\$120.00
<b>Total Charges This Invoice</b>	<b><u><u>\$120.00</u></u></b>

**TO ASSURE PROPER CREDIT TO YOUR ACCOUNT PLEASE  
INCLUDE THE INVOICE NUMBER ON YOUR REMITTANCE.**

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**Weiner Law Group LLP**  
**Attorneys at Law**  
 629 Parsippany Road  
 Parsippany, NJ 07054-0438  
 (973) 403-1100 Fax (973) 403-0010  
 Tax ID: 22-2891381



Borough of Bradley Beach  
 Land Use Board  
 Attn: Kristie Dickert, Board Secretary  
 701 Main Street  
 Bradley Beach, NJ 07720-1089

Invoice #: 326506  
 Attorney: RDC  
 Date: 02/28/25

**RE: BRADLEYBEACHLUB - BBLUB003E**

Robert & Eva West, 518 Newark Avenue App. #: LUB 24/14 Block 7 Lot 11  
 Bulk Variance Relief for Addition with New Concrete Walkways

<u>Date</u>	<u>Description</u>	<u>Hrs</u>	<u>Rate</u>	<u>Amount</u>
<b><u>Professional Time</u></b>				
02/19/25	AMR Receipt and review notice documents; email with Board Secretary	0.40	150.00	60.00
02/20/25	AMR Review and prepare for hearing; notes to file; attendance at hearing, matter approved (home addition, "c" variances)	1.00	150.00	150.00
02/25/25	PMN Review file; draft Resolution granting bulk variance relief	0.30	150.00	45.00
<b><u>Total Professional Time</u></b>		1.70		<u>\$255.00</u>

<b><u>Attorney Summary</u></b>		<u>Hrs</u>	<u>Rate</u>	<u>Amount</u>
AMR	Rizzuto, Anne Marie	1.40	150.00	\$210.00
PMN	McNamara, Patrick J	0.30	150.00	\$45.00

**Billing Summary**

Total Professional Time	\$255.00
<b>Total Charges This Invoice</b>	<b><u>\$255.00</u></b>

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**Leon S. Avakian, Inc.**  
 788 Wayside Road  
 Neptune, NJ 07753

**INVOICE**

**Borough of Bradley Beach**

701 Main Street  
 Bradley Beach, NJ 07720

Invoice Date: 1/3/25  
 Due Date: 1/3/25  
 Total Amount: \$955.00  
 Number: 29808  
 Invoice Period: 05/01/24 - 01/02/25  
 Job Code: 000014

Job: BBPB 24-04 Glatter Res. 314 Third Avenue

**INVOICE DETAILS**

Source	Date	Code	Description	Hrs/ Qnt	Rate	Amount
<b>Professional Fees</b>						
Gerald Frede	12/12/24	Principal Engineer	project coord, site grading	0.75	\$180.00	\$135.00
Denis Higgins	12/11/24	Associate Engineer	Finalized a resolution compliance letter to the Board Secretary.	1.00	\$160.00	\$160.00
Denis Higgins	12/10/24	Associate Engineer	Resolution compliance review of the plans submitted by the Applicant. Prepare a resolution compliance letter to the Board Secretary.	3.00	\$160.00	\$480.00
Gerald Frede	12/5/24	Principal Engineer	project coord, proposed grading changes	1.00	\$180.00	\$180.00
				<b>Professional Fees</b>	<b>5.75</b>	<b>\$955.00</b>
				<b>TOTAL FEES/EXPENSES</b>	<b>--</b>	<b>\$955.00</b>



**Leon S. Avakian, Inc.**  
 788 Wayside Road  
 Neptune, NJ 07753

**INVOICE**

**Borough of Bradley Beach**

701 Main Street  
 Bradley Beach, NJ 07720

Invoice Date: 1/3/25  
 Due Date: 1/3/25  
 Total Amount: \$2,195.00  
 Number: 29806  
 Invoice Period: 05/01/24 - 01/02/25  
 Job Code: BBPB 24-08  
 Job: BBPB 24-08 Levy 508 Ocean Park Avenue

**INVOICE DETAILS**

Source	Date	Code	Description	Hrs/ Qnt	Rate	Amount
<b>Professional Fees</b>						
Gerald Freda	12/19/24	Principal Engineer	site visit, prep and attend board hearing	2.25	\$180.00	\$405.00
Christine Bell	12/19/24	Principal Planner	prepare for and attend planning board meeting	2.00	\$165.00	\$330.00
Denis Higgins	11/13/24	Associate Engineer	Review draft resolution prepared by the Board Attorney.	1.50	\$160.00	\$240.00
Gerald Freda	11/6/24	Principal Engineer	project coord, review application, prep letter	1.00	\$180.00	\$180.00
Denis Higgins	10/23/24	Associate Engineer	Cont. review letter to the Board with many variances and existing non-conformities (such as front yard setback to porch and house, side yard setback to the house and patio, garage setbacks, etc.)	2.50	\$160.00	\$400.00
Denis Higgins	10/17/24	Associate Engineer	Review application for completeness. Review plans and prepared review letter to the Board.	4.00	\$180.00	\$640.00
			<b>Professional Fees</b>	<b>13.25</b>		<b>\$2,195.00</b>
			<b>TOTAL FEES/EXPENSES</b>	<b>--</b>		<b>\$2,195.00</b>



**Leon S. Avakian, Inc.**  
 700 Wayside Road  
 Neptune, NJ 07753

**INVOICE**

**Borough of Bradley Beach**

701 Main Street  
 Bradley Beach, NJ 07720

Invoice Date: 7/23/24  
 Due Date: 7/23/24  
 Total Amount: \$320.00  
 Number: 27804  
 Invoice Period: 01/01/24 - 07/23/24  
 Job Code: BBPB 24-05  
 Job: BBPB 24-05 Falvo Res. 510 Park Place Avenue

**INVOICE DETAILS**

Source	Date	Code	Description	Hrs/ Qnt	Rate	Amount
<b>Professional Fees</b>						
Denis Higgins	5/29/24	Associate Engineer	Completeness review and prepare incomplete letter.	2.00	\$160.00	\$320.00
				<b>Professional Fees</b>	<b>2.00</b>	<b>\$320.00</b>
				<b>TOTAL FEES/EXPENSES</b>	<b>--</b>	<b>\$320.00</b>

# KMW

KITRICK, McWEENEY & WELLS, LLC

Summit Corporate Center  
2329 Highway 34, Suite 104  
Manasquan, NJ 08736

Bradley Beach Land Use Board  
Attn: Kristie Dickert  
701 Main Street  
Bradley Beach, NJ 07720

## Invoice

Invoice Number 7157  
Invoice Date 08/15/2024  
Payment Due On 09/14/2024  
Amount Due \$70.00

Pay Now



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## Falvo

510 Park Place Avenue; Block 18, Lot 18

## Fees

Date	Description	Hours	Total
06/03/2024	Initial file opening	0.50	\$70.00
		0.50	\$70.00
<b>Subtotal</b>			<b>\$70.00</b>
<b>Total</b>			<b>\$70.00</b>
<b>Total Balance Due</b>			<b>\$70.00</b>

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