

**Bradley Beach Land Use Board
701 Main Street
Bradley Beach, NJ 07720
Regular Meeting Agenda
Thursday, June 18, 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) EXCUSED
Thomas J. Coan, Chairman	Councilman Paul Nowicki	Victoria Leahy (Alt. 2) EXCUSED
Councilman Mitchell Karp	Lauren Saracene	James Frederick (Alt. 3)
Kristen Mahoney	James Wishbow	Robert West (Alt. 4) EXCUSED
Dennis Mayer, Vice Chairman		

Also Present: Anne Marie Rizzuto, Esq.
~~Michael Shafai, PE~~ **EXCUSED**
~~Christine Bell, PP, AICP~~ **EXCUSED**

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 May 21, 2026:

Motion offered by _____ to be moved and seconded by _____

Robert Mehnert _____	Kristen Mahoney _____	Lauren Saracene _____
Daniel Bagley _____	James Wishbow _____	Councilman Paul Nowicki _____
Councilman Mitchell Karp _____	Dennis Mayer _____	Thomas J. Coan _____
Donald Warnet (Alt. 1) _____	Victoria Leahy (Alt. 2) _____	
James Frederick (Alt. 3) <u>N/A – Arrived 7:13 PM</u>	Robert West (Alt. 4) _____	

VII. Resolutions to be memorialized:

a. Resolution No. 2026-13 – Approval of Bulk Variances for Existing Signage – Hair Love, LLC & Signed Sealed & Delivered, LLC – Block 70, Lot 5 – 121 Main Street

Those Eligible: Robert Mehnert, Kristen Mahoney, Lauren Saracene, Daniel Bagley, James Wishbow, Councilman Paul Nowicki, Councilman Mitchell Karp, Dennis Mayer, and Thomas J. Coan

VIII. Applications Scheduled for Hearing:

- a. **LUB25/08 – [Use Variance (Expansion of Nonconforming Use) and Bulk Variance(s) for 2nd Story Addition Over Existing 1st Story) – Louis & Rosemary Clerico – Block 63, Lot 18 – 310 Third Avenue** – The applicants are requesting use and bulk variance relief for the proposed construction of a 159.3 square foot 2nd story addition over the existing dwelling. The proposed addition will not increase the existing building coverage or lot coverage, as the improvements are located entirely above the existing building footprint.

****THIS MATTER WILL NOT BE HEARD THIS EVENING DUE TO INSUFFICIENT NOTICE AND WILL BE HEARD ON JULY 16, 2026. NEW NOTICE WILL BE PROVIDED****

- b. **LUB26/04 – (Variance to Retain Existing Driveway Apron Constructed of Concrete Paver Material) – Rikki Ades and Christina Dugger – Block 69, Lot 9 – 406 Second Avenue** – The applicants are requesting a variance to retain the existing driveway apron constructed of concrete paver material.

****THIS MATTER WILL NOT BE HEARD THIS EVENING DUE TO INSUFFICIENT NOTICE AND WILL BE HEARD ON JULY 16, 2026. NEW NOTICE WILL BE PROVIDED****

IX. EXECUTIVE CLOSED SESSION AS AUTHORIZED BY THE OPEN PUBLIC MEETINGS ACT:

- a. _____ makes a motion to hold an executive closed session to discuss pending litigation bearing Docket # MON-L-003458-22, Garrison et als v. Bradley Beach Borough, regarding property located at 501 Park Place, Block 2, Lot 10, Bradley Beach, NJ, to be attended by Land Use Board Members, Board Attorney, Borough Attorney, Borough Insurance Representatives, and Excluding Council Members and Chair Coan (Recused).

Second: _____

_____ makes a motion to return from Executive Closed Session and Reopen the Regular Meeting of the Land Use Board

Second: _____

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, July 16, 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.