

**Bradley Beach Land Use Board
701 Main Street
Bradley Beach, NJ 07720
Regular Meeting Agenda
Thursday, April 16, 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	Robert Mehnert	Donald Warnet (Alt. 1)
Thomas J. Coan, Chairman	Councilman Paul Nowicki	Victoria Leahy (Alt. 2)
Councilman Mitchell Karp	Lauren Saracene	James Frederick (Alt. 3)
Kristen Mahoney	James Wishbow	Robert West (Alt. 4)
Dennis Mayer, Vice Chairman EXCUSED		

Also Present: Anne Marie Rizzuto, Esq.
Michael Shafai, 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 March 19, 2026:

Motion offered by _____ to be moved and seconded by _____

Robert Mehnert <u>N/A</u>	Kristen Mahoney _____	Lauren Saracene <u>N/A</u>
Daniel Bagley _____	James Wishbow _____	Councilman Paul Nowicki <u>N/A</u>
Councilman Mitchell Karp _____	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: None.

VIII. Applications Scheduled for Hearing:

- a. **LUB25/07 – (Bulk Variances for Proposed Demolition of Existing 1-story Single-Family Dwelling and Construction of a New 2 ½ Story Single-Family Dwelling on this Undersized Corner Lot) – Nan, Pop & Company, LLC – Block 75, Lot 1 – 106 Central Avenue -** The Applicant is proposing to demolish the existing dwelling and construct a 2 ½ story single-family dwelling on this undersized lot. Applicant is represented by Kevin I. Asadi, Esq

****THIS MATTER WAS PARTIALLY HEARD ON DECEMBER 18, 2025 AND WAS CARRIED TO FEBRUARY 19, 2026 AT WHICH TIME THEY WERE NOT HEARD AS AN ADDITIONAL REQUEST TO CARRY THE MATTER TO THIS MEETING DATE (4/16/2026) WAS MADE IN ORDER TO REVIEW THE PROJECT AND SUBMIT REVISED PLANS.****

- b. **LUB25/09 – (Use and Bulk Variances for Additions) – David Christensen – Block 28, Lot 34 – 324 McCabe Avenue –** The applicant is proposing a rear addition and front upper porch to the existing 2 ½ story single-family dwelling, as well as an increase in the height of both the 2 ½ story single-family dwelling and the 1-story accessory garage apartment. Applicant requires Use Variance relief as well as bulk variances for building height, building coverage, and lot coverage.

IX. Correspondence: None.

X. New Business:

XI. Old Business:

XII. ROUND FOUR AFFORDABLE HOUSING WORKSHOP (If time permits)

XIII. Adjournment:

- a. Next scheduled meeting will be our **Regular Meeting on Thursday, May 21, 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.

