

Bradley Beach Land Use Board
701 Main Street
Bradley Beach, NJ 07720
Regular Meeting Agenda
Thursday, December 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 EXCUSED	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. Commissioner EXCUSED	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 October 16, 2025

Motion offered by _____ to be moved and seconded by _____

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

VI. Resolutions to be memorialized:

- a. Resolution No. 2025-13 – Approval of Bulk Variances for Addition to Single-Family Dwelling) – Russell Kurtz - Block 57, Lot 4 – 615 Fifth Avenue**

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

VII. Applications Scheduled for Hearing:

- a. LUB25/07 – (Bulk Variances for Proposed Demolition of Existing 1-story Single-Family Dwelling and Construction of a New 2 ½ Story Single-Family Dwelling on this Undersized Corner Lot) – Nan, Pop & Company, LLC – Block 75, Lot 1 – 106 Central Avenue -** The Applicant is proposing to demolish the existing dwelling and construct a 2 ½ story single-family dwelling on this undersized lot with two (2) front covered porches, an elevated upper porch, and paver walkway and driveway. The applicant is requesting variances for front yard setback, rear yard setback, side yard setback, building coverage, driveway width, 2nd floor terrace along the side yard, as well as for mechanicals being located within the setback. Applicant is represented by Kevin I. Asadi, Esq.

VIII. Correspondence: None.

IX. New Business:

- a. Review proposed Resolution in Opposition with copy of SENATE, No. 4736, STATE OF NEW JERSEY, 221st LEGISLATURE – Introduced October 27, 2025.**

X. Old Business:

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

XII. Adjournment:

- a. Next scheduled meeting will be our Reorganization Meeting Immediately Followed by our Regular Meeting on Thursday, January _____, 2026 at _____ 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.**

