

Bradley Beach Land Use Board
701 Main Street
Bradley Beach, NJ 07720
Regular Meeting Agenda
Thursday, October 16, 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) EXCUSED
James Wishbow (Const. Official)	Paul Nowicki, Councilman	Victoria Leahy (Alt. 3)
Liz Hernandez, Env. Commissioner EXCUSED	Lauren Saracene	James Frederick (Alt. 4)
Al Gubitosi, Mayor		

Also Present: Anne Marie Rizzuto, Esq.
Gerald Freda, PE, PP
Jake Guertin

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

V. Approval and Adoption of Meeting Minutes from the Regular Meeting of September 18, 2025

Motion offered by _____ to be moved and seconded by _____

Liz Hernandez <u>N/A</u>	Kristen Mahoney _____	James Wishbow _____
Mayor Al Gubitosi _____	Councilman Paul Nowicki _____	Robert Mehnert _____
Lauren Saracene _____	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: None.

VII. Applications Scheduled for Hearing:

a. LUB25/06 – (Bulk Variances for Proposed Addition to Single-Family Dwelling) – Russell Kurtz – Block 57, Lot 4 – 615 Fifth Avenue - The Applicant is proposing an addition to the existing dwelling to extend the 2 ½ story single-family dwelling approximately 825 square feet. Additional improvements include rear patio and side yard paver walkway with associated stormwater drywell improvements. Applicant is represented by Jeffrey P. Beekman, Esq.

VIII. Review of Board Professionals' Billing: None.

IX. Correspondence: None.

X. New Business:

XI. Old Business:

XII. ROUND FOUR AFFORDABLE HOUSING WORKSHOP (If time permits)

XIII. Adjournment:

- a. Next scheduled meeting will be a **Regular Meeting on Thursday, November 20, 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.

