

September 2, 2025

**BOROUGH OF BRADLEY BEACH, MONMOUTH COUNTY**

**RESOLUTION 2025-293**

**RESOLUTION AUTHORIZING THE SOLICITATION OF BIDS AT AN  
OPEN PUBLIC AUCTION TO BE HELD SEPTEMBER 16, 2025 AT 6:30PM FOR THE  
SALE OF FOUR (4) BOROUGH-OWNED RESIDENTIAL LOTS, EACH WITH A  
REQUIRED MINIMUM BID, AND WITH THE BOROUGH RESERVING THE RIGHT  
TO REJECT ALL BIDS WHERE THE HIGHEST BID IS NOT ACCEPTED**

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**Council President DeNoble** offered the following Resolution and moved its adoption:

**WHEREAS**, the Borough of Bradley Beach (the “Borough”) is the titled owner of four (4) real properties identified as:

- (1) 315 Lareine Avenue, also known as Block 41, Lot 1.04;
- (2) 317 Lareine Avenue, also known as Block 41, Lot 1.02;
- (3) 321 Lareine Avenue, also known as Block 41, Lot 1.01; and
- (4) 606 Madison Avenue, also known as Block 41, Lot 1.03; and

**WHEREAS**, the Borough has determined that the above-listed properties have no potential for public use and the Borough finds no public benefit in retaining ownership of said property; and

**WHEREAS**, insofar as the above-listed properties are conforming for the residential zone in which they are located and are all vacant, pursuant to N.J.S.A. 40A:12-13, the Borough must hold an open public auction for the sale of said properties; and

**WHEREAS**, the Borough will hold an open public auction, whereat the above-listed properties will be offered for public sale to the highest bidder, provided that the respective minimum bid for each property shall be as follows:

- (1) Minimum Bid of \$1,000,000 for 315 Lareine Avenue, Block 41, Lot 1.04;
- (2) Minimum Bid of \$800,000 for 317 Lareine Avenue, Block 41, Lot 1.02;
- (3) Minimum Bid of \$800,000 for 321 Lareine Avenue, Block 41, Lot 1.01; and
- (4) Minimum Bid of \$800,000 for 606 Madison Avenue, Block 41, Lot 1.03; and

**WHEREAS**, the Mayor and Council find that auctioning the above-listed properties to recover the Borough’s costs to date, as well as returning said properties to the tax base of the Borough, is in the best interests of the taxpayers and residents of the Borough;

**NOW THEREFORE, BE IT RESOLVED**, that the Mayor and Council of the Borough of Bradley Beach, County of Monmouth, State of New Jersey, hereby authorize the sale of four (4) Borough-owned properties, as set forth hereinbelow, via open public auction to be held on Tuesday, September 16, 2025 at 6:30 p.m. at Borough Hall, 701 Main Street, Bradley Beach, NJ 07720, with the Borough reserving the right to reject all bids where the highest bid is not accepted, and with respective minimum bids as set forth hereinbelow:

- (1) Minimum Bid of \$1,000,000 for 315 Lareine Avenue, Block 41, Lot 1.04;
- (2) Minimum Bid of \$800,000 for 317 Lareine Avenue, Block 41, Lot 1.02;
- (3) Minimum Bid of \$800,000 for 319 Lareine Avenue, Block 41, Lot 1.01; and
- (4) Minimum Bid of \$800,000 for 606 Madison Avenue, Block 41, Lot 1.03; and

**BE IT FURTHER RESOLVED** that the Borough Clerk shall cause to be advertised, at once a week during two consecutive weeks, with the last publication not earlier than seven (7) days prior to September 16, 2025, the open public auction for the sale of the above-listed properties, and the conditions thereof, as set forth hereinabove.

Seconded by Councilperson \_\_\_\_\_ and adopted upon the following vote:

|                | <b>AYES</b> | <b>NAYS</b> | <b>ABSTAIN</b> | <b>ABSENT</b> |
|----------------|-------------|-------------|----------------|---------------|
| Ms. DeNoble    |             |             |                |               |
| Ms. Greenblatt |             |             |                |               |
| Mr. Nowicki    |             |             |                |               |
| Mr. Weber      |             |             |                |               |
| Mayor Gubitosi |             |             |                |               |

**CERTIFICATION**

I, Erica Kostyz, Municipal Clerk of the Borough of Bradley Beach, Monmouth County, New Jersey, do hereby certify that the foregoing resolution was duly adopted by the Governing Body at the September 2, 2025 Council Meeting.

\_\_\_\_\_  
Erica Kostyz, RMC, CMR  
Municipal Clerk