

**Bradley Beach Land Use Board
Regular Meeting Minutes
Meeting Held in Person at 815 Main Street
Fire Department Banquet Hall
(Due to Power Outage)
Thursday, February 19, 2026**

****Victoria Leahy was sworn in by the Board Secretary/Notary Kristie Dickert prior to the start of the meeting****

Regular Meeting is called to order at 6:35 PM.

Open public meeting announcement is made by the Board Secretary.

Roll Call:

Present: Daniel Bagley, Thomas J. Coan, Kristen Mahoney, Dennis Mayer, Robert Mehnert, Councilman Paul Nowicki, Lauren Saracene, Donald Warnet, Victoria Leahy, James Frederick, Robert West

Absent: Anne Marie Rizzuto, Esq., Councilman Mitchell Karp, and James Wishbow

Also Present: Michael Shafai, PE, and Christine Bell, PP, AICP

Chair Coan recommends dispensing with opening statement with regard to policies and procedures as there are no applications under consideration. All in favor.

Approval and Adoption of Meeting Minutes from the Reorganization and Regular Meetings held on January 8, 2026 – Motion to adopt offered by Dennis Mayer, Seconded by Thomas J. Coan. All eligible members present in favor.

Resolutions:

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

Chair Coan provides an explanation of the proposed resolution and indicates he has been contacted by both Real Estate Agents and Insurance Companies with concerns of how these rules will affect properties in Bradley Beach.

There is a July 20th deadline for municipalities to incorporate these rules into their local ordinances. Chair Coan discusses “home rule” and how these rules violate same. The new FEMA Maps are scheduled to come out this year, so why not wait. Cape May County and Ocean County have also expressed concern. The idea is to just have them take a step back and meet with the municipalities and provide some sort of education process for the public.

Councilman Nowicki indicates studies show that in the future we will have a problem. The sea level will climb but we don’t know how much or when. This model is for the year 2100 which predicts a 4-foot sea level rise. As planners we need to prepare for the future – how do we build today for tomorrow. The debate is how and when. In accordance with the new legislation the ordinances would have to be in place by July 20th, or we will not be able to issue building permits.

Daniel Bagley – indicates there is a lot to this and thousands of comments. Is it fair to ask the Board to vote on this without having all of the background?

Chair Coan makes a motion to open to the public for comment – all in favor.

John Weber – Chair of the Environmental Commission – indicates these are “Rules” not “Legislation”. He explains the process that has taken place. Mr. Weber distributes a myth/fact sheet (Marked as Exhibit O-1 and made part of these minutes) which is briefly reviewed.

Chair Coan also provides a handout to the Board Members (Marked as Exhibit B-1 and made a part of these minutes) which depicts the “REAL” flood development boundaries as well as a separate map which depicts the current FEMA boundaries.

The Board, its professionals, and the public have a general discussion regarding the proposed ordinance and the adopted “REAL” Rules.

Lauren Saracene also expresses that the Board should have more information before voting on a resolution in opposition.

Based upon the discussion which has taken place, Chair Coan makes a motion to adopt and memorialize the proposed resolution advocating for revised “REAL” Rules urging their withdrawal and reconsideration, seconded by Dennis Mayer

ROLL CALL VOTE:

YES: Robert Mehnert, Kristen Mahoney, Robert West, Dennis Mayer, and Thomas J. Coan

NO: Lauren Saracene, Daniel Bagley, Councilman Paul Nowicki, Donald Warnet, Victoria Leahy, and James Frederick

ABSTAIN: None

ABSENT: James Wishbow and Councilman Mitchell Karp

The motion does not pass; therefore, it is agreed the subject will be revisited at a later date.

Applications Under Consideration: None.

****An announcement is made by the Board Secretary that application LUB25/07 – Nan, Pop, & Company, LLC – Block 75, Lot 1 – 106 Central Avenue will not be heard, and their Attorney has requested the matter be rescheduled for April 16, 2026 with new public notice being provided for same.****

Consistency Review:

ORDINANCE 2026-9 of the Borough of Bradley Beach Amending and Supplementing the Borough Code, Chapter 450 Entitled “Zoning”, Article V “Zone Regulations” to Consolidate and Codify Affordable Housing Overlay Zones AH-1, AH-2, AH-3, AH-4, and AH-5 Including Relocation within the Property Section of the Borough Code for Overlay Zone AH-4, and Amends the Borough Code, Chapter 451, Article XI, for Deletion of Sections, introduced at the Borough Council meeting of February 17, 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 these new zones are affordable inclusionary and are consistent with the updates of our Housing Element & Fair Share Plan for the Borough's 4th Round obligation. These zones will be incorporated into the Master Plan's Housing Element and therefore the Ordinance is found to be consistent.

Based upon the recommendations of the Board Planner and the discussion which took place, Thomas J. Coan makes a motion finding Ordinance No. 2026-9 consistent with the Borough's Master Plan, seconded by Robert Mehnert.

Those in Favor: Robert Mehnert, Kristen Mahoney, Lauren Saracene, Daniel Bagley, Donald Warnet, Victoria Leahy, James Frederick, Dennis Mayer, and Thomas J. Coan

Those Absent: Councilman Mitchell Karp and James Wishbow

Those who Abstained: Robert West

Those in Opposition: None.

Review of 2025 Annual Report:

Christine Bell, PP, AICP prepared the 2025 Annual Report which is reviewed. Ms. Bell does not feel at this time there are any glaring concerns with would warrant recommendations to Council for proposed Ordinance revisions at this time. The Board always reserves the right to be able to make recommendations at a later time.

Based upon the review of the 2025 Annual Report and the Planner's comments regarding same, Thomas J. Coan makes a motion to adopt the annual report, seconded by Dennis Mayer.

Those in Favor: Robert Mehnert, Kristen Mahoney, Lauren Saracene, Daniel Bagley, Councilman Paul Nowicki, Donald Warnet, Victoria Leahy, James Frederick, Robert West, Dennis Mayer, and Thomas J. Coan

Those Absent: Councilman Mitchell Karp and James Wishbow

Those who Abstained: None

Those in Opposition: None.

PUBLIC COMMENT:

Reverend Curtis comments that Bradley Beach has never built an affordable unit. He indicates it is not affordable to live in Bradley Beach, and he wants it to be a more balanced community.

Adjournment:

Next scheduled meeting will be our **Regular Meeting on Thursday, March 19, 2026 at 6:30 PM** which will also take place back 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 closes at 8:40 PM.

Minutes submitted by Kristie Dickert, Board Secretary