

**Bradley Beach Land Use Board
701 Main Street
Bradley Beach, NJ 07720
Regular Meeting Agenda
Thursday, February 19, 2026 at 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 28, 2026 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:

Daniel Bagley
Thomas J. Coan, Chairman
Councilman Mitchell Karp
Kristen Mahoney
Dennis Mayer, Vice Chairman

Robert Mehnert
Councilman Paul Nowicki
Lauren Saracene
~~James Wishbow~~ **EXCUSED**

Donald Warnet (Alt. 1)
Victoria Leahy (Alt. 2)
James Frederick (Alt. 3)
Robert West (Alt. 4)

Also Present: Anne Marie Rizzuto, Esq.
Michael Shafai, PE
Christine Bell, PP, AICP

IV. Chair Coan advises the public regarding the policies/procedures of the Board.

V. Correspondence: None.

VI. Approval and Adoption of Meeting Minutes from the Reorganization and Regular Meetings of January 8, 2026:

Motion offered by _____ to be moved and seconded by _____

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

VII. Resolutions to be memorialized:

- a. **Resolution in Opposition to the State’s adoption of amendments to the NJPACT Resilient Environments and Landscapes (REAL) Rules adopted on January 20, 2026.**

VIII. 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.

****THIS MATTER WILL NOT BE HEARD THIS EVENING AS APPLICANT’S ATTORNEY, KEVIN I. ASADI, ESQ. HAS REQUESTED THIS MATTER BE ADJOURNED TO THE APRIL 16, 2026 MEETING TO ALLOW TIME TO REVISE THE PLANS. NEW NOTICE WILL BE PROVIDED TO PROPERTY OWNER’S WITHIN 200 FEET FOR THE APRIL 16, 2026 MEETING****

IX. Consistency Determinations (TBD):

- a. **Review of Ordinance(s) introduced by Council at their February 17, 2026 Meeting, including but not limited to the creating of Affordable Housing Zones AH-1, AH-2, AH-3 & AH-5.**

X. 2025 Annual Report

- a. **Review of 2025 Annual Report prepared by Christine Bell, PP, AICP dated January 21, 2026**

XI. Correspondence: None.

XII. New Business:

XIII. Old Business:

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

XV. Adjournment:

- a. Next scheduled meeting will be our **Regular Meeting on Thursday, March 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.