

**Bradley Beach Land Use Board  
701 Main Street  
Bradley Beach, NJ 07720  
Regular Meeting Agenda  
Thursday, March 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	<del>Robert Mehnert</del> <b>EXCUSED</b>	Donald Warnet (Alt. 1)
Thomas J. Coan, Chairman	<del>Councilman Paul Nowicki</del> <b>EXCUSED</b>	Victoria Leahy (Alt. 2)
Councilman Mitchell Karp	<del>Lauren Saracene</del> <b>EXCUSED</b>	James Frederick (Alt. 3)
Kristen Mahoney	James Wishbow	Robert West (Alt. 4)
Dennis Mayer, Vice Chairman		

Also Present: Anne Marie Rizzuto, Esq.  
Samuel Avakian, 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 Regular Meeting of February 19, 2026:**

Motion offered by \_\_\_\_\_ to be moved and seconded by \_\_\_\_\_

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

**VII. Resolutions to be memorialized:**

- a. Review and potential adoption/memorialization of Resolution Supporting Goals of NJDEP and Requesting Model Ordinance Language, Implementation Guidance, Infrastructure Coordination, Regional Resilience Planning, Extension of Municipal Compliance Deadlines, Funding, and Other Relief**

**VIII. Consistency Determinations:**

- a. **ORDINANCE 2026-17** of the Borough of Bradley Beach Amending and Supplementing the Borough Code of the Borough of Bradley Beach, Article IV “General Regulations Applicable to All Zones” of Chapter 450 Entitled “Zoning” to Clarify Regulations Pertaining to Undersized Lots and Pre-Existing Nonconformities introduced at the Borough Council meeting of March 3, 2026
- b. **ORDINANCE 2026-18** of the Borough of Bradley Beach Amending and Supplementing the Borough Code of the Borough of Bradley Beach, Article II “Terminology” and Article VIII “Off-Street Parking, Driveway, and Loading Requirements of Chapter 450 Entitled “Zoning” to Permit Larger Driveways on Certain Corner Lots introduced at the Borough Council meeting of March 3, 2026
- c. **ORDINANCE 2026-19** of the Borough of Bradley Beach Amending and Supplementing the Borough Code of the Borough of Bradley Beach, Article II “Terminology” and Creating New Article XIII “Sub-Grade Garages and Basements” of Chapter 450 Entitled “Zoning” to Prohibit Sub-Grade Garages and Promote Flood Resilience introduced at the Borough Council meeting of March 3, 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.

**\*\*THIS MATTER WILL NOT BE HEARD THIS EVENING AS APPLICANT’S ATTORNEY, RICHARD B. STONE, ESQ. HAS REQUESTED THIS MATTER BE ADJOURNED TO THE MAY 21, 2026 MEETING TO ALLOW TIME TO REVISE THE PLANS. NEW NOTICE WILL BE PROVIDED TO PROPERTY OWNER’S WITHIN 200 FEET FOR THE MAY 21, 2026 MEETING\*\***

- b. **LUB24/06 – (Bulk Variances for Construction of a New 2 ½ Story Dwelling) – Michael & Kavitha Falvo – Block 18, Lot 18 – 510 Park Place Avenue** – The applicant is proposing to demolish the existing 2-story dwelling and construct a new 2 ½ story dwelling with associated walkway, covered porch, rear patio, and asphalt driveway. The applicant requires variances as it relates to front yard setback, side yard setback, building coverage, length of curb cut, HVAC setback, and shed setbacks.

**X. Informal Concept Review**

- a. **LUB26/03 – Thinker Investments, LLC – Block 82, Lot 14.01 – 13 Main Street** – The applicant has requested an informal concept with the Planning Board with regard to their proposal of constructing a three (3) story building with the first floor consisting of professional offices and residential apartments on the 2<sup>nd</sup> and 3<sup>rd</sup> floors, totaling 2 residential units, 1 of which is a 1-bedroom and the other is a 2-bedroom unit. The professional office on the first floor will consist of approximately 575 square feet. Submitted by Mark R. Aikins, Esq. on behalf of Thinker Investments, LLC.

**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, April 16, 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.









