

Bradley Beach Land Use Board
701 Main Street
Bradley Beach, NJ 07720
Regular Meeting Agenda
Thursday, September 18, 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	Mitch Karp (Alt. 1)
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 July 17, 2025

Motion offered by _____ to be moved and seconded by _____

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

VI. Resolutions to be memorialized:

- a. Resolution No. 2025-11 – Approval of 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**

Those Eligible: Lauren Saracene, Robert Mehnert, Councilman Paul Nowicki, Donald Warnet, and Dennis Mayer

VII. Consistency Determination:

- a. **ORDINANCE 2025-27** of the Borough of Bradley Beach Amending Article IX: “Off-Street Parking, Driveway and Loading Requirements” of Chapter 450: “Zoning” of the Borough’s Revised General Ordinances to Prohibit Front Yard Fences, introduced at the Borough Council meeting of August 5, 2025.

VIII. Applications Scheduled for Hearing:

- a. **LUB25/05 – (Bulk Variances for Building Height) – Flippn’ Brix, LLC – Block 21, Lot 12 – 502 Ocean Park Avenue** - The Applicant originally went through the building and zoning department and submitted an application for approval of building plans that were submitted by Terra Preta Architects. Those plans showed a building height maximum of 35 feet, with a building height proposed of 30.6 feet. Thereafter zoning and building permits were issued based upon the zoning information shown on the plans submitted. Based upon that the applicant are in the process of building and framing the house that was approved. They were recently advised that an error was made in the zoning department allowing the plans to proceed as the subject property is on an undersized lot, with the permitted height of 27 feet, whereas 30.6 feet is proposed and about finished. The applicants are seeking the variance relief necessary for the proposed height (and any other variances deemed necessary by the Board) in order to complete construction which has commenced. Applicants are represented by Michael Rubino, Esq. Jr.

NOTE: This matter will not be heard this evening (9-18-2025). The applicant will re-notice for a future date when same is scheduled.

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, October 16, 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.

