Bradley Beach Land Use Board
2025 REORGANIZATION MEETING AGENDA
To Be Held in Person in the
Meeting Room located at
701 Main Street
Borough of Bradley Beach
Thursday, January 16, 2025 at 6:30 PM

This Reorganization Meeting of the Land Use Board will be taking place in person in the Meeting Room located at 701 Main Street, Borough of Bradley Beach and will commence at 6:30 PM.

This Reorganization Meeting of the Bradley Beach Land Use Board is now called to order.

I. FLAG SALUTE

At this time we kindly ask that everyone please silence all cell phones and other paging devices as they are distracting to others.

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

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

IV. Swearing in of New/Reappointed Board Members

a. Mayor Al Gubitosi – Class I Member – Term expiring 12/31/2028

b. Councilman Paul Nowicki – Term expiring 12/31/2025

c. Liz Hernandez – Environmental Commission Representative – Term expiring 12/31/2026

d. Dennis Mayer - Class IV Member – Term expiring 12/31/2027

e. Kristen Mahoney – Class IV Member – Term expiring 12/31/2028

f. Thomas J. Coan – Class IV Member – Term expiring 12/31/2025

g. Lauren Saracene – Class IV Member Term expiring 12/31/2026

h. James Wishbow – Class IV Member – Term expiring 12/31/2028

i. Robert Mehnert – Alternate #1 Member – Term expiring 12/31/2025

j. Mitch Karp – Alternate #2 Member – Term expiring 12/31/2026

k. Donald Warnet – Alternate #3 Member – Term expiring 12/31/2025

l. Victoria Leahy – Alternate #4 Member – Term expiring 12/31/2026

V. Appointment of the Following for the 2025 Calendar Year:

CHAIRMAN: _____Offered by: Motion by: Second by:

Those in Favor:

Those Opposed:

VICE CHAIRMAN: _____Offered by: Motion by: Second by:

Those in Favor:

Those Opposed:

BOARD SECRETARY: _____Offered by: Motion by: Second by:

Those in Favor:

Those Opposed:

Appointment of Board Attorney for 2025. Based upon the review and recommendations of the Board RFQ Subcommittee who reviewed bid proposals which had been submitted to the Municipal Clerk on January 9, 2025.

BOARD ATTORNEY: _____Offered by: Motion by: Second by:

Those in Favor:

Those Opposed:

BOARD ENGINEER: _____Offered by: Motion by: Second by:

Those in Favor:

Those Opposed:

BOARD PLANNER: _____Offered by: Motion by: Second by:

Those in Favor:

Those Opposed:

NEWSPAPERS FOR PUBLICATION OF LEGAL NOTICES:

The Asbury Park Press, Coast Star, and the Coaster

Offered by: Motion by: Second by:

Those in Favor:

Those Opposed:

SCHEDULE OF MEETINGS FOR 2025:

Regular Meetings will take place in the Municipal Complex Meeting Room located at 701 Main Street in the Borough of Bradley Beach, NJ and will begin at 6:30 PM on the following dates unless noticed otherwise:

Regular Meetings	Secondary "Special" Meetings (only to be held if requested or deemed necessary):
January 16, 2025	January 23, 2025
February 20, 2025	February 27, 2025
March 20, 2025	March 20, 2025
April 17, 2025	April 24, 2025
May 15, 2025	May 22, 2025
June 19, 2025	June 26, 2025
July 17, 2025	July 24, 2025
August 21, 2025	August 28, 2025
September 18, 2025	September 26, 2025
October 16, 2025	October 23, 2025
November 20, 2025	**N/A – November (Thanksgiving Holiday)**
December 18, 2025	**N/A – December (Christmas Holiday)**

Motion to Accept: Second by:

Those in Favor:

Those Opposed:

VI. Adjournment:

With no further reorganization business before the Land Use Board a motion to adjourn the reorganization meeting and open the Regular Meeting was offered by _____to be moved and seconded by_____, reorganization meeting closes at_____PM.