

BOROUGH OF BRADLEY BEACH, MONMOUTH COUNTY

ORDINANCE 2025-38

ORDINANCE AMENDING CHAPTER 123: “BEACHFRONT AREAS AND ADJACENT WATERS” OF THE BOROUGH’S REVISED GENERAL ORDINANCES TO MODIFY THE POLICIES AND PROCEDURES APPLICABLE TO BEACH LOCKER RENTALS.

BE IT ORDAINED by the Mayor and Council of the Borough of Bradley Beach, County of Monmouth, State of New Jersey, as follows:

SECTION 1. Chapter 123: “Beachfront Areas and Adjacent Waters” of the Revised General Ordinances of the Borough of Bradley Beach is hereby amended as follows (~~stricken~~ text deleted; underlined text added):

**CHAPTER 123: BEACHFRONT AREAS AND ADJACENT WATERS
ARTICLE I: USE REGULATIONS**

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§ 123-10 Storage Lockers.

This Section shall regulate the use of the Borough’s beach lockers and shall establish policies and procedures related thereto.

A. Definitions. For the purposes of this Section, certain terms shall be defined as follows:

BEACH LOCKER

Shall mean a single storage unit located on the beach for storage of beach chairs, umbrellas and other beach related items. Locker dimensions are approximately 32 inches wide, 48 inches high and 48 inches deep.

LEASE HOLDER

Shall mean a Borough property owner and/or year-round renter of the Borough who has executed a lease with the Borough for lease of a beach locker.

PROPERTY OWNER

Shall mean an individual who is listed on the tax rolls of the Borough.

RENTER

Shall mean an individual who is a named tenant on a residential lease whose term is for at least twelve (12) months and who identifies Bradley Beach as their primary residence.

SEASON

Shall mean the period commencing the Saturday of the weekend immediately preceding Memorial Day weekend through the Sunday following Labor Day. The Borough may extend the season through the last Sunday in September should weather conditions allow for the protection of the beach lockers and stored items.

B. *Eligibility for Lease.* To be eligible to lease a beach locker each year, lease holders must meet the following requirements:

1. At the time of the initial lease and at the time of renewal, the lease holder must provide documentation that the lease holder is a property owner in Bradley Beach or a residential lease wherein the lease holder is a named tenant for a rental period of at least twelve (12) months and/or other documentation evidencing that Bradley Beach serves as the lease holder's primary residence, including, but not limited to, a valid New Jersey Driver's License.
2. Full-time Bradley Beach employees, First Aid volunteers, and Fire Department volunteers shall be eligible so long as they maintain such employment or active volunteer status.
3. Lease agreements shall be limited to one (1) locker per residential unit. In the event that an individual or family satisfies the eligibility criteria for multiple properties within the Borough, no more than one (1) lease for a beach locker will be granted to said individual or family.

C. *Lease Required.* All users shall execute a lease with the Borough, whereunder the leaseholder shall provide their own lock for security, hold the Borough harmless for any loss of stored items, and relinquish possession of the locker no later than the last Sunday in September each year. Leases shall not be assigned nor shall any leased lockers or privileges be sublet or reassigned. Subject to the provisions of Section 123-10(G), existing lease holders shall have the first right to renew their beach lockers until April 1st annually, after which date, available beach lockers will be leased on a first-come, first-served basis. The annual rental fee is due and payable at the time of lease execution. No person other than lease holder and immediate family members shall use the Borough beach locker.

D. *Prohibited Acts.* The following acts are prohibited:

1. Using the beach locker without a signed lease.
2. Storing flammable or toxic liquids or materials.
3. Storing food.
4. Using the beach locker outside the dates of the Season.
5. Subletting, assigning and/or transferring the beach locker lease.
6. Defacing or damaging the beach locker.
7. Nailing, anchoring or affixing anything to the interior and/or exterior of the beach locker.
8. Placing any writing, markings or painting on the beach locker.

E. *Removal of Unauthorized Storage.* The Bradley Beach Police Department is authorized and directed to make all necessary arrangements for the removal of any items stored in any beach locker contrary to this Section. The Bradley Beach Police Department shall have the authority to enter any beach locker being used in violation of this Section. The Police Department is authorized to retain the services of a locksmith to open any beach locker used in violation of this Section. Any materials or belongings removed from the beach locker shall be deemed abandoned.

F. *Initial and Annual Fees.* All beach locker fees shall be determined by Resolution of the Bradley Beach Borough Council. Initial fees shall reflect the estimated replacement cost of a single beach locker, and may be amortized over the reasonable useful life of the beach locker. Termination of the lease by the Borough shall not entitle the lease holder to reimbursement of any portion of lease fees paid.

G. *Temporary Extension of Existing Leases.* As of January, 1, 2026, all existing leases may be renewed for one (1) additional Season by no later than April 1, 2026. Subsequent to April 1, 2026, all leases and renewals shall be subject to the eligibility requirements set forth in Subsection B hereinabove.

~~A.— Storage lockers designed to accommodate beach umbrellas, baby strollers, beach chairs, and/or belly boards are available. Locker dimensions are approximately 32 inches wide, 48 inches high and 48 inches deep. The initial fee is due and payable at the time of the agreement execution. Rental is available the Saturday of the weekend immediately preceding Memorial Day weekend through the last Sunday in September each year. Season renewal rental is available the Saturday of the weekend immediately preceding Memorial Day weekend through the last Sunday in September each year. All renters shall execute an agreement with the Borough as follows: to provide their own lock for security, hold the Borough harmless for any loss of stored items, and relinquish possession of the locker not later than the last Sunday in September each year. Leases shall not be assigned nor shall any leased lockers or privileges be sublet or reassigned. The Borough reserves the right to confiscate all items which are left in the locker, which will become the property of the Borough. Existing renters shall have the first right to renew their storage lockers until April 1 annually, after which date rentals will be made on a first come, first served basis. The annual rental is due and payable at the time of agreement execution.~~

~~B.— Fees: Fees shall be set by annual resolution of the governing body.~~

SECTION 2. If any article, section, subsection, sentence, clause or phrase of this Ordinance is, for any reason, held to be unconstitutional or invalid, such decision shall not affect the remaining portions of this Ordinance and they shall remain in full force and effect.

SECTION 3. In the event of any inconsistencies between the provisions of this Ordinance and any prior ordinance of the Borough, the provisions hereof shall be determined to govern. All other parts, portions and provisions of The Revised General Ordinances of the Borough of Bradley Beach are hereby ratified and confirmed, except where inconsistent with the terms hereof.

SECTION 4. This Ordinance shall take effect upon adoption and publication in accordance with the laws of the State of New Jersey.

SO ORDAINED as aforesaid.

Erica Kostyz
Municipal Clerk

Alan Gubitosi
Mayor

Introduced: November 6, 2025

Date of Hearing and Adoption: November 25, 2025