

**Bradley Beach Land Use Board
Regular Meeting Minutes
Meeting Held in Person at 701 Main Street
Thursday, April 16, 2026 at 6:30 PM**

Regular Meeting is called to order at 6:30 PM.

Open public meeting announcement is made by the Board Secretary.

Roll Call:

Present: Daniel Bagley, Thomas J. Coan, Councilman Mitchell Karp, Kristen Mahoney, Robert Mehnert, Councilman Paul Nowicki, James Wishbow, Donald Warnet, James Frederick, Robert West

Absent: Dennis Mayer, Lauren Saracene, Victoria Leahy

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

Motion to adopt offered by Kristen Mahoney, Seconded by James Wishbow. All eligible members present in favor.

Resolutions Memorialized:

Resolution No. 2026-11 - RESOLUTION SUPPORTING THE GOALS OF NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION RESILIENT ENVIRONMENTS AND LANDSCAPES (REAL) REGULATIONS AND REQUESTING MODEL ORDINANCE LANGUAGE, IMPLEMENTATION GUIDANCE, INFRASTRUCTURE COORDINATION, REGIONAL RESILIENCE PLANNING, EXTENSION OF MUNICIPAL COMPLIANCE DEADLINES, FUNDING and OTHER RELIEF

Applications Considered:

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

****An announcement is made that this matter was partially heard on December 18, 2025; therefore, Certifications have been received indicating that Robert Mehnert, Kristen Mahoney, and Robert West have watched the video from the December hearing and are eligible to vote should the Board reach a decision this evening****

Mr. Asadi – reviews the existing nonconformities. He indicates the front yard setback has been corrected, the side yard setback has been improved and now conforms, the rear yard setback has increased, the building coverage has been reduced and improved, the lot coverage is in full compliance, and the height is in compliance. He indicates they have eliminated some of the previously proposed bulk variances. There are now 6 variances being requested in total. Five are

setbacks. Since the last hearing soil samples have been taken and it has been determined that the basement will be 2 feet above the water table which lowers the ceiling height as part of this proposal.

Cory Fernandez, AIA – describes the elevations and building elements. The structure still remains a 5 bedroom with a 1-car garage. The balcony has been removed over the garage. The proposed structure is now 3,686 and it was proposed at 3,844 (does not include basement or garage). There is now a bike storage area proposed under the proposed porch.

Chair Coan questions the front yard setback along Second Avenue as he doesn't feel they are entitled to a variance on this frontage.

Councilman Karp questions the garage and a discussion takes place.

Kristen Mahoney indicates this is a lot of house without a lot of parking.

Peter Sharp – 301 Second Avenue – Indicates he is across the street, and the western wall is now further out than what is existing. It is said it is approximately 7 feet further. He questions whether this is overbuilding for this lot as previously suggested by Board Members in December. He asks how they have addressed the overbuilding? Mr. Asadi feels the Planner is better suited to answer this question.

Cynthia Ranieri – 211 Second Avenue – Asks if there are any specific conditions surrounding this lot – is it undersized, corner lot, its shape? Is the rear yard setback due to design or shape of the lot? Have they considered to comply with the 25-foot setback? Does the entire house have to be 2 ½ stories? She indicates concern it will impact her air, light, open space, and privacy.

Bob Cunningham, PE – sworn in – qualified/accepted by the Board – Mr. Cunningham reviews the proposed site plan including the driveway, utilities, and drainage.

Michael Shafai, PE requests that grass be provided between the curb and sidewalk.

Councilman Nowicki asks about the soil report. Mr. Cunningham explains the method utilized to establish the soils report with the Seasonal High Water Table (SHWT).

Daniel Bagley – questions the rear yard and side yard – the setbacks are explained dur to the lot being a corner lot.

Peter Sharpe – 301 Second Avenue – Asks how close is the closest corner of the house to the sidewalk. Mr. Cunningham answers the “1st tooth” to the sidewalk is 16.8 feet and the next points 14 feet and 15 ½ feet. The A/C units are proposed to be screened.

Cynthia Ranieri – 211 Second Avenue – Asks if the existing basement is proposed to be removed and if surrounding properties will be affected? Is the proposed basement larger than the existing?

Chair Coan asks about existing and proposed grades. Mr. Cunningham indicates the topography will reflect what is there today.

***AT 8:04PM a recess is requested. The Board returns at 8:18 PM and roll call is taken. All members present previously are currently present – Chair Coan addresses the next scheduled application for 324 McCabe Avenue and announces that it will not be heard this evening and will be renoticed for a later date. Anne Marie Rizzuto, Esq. calls Mr. Christenson who indicates his Architect had a family emergency and could not appear. The notice is deficient technically and legally; therefore, the Board does not have jurisdiction as it should reference two (2) “d”**

variances...d1 for use and d6 for height which were not referenced. Also, the affidavit failed to state the manner in which the notice was provided*

Mr. Asadi and his team return at 8:23 pm. Mr. Asadi calls upon their Planner.

Barbara Ehlen, PP, AICP – qualified/accepted – provides house dates back to 1954 and indicates they are providing setbacks that were anticipated for this lot. She feels these are better conditions. Along Second Avenue the applicant is proposing to modify and reduce the porch by 2 feet. She describes the Master Plan and Ordinances and that there is no guarantee that existing homes will remain single stories. Ms. Ehlen indicates the owners wish to reinvest in the existing property and they wish to appeal to future residents, not just this resident. She indicates the impervious coverage is being reduced and they are providing drainage. They are reducing the Second Avenue porch by 2 feet, and the building coverage is being reduced by 1.1%.

A discussion takes place with regard to the percentage of building coverage and how it improved with this application but still not compliant.

Daniel Bagley – Questions if any corner lot should be 5 feet and not 25 feet? Why does the Borough have this Ordinance. The subject of hardship is discussed.

Cynthia Ranieri – shows Google Earth photo and asks about the chart in the report.

Cory Fernandez, AIA returns and is asked why they can't provide the setback on Second Avenue or meet the 35% coverage on this lot. He indicates he was looking to meet the applicant's goals and acknowledges a smaller house could comply.

Kevin I Asadi, Esq. reviews the improvements with this proposal on this challenging lot; however, he indicates his client's wish to withdraw their application at this time.

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 Councilman Karp. All in favor. Meeting closes at 8:45 PM.

Minutes submitted by Kristie Dickert, Board Secretary