

**Bradley Beach Land Use Board  
Special Meeting Minutes  
Meeting Held in Person at 701 Main Street  
Thursday, May 29, 2025 @ 6:30 PM**

Regular Meeting is called to order at 6:32 PM.

Open public meeting announcement is made by the Board Secretary.

**Roll Call:**

Present: Thomas J. Coan, Dennis Mayer, Liz Hernandez, Mayor Al Gubitosi, Kristen Mahoney, Robert Mehnert, Councilman Paul Nowicki, Mitch Karp, Donald Warnet, Victoria Leahy, and James Frederick

Absent: James Wishbow, Lauren Saracene, and Gerald Freda, PE, PP

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

**Chair Coan advises the public regarding the policies and procedures of the Board and how the meeting will proceed.**

**Resolutions to be Memorialized:** Resolution No. 2025-07 is tabled.

**Applications Considered:** None.

**Presentation/Discussion:**

**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.

Christine Bell, PP, AICP explains that the Borough of Bradley Beach Municipal Public Access Plan (MPAP) was approved by the DEP and endorsed by Council; however, it was never adopted by the Planning Board to be incorporated as an Element of the Master Plan.

She explains that this is an optional element intended to provide a comprehensive overview of public access within the municipality. So, there is a review of existing public access, there are some maps which show where the accesses are, there is what is called improved public access and amenities, there is a public needs assessment in terms of what the Borough could use and what they Borough would like to see moving forward. There is an implementation plan that talks about how you are going to maintain existing access and preserve current access, and potential future locations for access. You have to discuss signage that shows where public access points are which Bradley Beach does and provide an inventory of those access points. Once the plan is adopted it needs to be reviewed

every five years and you need to provide an update to DEP. Since we never got past that final hurdle, I think we hopefully will have five years from tonight to provide your next update.

Councilman Nowicki indicates there are a few things we're looking at going into the future. One is the bathrooms of the old pump station as well as extending the promenade as well as handicap pick-up ramps.

Anne Marie Rizzuto, Esq. provides an explanation on the process.

Christine indicates by having an adopted public access plan provides the Borough with some leeway in terms of applying for other DEP permits so it is recommended that the plan be adopted and changes can be made later.

Kristen Mahoney indicates she has identified some spelling errors as well as the omission of the Cliff Avenue bathrooms.

Kristen Mahoney will provide the corrections to Kristie to keep for Christine.

Open to the Public – No public appeared

**Based upon the discussion, a motion to approve the Municipal Public Access Plan (MPAP) as an Amendment and to Incorporate as an Element to the Borough's Master Plan was made by Chair Coan, moved and seconded by Donald Warnet.**

**Those in Favor:** Liz Hernandez, Kristen Mahoney, Robert Mehnert, Councilman Paul Nowicki, Mayor Al Gubitosi, Mitch Karp, Donald Warnet, Dennis Mayer, and Thomas J. Coan

**Those Absent:** Lauren Saracene and James Wishbow

**Those Recused:** None.

**Those in Opposition:** None.

**Those Ineligible:** None.

**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.

Christine Bell, PP, AICP provides an overview and indicates this is a required element of the Master Plan in compliance with the Affordable Housing Act. This is also be in compliance with the Fourth Round Obligation. The house plan element section provides demographics of current and projected housing stock and a review of employment and projected employment within the County. There is a review of lands most appropriate in the Borough for Affordable Housing including any constraints and existing land use designations.

The Fair Share Plan is a review of what the State has determined Bradley Beach's obligation is and how the Borough intends to comply. Currently the Borough's present need is 64 units which is a rehabilitation obligation, that is units in need of rehab within the next 10 years 2025-2035. Currently this round obligation is 30 units. Bradley Beach has not participated in the process before; however, even though the prospective need is 30 units, the Borough is pretty much full developed so we are able to take what is called a vacant land adjustment. Christine describes the vacant land adjustment or tax-exempt properties which can be excluded as developable. In looking

at those properties, we came up with a number of 13 affordable units realistically being required in this round. As mentioned, the present need is 64 units to be rehabbed and Bradley Beach will participate in the County program to meet that obligation. The Borough is proposing to provide the 13 units through two (2) Oxford houses which existing in Bradley Beach as well as the development at 803 Main Street. Christine explains the bonus credits. You still need to provide as many housing units as possible to meet that unmet need which is the 30 units for the Fourth Round. In order to do that the Borough will adopt a mandatory set aside ordinance which will require that it a development comes in with 5 or more units, 20% or 1 unit will be set aside for Affordable Housing. The other ways that we are providing that unmet need is through a Main Street commercial district inclusionary overlay zone which will allow for some mixed use on a greater area of Main Street and require 20% affordable housing set aside then there's some boilerplate ordinances that need to be adopted to be in compliance an affordable housing ordinance and a development fee ordinance which I believe you adopted and we'll start collecting development fees.

Christine Bell reviews the Appendices.

Dennis Mayer questions the Oxford House Credits.

Mayor Gubitosi indicates he thinks 803 Main Street number of units may be incorrect as he thinks it is 24 with 4 affordable.

There are comments about some edits needed.

There is a discussion about the Ordinances as it relates to the setbacks of buildings along Main Street.

The process of the Land Use Board reviewing these Ordinances for consistency and being able to provide comments to the Council prior to adoption is discussed.

#### Public Questions:

Bob McAlister – 412 Fifth Ave – commends the Council on choosing to comply and he is happy the Borough is participating and that we have a plan in draft. The first number that jumped out was the 64 units in need of rehabilitation and our number was out of line and much higher than comparable towns. Belmar's number was zero and we had 64. He understands we have a plan looking out over 10 years, so we'll do six a year. Is that the right thing to do? Should we be accelerating the process: The plan itself says that we think there are 57 units that are overcrowded. He believes that to be a safety issue and that the Borough shouldn't wait 10 years to address overcrowding. There were also 39 with inadequate plumbing 39 with inadequate kitchens so health issues as well. He suggests that we think about the urgency of this and the resources that could be put against it and also about landlords. Some of these rental properties where landlords have a responsibility to address these code violations. There should be a code enforcement component to this.

Various discussions take place with regard to Ordinances and revisions required.

Chrstine indicates she wants to get this cleaned up. All comments must be provided to Christine no later than June 6<sup>th</sup>.

It is recommended that we adopt the element and the Council endorse the plan.

**Based upon the discussions which have taken place, Chair Coan, makes a motion to adopt the Housing Plan Element with the recommended typo corrections, moved and seconded by Dennis Mayer.**

**Those in Favor:** Liz Hernandez, Kristen Mahoney, Robert Mehnert, Councilman Paul Nowicki, Mayor Al Gubitosi, Mitch Karp, Donald Warnet, Dennis Mayer, and Thomas J. Coan

**Those Absent:** Lauren Saracene and James Wishbow

**Those Recused:** None.

**Those in Opposition:** None.

**Those Ineligible:** None.

**Adjournment:**

A discussion takes place with regard to the June 19<sup>th</sup> meeting as the Mayor has indicated the Borough will be closed in honor of Juneteenth; therefore, a motion to cancel the June 19<sup>th</sup> meeting is made and all members are in favor.

A motion to include a Workshop (if time permits at our next meeting) for the Fair Share Housing Plan is made by Chair Coan and seconded by Dennis Mayer. All members in favor.

Next scheduled meeting will be a **Regular Meeting on Thursday, July 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 Coan, moved and seconded by Dennis Mayer. All in favor. Meeting closed at 8:33 PM.

**Minutes submitted by Kristie Dickert, Board Secretary**