

**Bradley Beach Land Use Board  
Regular Meeting Minutes  
Meeting Held in Person at 701 Main Street  
Thursday, September 18, 2025 @ 6:30 PM**

Regular Meeting is called to order at 6:30 PM.

Open public meeting announcement is made by the Board Secretary.

**Roll Call:**

Present: Thomas J. Coan, Dennis Mayer, James Wishbow, Kristen Mahoney, Robert Mehnert, Councilman Paul Nowicki, Lauren Saracene, Donald Warnet, Victoria Leahy, and James Frederick

Absent: Liz Hernandez

Also Present: Anne Marie Rizzuto, Esq. and Jake Guertin of Leon S. Avakian, Inc.

**An announcement is made that the application for Flippn' Brix, LLC – Block 21, Lot 12 – 502 Ocean Park Avenue will not be heard this evening and the applicant will re-notice for a future date if same is scheduled.**

**The Chair makes a motion to dispense with the opening statements as there are no members of the public present this evening.**

**Approval and Adoption of Meeting Minutes from the Regular Meeting of July 17, 2025 –**

Motion to adopt offered by Dennis Mayer, seconded by Donald Warnet. All eligible members present in favor.

**Resolutions to be Memorialized:**

**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 Ave

**VII. Consistency Determination:**

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.

Jake Guertin provides clarification on the memo provided by Christine Bell, PP, AICP in which it is stated that the proposed Ordinance is found to be consistent with the Borough’s Master Plan. The purpose of the Ordinance is to promote a desirable visual environment.

The Master Plan recommends updating ordinances to establish consistency.

It is mentioned that the Council has been working on the Ordinances for example the swimming pools 4% or less are not calculated into lot coverage, decks on grade provide some flexibility, and sheds 100 s.f. or under.

The second reading and adoption of the proposed ordinance is currently scheduled for the October 7th Council Meeting.

**Based upon the recommendations of the Board Planner and the discussion which took place, Dennis Mayer makes a motion finding Ordinance No. 2025-27 consistent with the Borough's Master Plan, seconded by James Wishbow.**

**Those in Favor:** Kristen Mahoney, Lauren Saracene, James Wishbow, Robert Mehnert, Mitch Karp, Donald Warnet, Victoria Leahy, Dennis Mayer, and Thomas J. Coan

**Those Absent:** Liz Hernandez

**Those Excused from Vote:** Councilman Paul Nowicki and Mayor Al Gutibosi

**Those in Opposition:** None.

**Those Ineligible:** None.

**Applications Considered:** None – Announcement was made earlier in the evening that the application which had originally been scheduled would not be heard this evening.

**Review of Board Professionals' Billing:** None.

**Correspondence:** None.

**New Business:** None.

**Old Business:** None.

**ROUND FOUR AFFORDABLE HOUSING WORKSHOP:**

Jake Guertin of Leon S. Avakian, Inc. indicates there were a couple of comments received; however, still waiting for a concept date from the Court.

Anne Marie Rizzuto, Esq. indicates she understands the Board wants to review ordinances in order to get comments to Council so they can be penciled in, but as of right now we are still in a holding pattern until we hear back from the Court.

**Adjournment:**

Next scheduled meeting will be our **Regular Meeting on Thursday, October 16, 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 Dennis Mayer, moved and seconded by Kristen Mahoney. All in favor. Meeting closed at 7:09 PM.

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