

**Bradley Beach Land Use Board
Reorganization Meeting Minutes
Meeting Held In Person at 701 Main Street
Thursday, January 8, 2026 at 6:30 PM**

Meeting is called to order at 6:30 PM. The Board and the public recite the Pledge of Allegiance.

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

Anne Marie Rizzuto, Esq. swears in the New and Reappointed Board Members that are present.

Appointments for the 2025 Calendar Year:

CHAIRMAN: Dennis Mayer makes the motion and offers the name of Thomas J. Coan which is seconded by Robert Mehnert. All members present in favor.

VICE CHAIRMAN: Thomas J. Coan makes the motion and offers the name of Dennis Mayer which is seconded by Councilman Mitchell Karp. All members present in favor.

BOARD SECRETARY: Thomas J. Coan makes the motion and offers the name of Kristie Dickert which is seconded by Dennis Mayer. All members present in favor.

BOARD ATTORNEY: Thomas J. Coan makes the motion and offers the name of Anne Marie Rizzuto, Esq. of Weiner Law Group, LLC which is seconded by Dennis Mayer. All members present in favor.

BOARD ENGINEER: Thomas J. Coan makes the motion and offers the name of Michael Shafai, PE of Leon S. Avakian, Inc. which is seconded by Dennis Mayer. All members present in favor.

BOARD PLANNER: Thomas J. Coan makes the motion and offers the name of Christine Bell, PP, AICP of Leon S. Avakian, Inc. which is seconded by Dennis Mayer. All members present in favor.

NEWSPAPERS FOR PUBLICATION OF LEGAL NOTICES: Thomas J. Coan makes the motion and offers the Board accept the Asbury Park Press as the Official Newspaper and the Coast Star, and The Coaster as the secondary newspapers for publication which is seconded by Dennis Mayer. All members present in favor.

Anne Marie Rizzuto, Esq. advises that effective April 1, 2026 as per the Local Finance Board the Borough will be posting their legal notices on their website. We should obtain direction from the Borough Attorney and Website Coordinator how and where these public notices will be posted.

SCHEDULE OF MEETINGS: Thomas J. Coan offers the Board accept the following regular meeting dates which are scheduled to take place in person in the Municipal Complex Meeting Room located at 701 Main Street in the Borough of Bradley Beach, NJ all at 6:30 PM: 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; which is seconded by James Wishbow. All members present in favor.

WITH NO FURTHER REORGANIZATION BUSINESS BEFORE THE BOARD A MOTION TO ADJOURN THE REORGANIZATION MEETING AND OPEN THE REGULAR MEETING WAS OFFERED BY THOMAS J. COAN AND SECONDED BY DENNIS MAYER, ALL IN FAVOR. REORGANIZATION MEETING CLOSES AT 6:46 PM.

REGULAR MEETING IMMEDIATELY FOLLOWS THIS REORGANIZATION MEETING.

Minutes submitted by Kristie Dickert, Board Secretary