

**Bradley Beach Land Use Board  
701 Main Street  
Bradley Beach, NJ 07720  
Regular Meeting Agenda  
Thursday, May 21, 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  
Thomas J. Coan, Chairman  
Councilman Mitchell Karp  
Kristen Mahoney  
Dennis Mayer, Vice Chairman

Robert Mehnert  
Councilman Paul Nowicki  
Lauren Saracene  
James Wishbow

Donald Warnet (Alt. 1)  
Victoria Leahy (Alt. 2)  
James Frederick (Alt. 3)  
Robert West (Alt. 4)

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 April 16, 2026:**

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

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

**VII. Resolutions to be memorialized: None.**

**VIII. Consistency Determinations:**

- a. **ORDINANCE 2026-24** of the Borough of Bradley Beach Amending Chapter 450: “Zoning” of the Borough’s Revised General Ordinances to Create a New Section 450-72: “Relief for Groundwater Compliance” to Provide Limited Building Height Relief Where Required for Groundwater Compliance and to Clarify Applicable Definitions introduced at the Borough Council Meeting of April 21, 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 FURTHER ADJOURNED TO ALLOW ADDITIONAL TIME TO REVISE THE PLANS. NEW NOTICE WILL BE PROVIDED TO PROPERTY OWNER’S WITHIN 200 FEET FOR THE NEXT SCHEDULED HEARING\*\***

- 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.

**\*\*THIS MATTER WILL NOT BE HEARD THIS EVENING AS THE APPLICANT HAS REQUESTED THIS MATTER BE ADJOURNED TO ALLOW TIME TO REVISE THE PLANS. NEW NOTICE WILL BE PROVIDED TO PROPERTY OWNER’S WITHIN 200 FEET FOR THE NEXT SCHEDULED HEARING \*\***

- c. **LUB26/01 – (Bulk Variances to Retain Existing Signs) – Hair Love, LLC (Elizabeth Curry/Adam Foreman) & Signed Sealed & Delivered, LLC (Peter Schulle) – Block 70, Lot 5 – 121 Main Street** – The applicants are requesting bulk variance relief to retain the three (3) existing, nonconforming signs on the property.

**X. Correspondence: None.**

**XI. New Business:**

**XII. Old Business:**

**XIII. ROUND FOUR AFFORDABLE HOUSING WORKSHOP (If time permits)**

**XIV. Adjournment:**

- a. Next scheduled meeting will be our **Regular Meeting on Thursday, June 18, 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.



