

**Bradley Beach Land Use Board  
2026 REORGANIZATION MEETING AGENDA  
To Be Held in Person in the  
Meeting Room located at  
701 Main Street  
Borough of Bradley Beach  
Thursday, January 8, 2026 at 6:30 PM**

This Reorganization Meeting of the Land Use Board will be taking place in person in the Meeting Room located at 701 Main Street, Borough of Bradley Beach and will commence at 6:30 PM.

**This Reorganization Meeting of the Bradley Beach Land Use Board is now called to order.**

**I. FLAG SALUTE**

**At this time we kindly ask that everyone please silence all cell phones and other paging devices as they are distracting to others.**

**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. Swearing in of New/Reappointed Board Members**

- a. Mitchell Karp – Mayor's Designee – Term expiring 12/31/2028
- b. James Wishbow – Class II Member – Term expiring 12/31/2026
- c. Councilman Paul Nowicki – Term expiring 12/31/2026
- d. Thomas J. Coan – Class IV Member – Term expiring 12/31/2029
- e. Donald Warnet – Alternate #1 Member – Term expiring 12/31/2027
- f. Victoria Leahy – Alternate #2 Member – Term expiring 12/31/2026
- g. James Frederick – Alternate #3 Member – Term expiring 12/31/2027
- h. Robert West – Alternate #4 Member – Term expiring 12/31/2026

**V. Appointment of the Following for the 2026 Calendar Year:**

**CHAIRMAN:** \_\_\_\_\_ Offered by: \_\_\_\_\_ Motion by: \_\_\_\_\_ Second by: \_\_\_\_\_

*Those in Favor:*

*Those Opposed:*

**VICE CHAIRMAN:** \_\_\_\_\_ Offered by: \_\_\_\_\_ Motion by: \_\_\_\_\_ Second by: \_\_\_\_\_

*Those in Favor:*

*Those Opposed:*

**BOARD SECRETARY:** \_\_\_\_\_ Offered by: \_\_\_\_\_ Motion by: \_\_\_\_\_ Second by: \_\_\_\_\_

*Those in Favor:*

*Those Opposed:*

**Appointment of Board Attorney for 2026. Based upon the review and recommendations of the Board Members who reviewed bid proposals which had been submitted to the Municipal Clerk on October 29, 2025.**

**BOARD ATTORNEY:** \_\_\_\_\_ Offered by: \_\_\_\_\_ Motion by: \_\_\_\_\_ Second by: \_\_\_\_\_

*Those in Favor:*

*Those Opposed:*

**BOARD ENGINEER:** \_\_\_\_\_ Offered by: \_\_\_\_\_ Motion by: \_\_\_\_\_ Second by: \_\_\_\_\_

*Those in Favor:*

*Those Opposed:*

**BOARD PLANNER:** \_\_\_\_\_ Offered by: \_\_\_\_\_ Motion by: \_\_\_\_\_ Second by: \_\_\_\_\_

*Those in Favor:*

*Those Opposed:*

**NEWSPAPERS FOR PUBLICATION OF LEGAL NOTICES:**

**The Asbury Park Press, Coast Star, and the Coaster**

Offered by: \_\_\_\_\_ Motion by: \_\_\_\_\_ Second by: \_\_\_\_\_

*Those in Favor:*

*Those Opposed:*

**SCHEDULE OF MEETINGS FOR 2026:**

Regular Meetings will take place in the Municipal Complex Meeting Room located at 701 Main Street in the Borough of Bradley Beach, NJ and will begin at 6:30 PM on the following dates unless noticed otherwise:

January 8, 2026  
February 19, 2026  
March 19, 2026  
April 16, 2026  
May 21, 2026  
June 18, 2026

July 16, 2026  
August 20, 2026  
September 17, 2026  
October 15, 2026  
November 19, 2026  
December 17, 2026

Motion to Accept:

Second by:

***Those in Favor:***

***Those Opposed:***

**VI. Adjournment:**

With no further reorganization business before the Land Use Board a motion to adjourn the reorganization meeting and open the Regular Meeting was offered by \_\_\_\_\_ to be moved and seconded by \_\_\_\_\_, reorganization meeting closes at \_\_\_\_\_ PM.