

**Bradley Beach Land Use Board
701 Main Street
Bradley Beach, NJ 07720
Regular Meeting Agenda
Thursday, January 8, 2026
Immediately Following the Reorganization Meeting**

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 December 21, 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:

Al Gubitosi, Mayor	Thomas J. Coan	Donald Warnet (Alt. 1)
Mitchell Karp, Councilman (Mayor's Designee)	Kristen Mahoney	Victoria Leahy (Alt. 2)
James Wishbow	Dennis Mayer	James Frederick (Alt. 3)
Paul Nowicki, Councilman	Robert Mehnert	Robert West (Alt. 4)
Daniel Bagley, Env. Commission	Lauren Saracene	

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. Correspondence: None.

VI. Approval and Adoption of Meeting Minutes from the Regular Meeting of December 18, 2025

Motion offered by _____ to be moved and seconded by _____

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

VII. 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

VIII. Consistency Determination:

- a. **ORDINANCE 2026-1** of the Borough of Bradley Beach Amending and Supplementing the Borough Code of the Borough of Bradley Beach, Chapter 450 Entitled “Zoning” to Establish a New Zone Entitled Affordable Housing – 4 (AH-4) Zone, introduced at the Borough Council meeting of January 1, 2026.

IX. Applications Scheduled for Hearing:

- a. **LUB23/01 – (Use and Bulk Variances for Proposed Demolition of Existing Garage and Construction of a New 2-story Accessory Structure w-2-car garage) – Jefferson Berry – Block 85, Lot 5 – 423 ½ Monmouth Avenue** – The applicant is proposing to demolish the existing rear yard detached garage and construct a new 2-story garage apartment with two (2) internal parking spaces and a gravel driveway containing two (2) additional parking spaces. The applicant requires variances as it relates to the garage apartment which is not permitted on lots under 7,500 s.f., lot coverage, driveway material, and other existing conditions as described in the Board Planner & Engineer’s Report. Applicant is represented by Richard B. Stone, Esq.

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 our **Regular Meeting on Thursday, February 19, 2026 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.

