

**Bradley Beach Land Use Board
Regular Meeting Minutes
Meeting Held in Person at 701 Main Street
Thursday, January 8, 2026
Immediately Following Reorganization Meeting**

Regular Meeting is called to order at 6:48 PM.

Open public meeting announcement is made by the Board Secretary.

Roll Call:

Present: Councilman Mitchell Karp, James Wishbow, Councilman Paul Nowicki, Daniel Bagley, Thomas J. Coan, Dennis Mayer, Robert Mehnert, Donald Warnet, James Frederick, Robert West

Absent: Kristen Mahoney, Lauren Saracene, Victoria Leahy

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

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 December 18, 2025 –

Motion to adopt offered by Dennis Mayer, Seconded by Thomas J. Coan. All eligible members present in favor.

Resolutions Memorialized:

Resolution 2025-13 – Approval of Bulk Variances for Addition to Single-Family Dwelling) – Russell Kurtz – Block 57, Lot 4 – 615 Fifth Avenue

Consistency Determination:

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

Christine Bell, PP, AICP reviews the memo she has prepared for the Board finding the proposed Ordinance Consistent with the Borough’s Master Plan.

She explains that this new zone is affordable inclusionary and updates our Housing Element & Fair Share Plan for the Borough’s 4th Round obligation. It will be incorporated into the Master Plan’s Housing Element and therefore it is consistent.

Chair Coan indicates this new zone is beneficial and will bring the Borough closer to its goals.

Based upon the recommendations of the Board Planner and the discussion which took place, Thomas J. Coan makes a motion finding Ordinance No. 2026-1 consistent with the Borough’s Master Plan, seconded by Dennis Mayer.

Those in Favor: Robert Mehnert, Daniel Bagley, James Wishbow, Councilman Nowicki,

Councilman Mitchell Karp, Donald Warnet, James Frederick, Robert West, Dennis Mayer, and Thomas J. Coan

Those Absent: Kristen Mahoney, Lauren Saracene, and Victoria Leahy

Those in Opposition: None.

Applications Considered:

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.

The applicant is represented by Richard B. Stone, Esq

Councilmen Mitchell Karp and Paul Nowicki are excused from participating in this application since it involves a Use Variance.

Allison Coffin, PP, AICP, Lawrence Murphy, PE, and Joseph Spatero, AIA (expert witnesses for the applicant) are sworn in by Anne Marie Rizzuto, Esq.

Lawrence Murphy, PE – qualified and accepted. Mr. Murphy indicates the property is located in the R-1 zoning district and contains an existing single-family dwelling and approximately 5,000 s.f. of lot area with a shared driveway between Lots 5 & 6 with the driveway at the rear of the property being stone material.

Mr. Stone addresses the previous applicant indicating this is not a res judicata issue as the applicant is substantially different from the original application which had been denied. The proposed kitchen has been removed; impervious coverage has been reduced. The main difference is there is no kitchen with this proposal and therefore the Board does have jurisdiction.

Mr. Stone also indicates the adjoining neighbors are here to support the application including the shared driveway.

Exhibit A-1 Deed Recorded December 8, 1999 Deed Book 5884 Page 966 consisting of 4 pages.

A discussion takes place with regard to the bollards and gas meter. Mr. Murphy indicates you can get a car outside of the bollards safely.

Mr. Murphy indicates the applicant is not asking for a garage apartment, as this proposed space is for the sole use of the owners. They are willing to deed restrict so there is no potential for renting.

Mr. Stone indicates as a condition of approval he will ensure the proper deeds are filed for cross-access easement with regard to the driveway if one does not exist.

Chair Coan requests a scaled survey and questions the distance to the easterly wall on Lot 5 and the property line. It is indicated it is 4.4 feet with the arrow so 0.4 feet contains bollards & gas meter. They are willing to modify the easement to where the pavement is now.

The garage apartment on Lot 6 is a 2-story structure.

The existing nonconformities are discussed and will still need an impervious coverage variance; however, they are eliminating 2 existing nonconformities by rebuilding/repositioning the proposed garage.

Mr. Stone requests a break to discuss the application with his clients. The Board breaks at 8:06 PM and they return at 8:16 PM*

Mr. Stone indicates they propose to take the guidance of the Board into consideration and will revise the plan. They request to carry this application to the March 19, 2026 meeting date without the need for further notice unless there are additional variances or a major change.

The Board agrees to carry the application as requested to March 19, 2026. The audience/public is advised of the new hearing date and the possibility of not receiving additional notice.

Adjournment:

Next scheduled meeting will be our **Regular Meeting on Thursday, February 19, 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 Thomas J. Coan moved and seconded by Dennis Mayer. All in favor. Meeting closed at 8:21 PM.

Minutes submitted by Kristie Dickert, Board Secretary