

**Bradley Beach Land Use Board  
701 Main Street  
Bradley Beach, NJ 07720  
Regular Meeting Agenda  
Thursday, July 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	<del>Mitch Karp (Alt. 1)</del> <b>EXCUSED</b>
Dennis Mayer, Vice Chairman	Robert Mehnert	Donald Warnet (Alt. 2)
James Wishbow (Const. Official)	Paul Nowicki, Councilman	Victoria Leahy (Alt. 3)
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. Chair advises the public regarding the policies/procedures of the Board.**

**V. Approval and Adoption of Meeting Minutes from the Regular Meeting of May 15, 2025**

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

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

**Approval and Adoption of Meeting Minutes from the Special Meeting of May 29, 2025**

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

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

**VI. 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

- b. **Resolution No. 2025-08 – Approval of 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**

*Those Eligible:* Kristen Mahoney, Lauren Saracene, James Wishbow, Robert Mehnert, Councilman Paul Nowicki, Mayor Al Gubitosi, Mitch Karp, Donald Warnet, and Dennis Mayer

- c. **Resolution No. 2025-09 – Approval of Bulk Variances for Demolition of Existing Dwelling and Construction of New 2-Story Single Family Dwelling – Ben & Gaetana D’Aniello – Block 14, Lots 26 & 27 – 106 Park Place Avenue**

*Those Eligible:* Kristen Mahoney, Lauren Saracene, James Wishbow, Councilman Paul Nowicki, Mayor Al Gubitosi, Mitch Karp, Donald Warnet, James Frederick, and Dennis Mayer

**VII. Consistency Determination:**

- a. **Ordinance No. 2025-20** of the Borough of Bradley Beach Amending Article VIII: “Off-Street Parking, Driveway and Loading Requirements” of Chapter 450: “Zoning” of the Borough’s Revised General Ordinances to Allow Residential Ribbon Driveways, introduced at the Borough Council meeting on July 1, 2025.

**VIII. Applications Scheduled for Hearing:**

- a. **LUB25/04 – (Bulk Variances for Demolition of Existing 2-Family Dwelling and Construction of a New 2 ½ - Story Single Family Dwelling) - Anthony & Renata DiMarco – Block 26, Lot 1 – 116 McCabe Avenue** - The Applicant is proposing to demolish the existing dwelling and construct a 2 ½ - story single family dwelling with a front covered porch and elevated upper porch, (reduced) detached garage, rear paver patio and walkway, and driveway. Applicants are represented by Jeffrey P. Beekman, Esq.

**IX. Review of Board Professionals’ Billing: None.****X. Correspondence: None.****XI. New Business:****XII. Old Business:****XIII. ROUND FOUR AFFORDABLE HOUSING WORKSHOP (If time permits)**

**XIV. Adjournment:**

- a. Next scheduled meeting will be a **Regular Meeting on Thursday, August 21, 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.



