

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

Regular Meeting is called to order at 6:31 PM.

Open public meeting announcement is made by the Board Secretary.

Roll Call:

Present: Thomas J. Coan, Dennis Mayer, James Wishbow, Daniel Bagley, Mayor Al Gubitosi, Councilman Paul Nowicki, Lauren Saracene, Mitch Karp, Donald Warnet, Victoria Leahy, and James Frederick

Absent: Kristen Mahoney and Robert Mehnert

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

****Anne Marie Rizzuto, Esq. swears in new member Daniel Bagley (Env. Commission Rep) for the remaining term expiring 12/31/2026.**

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

Approval and Adoption of Meeting Minutes from the Regular Meeting of October 16, 2025 – Motion to adopt offered by Dennis Mayer, seconded by Chair Coan. All eligible members present in favor.

Resolutions to be Memorialized: Not available – will be memorialized on January 8, 2026

Applications Considered:

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 Corner Lot) – Nan, Pop & Company, LLC – Block 75, Lot 1 – 106 Central Avenue

Applicant is represented by Kevin I. Asadi, Esq.

Mr. Asadi provides a summary of the application.

Mr. Asadi lists his witnesses as being Barbara Ehlen, PP, AICP; Pamela Kinney (owner), and Cory Fernandez, AIA.

Pamela Kinney – 16 Stoneview Court, Basking Ridge, NJ – member of LLC with husband Rex Kinney is sworn in. Ms. Kinney indicates they purchased this home in June which is currently being utilized as a summer home. She indicates that she and her husband are frequently there on weekends as well. They met with the previous owners and fell in love with the home. They had been looking for 6 years. When they moved in over the summer it was very tight. She indicated their daughter lives with them with 2 of their grandchildren and it is very tight when they are all present. They spoke with an architect and decided to come up with a functional home for the full family. The goal is function.

Chair Coan asks how many bedrooms and bathrooms currently exist. It is answered there are 3 bedrooms and 2 bathrooms. Ms. Kinney indicates there is 1 bedroom with a twin bed which is very small and 1 bedroom with a full bed and a crib which is tight. Would like to be able to use the home other than just the summer as they plan to retire there.

Currently there is a crawl-space type attic.

Jerry Freda, PE, PP asks if it is possible to construct a basement without a sump pump? Ms. Kinney indicates there is currently mold in the basement and it looked like the bathroom above had been leaking. The current basement has a proper French drain now.

Cynthia Ranieri – 211 2nd Avenue – asked if they had an inspection done prior to purchase? Ms. Kinney indicates they did not. Ms. Ranieri indicates previous owner claimed there was an inspection performed.

Barbara Magliozzi – 104 Central – Asks if Ms. Kinney was aware of water in the basement and if there were a seller's disclosure? Ms. Kinney indicates she was not aware of the basement flooding.

Cory Fernandez, AIA – qualified/accepted by the Board as an expert. Mr. Fernandez describes the architectural plans and the design. They are proposing approximately 3,444 s.f. with varying floor heights. The bedroom mix and layout is also discussed.

Jerry Freda, PE, PP questions if there is an 8 ft ceiling in the basement? Mr. Fernandez indicates by raising the ceiling height in the basement to 8 feet it would be out of the ground and not deeper than that which exists today. Jerry Freda explains the issues with sump pumps and the general drainage issues in the area. He also indicates they will be required to perform a test pit before construction which may cause them to lose the basement. Mr. Asadi indicates they can make a concession to 7-foot ceiling if approved.

Dennis Mayer indicates his issue with the balcony and that he cannot approve same. The applicant agrees to eliminate the proposed balcony and increase the size of the master bedroom in lieu of same.

Mitch Karp asks if they have tried to conform to the Borough Ordinances. Mr. Fernandez indicates yes; however, in trying to use the existing footprint it was not conducive.

Chair Coan asks if there can be a stipulation that the Second Avenue side of the 3rd floor can remain unfinished.

James Wishbow questions the windows on the east side due to the proximity – Mr. Fernandez will check the code and confirm.

Mayor Gubitosi – expresses concerns with how much the applicant is squeezing into this lot. We are at a point can you shave this and tweak that. Usually if you want a house this big you purchase a larger lot. With regard to the volume of the house, the neighbor to the west will be looking at a 2 ½ story home now. He questions the enlargement of the platform and stairs along Central and if they could possibly be reduced in size by about 5%? Mr. Fernandez indicates functionality will be lost and there is not a lot of fluff to be removed. This will require a discussion with his client.

Mayor Gubitosi – expresses further concern about overbuilding and the impact to the neighbors.

Lauren Saracene – indicates they are dealing with a clean slate and that most applicants try to adjust to be more conforming where this appears to try to retain what is nonconforming and requesting even more.

Kevin I. Asadi, Esq. indicates he would like to request that this matter be carried so they can take the Board's comments into consideration and revise the plan.

Open to the Public for Questions

Mr. Magliozzi – 104 Central Ave – expresses concern if the east side is supposed to be 5 feet and you are proposing a 2.5-foot access to our property will that cause flooding?

Peter Sharpe – 301 Second Ave – Has an issue – Mr. Sharpe is reminded this is for questions only at this time.

Cynthia Ranieri – 211 Second Ave – questions existing bedroom sizes and rear yard setback?

Michael Moss – Monmouth Ave – questions the setbacks and the number and location of windows on these elevations?

At this time, it is agreed by the Applicant and the Board to carry this matter to 2026 so the applicant may have time to revisit and revise their plans. Once the Board adopts their new calendar in January, the Applicant will be provided with a new nearing date and will renote for same.

CORRESPONDENCE: None.

NEW BUSINESS:

The Board reviews the proposed Resolution in Opposition of Senate, No. 4736 which was introduced on October 27, 2025.

Based upon review and discussion of same, Thomas J. Coan makes a motion to adopt and memorialize this resolution in opposition, seconded by Dennis Mayer.

Those in Favor: James Wishbow, Daniel Bagley, Mayor Al Gubitosi, Councilman Paul Nowicki, Mitch Karp, Donald Warnet, James Frederick

Those Absent: Kristen Mahoney and Robert Mehnert

Those Abstained: Lauren Saracene and Victoria Leahy

Those in Opposition: None.

Those Ineligible: None

OLD BUSINESS:

Christine Bell, PP, AICP indicates they settled with Fair Share on Wednesday and agreed to accept 803 Main and Overlay Zoning with 4 stories and 48 feet. There will be 3 overlay districts.

Reverend Curtis questions the credit for the Oxford Houses as he does not believe they are true Oxford houses.

Jerry Freda, PE, PP – announces his retirement and introduces Michael Shafai, PE.

It is indicated that there will be an Ordinance introduced at the Council's Reorganization Meeting which will need to be scheduled for our January meeting for consistency.

ROUND FOUR AFFORDABLE HOUSING WORKSHOP: N/A

Adjournment:

Next scheduled meeting will be our **Reorganization Meeting to be Immediately Followed by our Regular Meeting on Thursday, January 8, 2026 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 Donald Warnet. All in favor. Meeting closed at 8:34 PM.

Minutes submitted by Kristie Dickert, Board Secretary