

**Bradley Beach Land Use Board
Regular Meeting Minutes
Meeting Held in Person at 701 Main Street
Thursday, May 21, 2026 at 6:30 PM**

Regular Meeting is called to order at 6:35 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, Robert Mehnert, Councilman Paul Nowicki, Lauren Saracene, James Wishbow, Donald Warnet, Victoria Leahy, James Frederick (arrived 7:13 PM), Robert West

Absent: None.

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 April 16, 2026 –

Motion to adopt offered by Chair Coan, Seconded by Donald Warnet. All eligible members present in favor.

Resolutions Memorialized:

Resolution No. 2026-12 – Finding Ordinance 2026-24 Consistent with the Borough's Master Plan with recommendations for some changes with regard to specific language.

A motion was made by Dennis Mayer and seconded by Daniel Bagley. All members present in favor.

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.

****AN ANNOUNCEMENT WAS MADE THAT THIS MATTER WILL NOT BE HEARD THIS EVENING AS APPLICANT'S ATTORNEY, RICHARD B. STONE, ESQ. HAS REQUESTED THIS MATTER BE FURTHER ADJOURNED TO THE OCTOBER 15, 2026 MEETING TO ALLOW ADDITIONAL TIME TO REVISE THE PLANS. NEW NOTICE WILL BE PROVIDED TO PROPERTY OWNER'S WITHIN 200 FEET FOR THE OCTOBER 15, 2026 HEARING****

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.

****AN ANNOUNCEMENT WAS MADE THAT THIS MATTER WILL NOT BE HEARD THIS EVENING AS THE APPLICANT HAS REQUESTED THIS MATTER BE ADJOURNED TO OCTOBER 15, 2026 TO ALLOW TIME TO REVISE THE PLANS. NEW NOTICE WILL BE PROVIDED TO PROPERTY OWNER'S WITHIN 200 FEET FOR THE OCTOBER 15, 2026 HEARING****

LUB26/10 – (Bulk Variances to Retain Existing Signs) – Hair Love, LLC (Elizabeth Curry/Adam Foreman) & Signs 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.

Applicants are represented by Amy Sawicki, Esq.

Elizabeth Curry and Adam Foreman of Hair Love, LLC are both sworn in.

It is indicated the Hair Love business has operated in this location for the past 10 years. During COVID they were not aware a permit was necessary for the sign that has been placed and were not advised until recently, which prompted this application. The signs are nonconforming and the application for a Zoning Permit was denied. It is stated they require bulk variances for all three (3) signs. They agree that if either tenant vacates the premises the signs will be removed.

Chair Coan indicates that the signs are oversized, so it is not just the number of signs but their size.

Christine Bell, PP, AICP indicates there are 6 variances required as the Ordinance does not anticipate a mural or a sign of this size.

Currently on the North side of the building there is a “Hair Love” sign/mural that measures 12’ x 8’ and is 5 feet off the ground, it has a blue background, is constructed of plywood, and was installed in August/September 2020. The maximum size permitted is 40 square feet and this measures 96 square feet; therefore, it is more than 50% of the size of that which is permitted.

Christine Bell, PP, AICP asks about the existing awning signs and window signs. It appears there are three (3) awning signs and two (2) window signs existing as well. She indicates the reason she is mentioning these signs is that she feels they should be referenced in the resolution for clarification.

Also, on the North side of the building there is a “Signs Sealed Delivered Around Back with arrow plus phone number” which measures 6’ x 3’ and is 4 feet high, this sign measures 35.2 square feet less than the maximum permitted; however, it needs a variance for its current location.

****JAMES FREDERICK ARRIVES AT 7:13 PM****

Hair Love needs variances in terms of the total area, the number of signs, and the location of the sign on the side of the building.

Signs Sealed & Delivered needs a variance for the size of wall sign on the southern side, the number of signs (3), and the location of the signs on the side and the rear of the building.

Liz Curry provides a statement she had prepared for the Board.

Lauren Saracene questions what the events were that brought them here tonight. It is indicated they received a violation from Code Enforcement.

Open to the Public for Questions

Zelda Becourtney – 100 Madison Ave – Questions why all of a sudden did it become an issue?

Councilman Mitchell Karp indicates there is a full-time Code Enforcement Officer now, not just part-time.

Public Portion is Closed

Exhibits Entered:

Exhibit A-1 – dated 5/21/2026 – Close-Up of Blue (north side) Hair Love sign.

Exhibit A-2 – dated 5/21/2026 – Photo of inside painting which ties in with the mural – with hair locks

Public Comments:

Gary Englestad – 311 Second Avenue – sworn in – in support of the application. Mr. Englestad provides additional comment regarding businesses in the area, and he does not consider this graffiti

Chair Coan questions if public art is “approved” why was 1200 Main Street painted over?

Jersey Shore Fitness is questioned and Chair Coan indicates they came to the Borough for permission.

Bree Cade – 810 Borden Ave, Pt Pleasant – sworn in – indicates she is an employee and finds the sign interesting.

Zelda Becourtney – 100 Madison Ave – indicates she is a retired artist and a member of the arts council, and she feels art speaks to the community and requests a favorable outcome for this application currently before the Board.

Dennis Mayer questions why it has taken this long for the violation

Councilman Nowicki – reiterates that permits are necessary and there needs to be a balance.

Kristen Mahoney – indicates she is torn.

Councilman Karp – indicates they are here for variances – the property has a hardship due to its characteristics, and he is inclined to recommend approval for Signs Sealed & Delivered but not necessary Hair Love.

Christine Bell, PP, AICP – indicates that Hair Love may not meet the c(1) criteria; however, they can fit under the c(2) criteria.

Councilman Nowicki asks for specifics of c(2) and Christine Bell reads from her review report.

Based upon the application presented and the testimony provided, Councilman Mitchell Karp makes a motion to approve the Signs Sealed & Delivered signs under the c(1) and c(2) criteria, and the Hair Love signs under the c(2) criteria, seconded by Kristen Mahoney.

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

Those Absent: None.

Those who Abstained: None.

Those in Opposition: None.

****THE BOARD TAKES A BRIEF 5 MINUTE RECESS AND RETURNS AT 8:26 PM – ROLL CALL IS TAKEN AND ALL MEMBERS TILL PRESENT****

Consistency Review:

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

Christine Bell, PP, AICP provides an explanation of the Ordinance and indicates that it is substantially consistent with the Borough’s Master Plan.

Chair Coan indicates there are some issues with semantics.

Anne Marie Rizzuto, Esq. indicates there are some recommendations with regard to language and general things. One point being that you need to be consistent with “Ordinance” “Chapter” and “Code” – in the basement definition, Section 450 of Zoning – there should be no discrepancy, and it happens a number of times throughout.

In our referral letter to Council, we will have the necessary changes including page numbers, the 3rd and 4th “Whereas” clauses are unnecessary and they are not helpful. We want positive not negative. There needs to be a clear definition of a basement – paragraphs labeled – same with the crawl space.

Chair Coan comments on the “incidental storage” language and a discussion takes place with how that will be enforced/monitored.

Based upon the recommendations of the Board Planner and the discussion which took place, Dennis Mayer makes a motion finding Ordinance No. 2026-24 consistent with the Borough’s Master Plan with the proposed Memorandum to Council documenting recommendations for changes to language as discussed, seconded by Daniel Bagley.

Those in Favor: Robert Mehnert, Kristen Mahoney, Lauren Saracene, Daniel Bagley, James Wishbow, Councilman Nowicki, Councilman Karp, Donald Warnet, Victoria Leahy, James Frederick, Robert West, Dennis Mayer, and Thomas J. Coan

Those Absent: None.

Those who Abstained: None.

Those in Opposition: None.

Adjournment:

Next scheduled meeting will be our **Regular Meeting on Thursday, June 18, 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 Chair Thomas J. Coan moved and seconded by Councilman Paul Nowicki. All in favor. Meeting closes at 9:13 PM.

Minutes submitted by Kristie Dickert, Board Secretary