

**Bradley Beach Land Use Board
701 Main Street
Bradley Beach, NJ 07720
Regular Meeting Agenda
Thursday, July 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 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) EXCUSED Victoria Leahy (Alt. 2) James Frederick (Alt. 3) Robert West (Alt. 4)
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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. Approval and Adoption of Meeting Minutes from the Regular Meeting of June 18, 2026:

Motion offered by _____ to be moved and seconded by _____

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

VI. 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

VII. Applications Scheduled for Hearing:

- a. **LUB26/04 – (Bulk Variance to Retain Non-Compliant Driveway Apron Material) – Rikki Ades & Christina Dugger – Block 69, Lot 9 – 406 Second Avenue** – The applicants are seeking a variance to retain the existing concrete paver driveway apron; whereas reinforced concrete is required.

****THIS MATTER WILL NOT BE HEARD THIS EVENING DUE TO INSUFFICIENT NOTICE AND WILL BE ADJOURNED TO OUR AUGUST 20, 2026 MEETING. NEW NOTICE WILL BE PROVIDED****

- b. **LUB26/05 – (Bulk Variance for a Fence in the Front Yard Where Prohibited) – Matthew & Giuliana Baczyk – Block 80, Lot 12 – 27 ½ Atlantic Avenue** – Applicant is seeking a variance to permit the installation of a 4-foot high fence in the front yard area where fences are prohibited in front yards.

- c. **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.

VIII. Correspondence: None.

IX. New Business:

X. Old Business:

XI. Adjournment:

- a. Next scheduled meeting will be our **Regular Meeting on Thursday, August 20, 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.

