

**Bradley Beach Land Use Board
701 Main Street
Bradley Beach, NJ 07720
Special Meeting Agenda
Thursday, May 29, 2025 @ 6:30 PM**

This Special 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 May 14, 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
Dennis Mayer, Vice Chairman
~~James Wishbow (Const. Official)~~ **EXCUSED**
Liz Hernandez, Env. Commission
Al Gubitosi, Mayor

Kristen Mahoney
Robert Mehnert
Paul Nowicki, Councilman
Lauren Saracene

Mitch Karp (Alt. 1)
Donald Warnet (Alt. 2)
Victoria Leahy (Alt. 3)
James Frederick (Alt. 4)

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

IV. Chair advises the public regarding the policies/procedures of the Board.

V. 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

VI. Applications Scheduled for Hearing: None.

VII. Presentation/Discussion:

- a. **Municipal Public Access Plan (MPAP) Element of the Master Plan** - The Municipal Public Access Plan Element is intended to provide a comprehensive public access plan for the Borough of Bradley Beach which lays out a vision for providing access to tidal waters and shorelines within the municipal boundary. This Municipal Public Access Plan (MPAP) was developed in accordance with the Coastal Zone Management Rules at N.J.A.C. 7:7-16.9 (c) through (m). The development and implementation of this MPAP supports the policy of local determination of public access locations and facilities, while safeguarding regulatory flexibility. This plan has been developed in collaboration with and presented to the Bradley Beach Planning Board and approved submission to the DEP on April 23, 2019. Upon receiving approval from the DEP on May 8, 2019 the MPAP was incorporated into the Master Plan by resolution on April 23, 2019. All public access decisions made within the Borough of Bradley Beach after this date will be consistent with this plan.
- b. **Housing Plan Element and Fair Share Plan of the Master Plan** - The Housing Plan Element and Fair Share Plan has been prepared in accordance with the Municipal Land Use Law in order to address the Borough of Bradley Beach's rehabilitation share, prior round obligation, and prospective need obligation, which together constitute the Borough's fair share of the region's affordable housing need.

VIII. Adjournment:

- a. Next scheduled meeting will be a **Regular Meeting on Thursday, June 19, 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.

