

Bradley Beach Land Use Board
701 Main Street
Bradley Beach, NJ 07720
Regular Meeting Agenda
Thursday, January 16, 2025
Immediately Following the Reorganization Meeting

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 7, 2025 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:

Al Gubitosi, Mayor	Kristen Mahoney	Robert Mehnert (Alt. 1)
Paul Nowicki, Councilman	Thomas J. Coan	Mitch Karp (Alt. 2)
Liz Hernandez, Env. Commission	Lauren Saracene	Donald Warnet (Alt. 3)
Dennis Mayer	James Wishbow	Victoria Leahy (Alt. 4)

Also Present: _____
Gerald Freda, PE, PP
Christine Bell, PP, AICP

IV. Chair _____ 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 December 19, 2024

Motion offered by _____ to be moved and seconded by _____

Liz Hernandez N/A Dennis Mayer _____ Kristen Mahoney _____

Mayor Al Gubitosi N/A Councilman Paul Nowicki N/A Lauren Saracene _____

Thomas J. Coan N/A James Wishbow N/A

Robert Mehnert (Alt. 1) _____ Mitch Karp (Alt. 1) N/A

Donald Warnet (Alt. 3) N/A Victoria Leahy (Alt. 4) N/A

VII. Resolutions to be memorialized:

- a. **Resolution 2025-01 – Approval of Bulk Variances for Construction of Paver Patio, Hot Tub, Grill, and Paver Walkway from the Driveway to the Garage – Susan Levy – Block 21, Lot 15 – 508 Ocean Park Avenue**

Those Eligible: Robert Mehnert, Lauren Saracene, Kristen Mahoney, and Dennis Mayer

VIII. Applications Listed for Scheduling Purposes Only:

- a. **LUB24/13 (Bulk Variances for the Demolition of three (3) single family dwellings and the construction of one 2 ½ story dwelling) – Jonathan Karabas and Sandra M. Chang – Block 14, Lot 18 – 103-105 Newark Avenue** – The Applicant is proposing to demolish the existing three (3) single family dwellings and all amenities and then construct a 2 ½ story dwelling with an attached garage, covered porch, rear patio, and driveway. This proposal requires variance relief for side yard setback to the dwelling, rear yard setback to the dwelling, building coverage, impervious coverage, balcony size and location, air conditioning location, and entrance platform height. Applicant is represented by Jeffrey P. Beekman, Esq.

(THIS APPLICATION WAS PARTIALLY HEARD AT THE DECEMBER 19, 2024 MEETING AND CARRIED TO THIS DATE WITHOUT FURTHER NOTICE FOR SCHEDULING PURPOSES ONLY IN ANTICIPATION OF THE BOARD REORGANIZATION AND ADOPTION OF MEETING DATES FOR 2025)

IX. Adjournment:

- a. Next scheduled meeting will be our **Regular Meeting on Thursday, February 20, 2025 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.