

**Bradley Beach Land Use Board  
Regular Meeting Minutes  
Meeting Held in Person at 701 Main Street  
Thursday, March 19, 2026 at 6:30 PM**

Regular Meeting is called to order at 6:33 PM.

Open public meeting announcement is made by the Board Secretary.

**Roll Call:**

Present: Daniel Bagley, Thomas J. Coan, councilman Mitchell Karp, Kristen Mahoney, Dennis Mayer, James Wishbow, Donald Warnet, Victoria Leahy, James Frederick, Robert West

Absent: Robert Mehnert, Councilman Paul Nowicki, Lauren Saracene

Also Present: Anne Marie Rizzuto, Esq., Samuel Avakian, PE, PP, CME, 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 February 19, 2026 –**

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

**Resolutions Memorialized:**

**Resolution 2026-11 – 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**

**Consistency Determination:**

**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

Councilman Karp explains the reasons supporting this change. If the proposed development complies with all other bulk standards it allows the Zoning Officer to issue a Zoning Permit without the need for a variance or Board approval.

**Based upon the recommendations of the Board Planner and the discussion which took place, Thomas J. Coan makes a motion finding Ordinance No. 2026-17 consistent with the Borough’s Master Plan, seconded by Donald Warnet.**

**Those in Favor:** Kristen Mahoney, Daniel Bagley, James Wishbow, Councilman Karp, Donald Warnet, Victoria Leahy, Dennis Mayer, and Thomas J. Coan

**Those Absent:** Robert Mehnert, Councilman Paul Nowicki, Lauren Saracene

**Those in Opposition:** None.

**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

Councilman Karp explains the reasons supporting this change and it will allow for a wider turning radius.

**Based upon the recommendations of the Board Planner and the discussion which took place, Thomas J. Coan makes a motion finding Ordinance No. 2026-18 consistent with the Borough’s Master Plan, seconded by Dennis Mayer.**

**Those in Favor:** Kristen Mahoney, Daniel Bagley, James Wishbow, Councilman Karp, Donald Warnet, Victoria Leahy, James Frederick, Dennis Mayer, and Thomas J. Coan

**Those Absent:** Robert Mehnert, Councilman Paul Nowicki, Lauren Saracene

**Those in Opposition:** None.

**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

Councilman Karp provides an explanation as it raises basements 2 feet and disallows below grade garages and clearly defines basements and cellars. This change will also promote compliance with potential future stormwater management changes.

**Based upon the recommendations of the Board Planner and the discussion which took place, Thomas J. Coan makes a motion finding Ordinance No. 2026-19 consistent with the Borough’s Master Plan, seconded by Victoria Leahy.**

**Those in Favor:** Kristen Mahoney, Daniel Bagley, James Wishbow, Councilman Karp, Donald Warnet, Victoria Leahy, James Frederick, Dennis Mayer, and Thomas J. Coan

**Those Absent:** Robert Mehnert, Councilman Paul Nowicki, Lauren Saracene

**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. Applicant is represented by Richard B. Stone, Esq.

**\*\*ANNOUNCEMENT IS MADE THAT 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\*\***

**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.

**\*\*ROBERT WEST IS RECUSED FROM PARTICIPATING IN THE APPLICATION AS RECEIVED NOTICE WITHIN 200 FEET OF THE PROPERTY. MR. WEST TOOK A SEAT IN THE AUDIENCE.\*\***

Al Shissias, AIA & Michael Falvo are sworn in.

Michael Falvo (owner) indicates they purchased the property in March 2021 with short/long-term goals with plans to eventually retire and a plan to renovate since it is not large enough for the entire family. Due to unforeseen circumstances, they can no longer carry 2 houses and would like to live in Bradley Beach full-time.

Al Shissias, AIA – explains the project and reasons for the renovations. The 1<sup>st</sup> floor bedroom is needed for age considerations. Mr. Shissias proceeds to review the architectural plans and elevations.

The variances being requested are reviewed and they are proposing to utilize the average setback. The front is slightly over, and they are proposing to maintain the 2.2-foot setback with a small extension then step back.

Sam Avakian and Christine Bell raise the issue regarding the utilization of the existing foundation without a structural engineer certifying it is possible. Why not start from the beginning to eliminate the variances. Christine Bell strongly suggests if approved they must come back before the Board if the foundation is not useable. A discussion takes place with regard to the proposed project as a whole and the amount of relief being requested.

**It is decided and agreed to by the Applicant and the Board to carry the application to the May 21, 2026 meeting date without the need for further notice. A public announcement is made advising the public they will not receive additional notice that this is their notice and to check with the Board Secretary to be sure the application is scheduled to be heard at that time.**

**Informal Concept Review:**

**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 3 residential units, 1 of which is a one-bedroom unit, and the other 2 are two-bedroom units. The professional office will consist of approximately 575 square feet.

Mark R. Aikins, Esq. on behalf of Thinker Investments, LLC confirms this is an Informal Meeting regarding 13 Main Street and the potential for a mixed-use containing office use on the 1<sup>st</sup> floor and a total of three (3) residential units on the 2<sup>nd</sup> and 3<sup>rd</sup> floors. The lot is undersized; however, the primary variance is for 1.8 parking spaces whereas there is only 1 parking space being provided for the 1-bedroom unit.

Chris Rudman, AIA indicates the existing building is a 1-story CMU Building containing professional office space. It is indicated that 1 unit affordable is required. The design is reviewed and discussed as well as parking. It is indicated that the balcony on the rear of the building also triggers a variance. The provision for a streetlight and a street tree are indicated. It is also pointed out that the new Affordable Overlay allows for 4 stories at this location.

Mr. Aikins thanks the Board for their time and they will take all comments into consideration.

**Adjournment:**

Next scheduled meeting will be our **Regular Meeting on Thursday, May 21, 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 closes at 8:03 PM.

**Minutes submitted by Kristie Dickert, Board Secretary**