

**Bradley Beach Land Use Board  
701 Main Street  
Bradley Beach, NJ 07720  
Regular Meeting Agenda  
Thursday, May 15, 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:**

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

a. James Wishbow (Construction Official)–Class II Member–Term expiring 12/31/2025

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

**VI. Approval and Adoption of Meeting Minutes from the Regular Meeting of April 17, 2025**

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

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

**VII. Resolutions to be memorialized:**

- a. Resolution No. 2025-07 – Approval of Preliminary & Final Major Site Plan with Use and Bulk Variances – VFR Enterprise, LLC – Block 32, Lots 4 & 5 – 1111 & 1115 Main Street**

*Those Eligible:* Liz Hernandez, Kristen Mahoney, Robert Mehnert, Mitch Karp, Donald Warnet, Dennis Mayer, and Thomas J. Coan

**VIII. Applications Scheduled for Hearing:**

- a. LUB25/01 – (Bulk Variances for Demolition of Existing Structures and Construction of New 2-story Single Family Dwelling) – Michael Laterza & Peter DiNuovo – Block 10, Lot 16 – 1103 ½ Beach Avenue** – The Applicants are proposing to demolish the existing one-story dwelling and are proposing to construct a new two-story dwelling with attached garage, covered front porch, and upper porch. The new garage is proposed on the basement level. Applicants are represented by Jeffrey P. Beekman, Esq.
- b. LUB25/03 – (Bulk Variances for Demolition of Existing Single-Family Dwelling and Construction of a New 2-story Single Family Dwelling) – Ben & Gaetana D’Aniello – Block 14, Lots 26 & 27 – 106 Park Place Avenue** – The Applicants are proposing to demolish the existing 1 ½ story dwelling and are proposing to construct a new 2-story dwelling with attached garage, covered front porch, and upper porch. The new garage is proposed on the basement level. Applicant are represented by Jeffrey P. Beekman, Esq.

**IX. Review of Board Professionals’ Billing: None.**

**X. Correspondence: None.**

**XI. New Business: None.**

**XII. Old Business: None.**

**XIII. Adjournment:**

- a. Next scheduled meeting will be a **Special Meeting on Thursday, May 29, 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.



