

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

Regular Meeting is called to order at 6:31 PM.

Open public meeting announcement is made by the Board Secretary.

Roll Call:

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

Absent: Thomas Murray, Kristen Mahoney, and Robert Mehnert

Also Present: Anne Marie Rizzuto, Esq. and Christine Bell, PP, AICP

Swearing in of New Board Members:

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

Chair Coan dispenses with the opening statements as there are no applications under consideration.

Correspondence:

Chair Coan requests that Christine Bell, PP, AICP review the 2024 Annual Report which she has prepared.

Christine Bell provides an explanation of the contents of her report as well as the tables provided within same. This included the locations of the properties requesting variances as well as the types of variances being requested.

Chair Coan asks for clarification on the applications that had been withdrawn as to whether or not it was all 1 application or were they multiple applications. Christine indicates it appears there were 3 applications withdrawn in total; however, as far as the eight (8) indicated are concerned they may have been from different applications and the applicant decided to remove the requested variance and comply.

Dennis Mayer requests the new variances be separated from the preexisting condition variances moving forward so as not to cause any confusion. Dennis asks if Bradley Beach appears to be in line with other municipalities. Christine explains that every municipality is different, especially in this area. When you have new people coming in or are looking to make their existing home more permanent year-round, that is when you see the applications for variances coming in. Typically, the application that comes in before the Board is not the application that is approved. A lot of times applications will be revised to eliminate some of the relief being requested.

Christine Bell indicates that in some instances if we see a condition on a regular basis we may make a recommendation to Council to take a look at the Ordinance. A lot of the variances that Bradley Beach saw were undersized lots or existing homes, not necessarily new construction. The Board may want to consider specifically permitting ribbon driveways as that has been an issue as they are not permitted but have been approved as part of an application with specific standards.

Dennis Mayer feels it should be left alone because there is a reason ribbon driveways are not specifically permitted as it relates to maintenance issues. Mr. Freda has had issues with ribbon driveways in the past as if that area in between the strips is not irrigated, it is going to die and be a sand trap.

Christine suggests that maybe Anne Marie could draft a recommendation if the Board is included to do so.

Dennis Mayer indicates there was a recent issue with regard to a ribbon driveway, but he thinks it was more of a matter of interpretation or misunderstanding.

Chair Coan doesn't understand how newer homes have been approved ribbon driveways.

Dennis Mayer further indicates he does not feel ribbon driveways should be allowed. If they are at the Board and a variance is granted for a ribbon driveway due to impervious coverage issues that is different. But to permit them all over may not be a good decision.

A discussion takes place with regard to ribbon driveways.

Anne Marie Rizzuto, Esq. indicates she can include some potential ordinance language in any recommendations which can then be reviewed by this Board and ultimately forwarded to the Council for consideration.

Miscellaneous:

Chair Coan mentions grading waivers and 200-foot radius map waivers being requested.

Anne Marie Rizzuto, Esq. explains the difference between a completeness submission waiver and a design waiver. It is also explained that if the Board grants a waiver in the beginning of an application, but it becomes apparent that the information may be helpful, they can certainly request that the information be provided later on.

Chair Coan indicates that Jennifer Beahm, PP, AICP indicates that there is a deadline of June 30th for Affordable Housing. Christine indicates the goal is for Board review in May; however, she will provide the Board with an update at the next meeting.

Approval and Adoption of Meeting Minutes from the Regular Meeting of February 20, 2025 – Motion to adopt offered by Dennis Mayer, seconded by James Wishbow. All eligible members present in favor.

Resolutions Memorialized:

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

Applications Considered: None.

Adjournment:

Next scheduled meeting will be our **Regular Meeting on Thursday, April 17, 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 Chair Thomas J. Coan, moved and seconded by Dennis Mayer. All in favor. Meeting closed at 7:34 PM.

Minutes submitted by Kristie Dickert, Board Secretary