

November 25, 2025

**BOROUGH OF BRADLEY BEACH, MONMOUTH COUNTY**

**RESOLUTION 2025-342**

**RESOLUTION AUTHORIZING THE SALE OF THE BOROUGH-OWNED PROPERTY  
LOCATED AT 321 LAREINE AVENUE, A/K/A BLOCK 41, LOT 1.01  
TO THE SUCCESSFUL BIDDER AT PUBLIC AUCTION**

---

**Mayor Gubitosi** offered the following Resolution and moved its adoption:

**WHEREAS**, the Borough of Bradley Beach (the “Borough”) is the titled owner of the real property identified as 321 Lareine Avenue, also known as Block 41, Lot 1.01; and

**WHEREAS**, the Borough determined that the aforesaid property has no potential for public use and the Borough finds no public benefit in retaining ownership of said property; and

**WHEREAS**, pursuant to N.J.S.A. 40A:12-13, on September 16, 2025, the Borough held an open public auction for the sale of the aforesaid property; and

**WHEREAS**, at the Borough’s open public auction held on September 16, 2025, Frank Aloia was the successful bidder(s) for the aforesaid property; and

**WHEREAS**, Frank Aloia has satisfied all terms and conditions of the duly advertised public auction;

**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 321 Lareine Avenue, also known as Block 41, Lot 1.01 to Frank Aloia in accordance with his winning bid in the amount of \$1,300,000; and

**BE IT FURTHER RESOLVED** that the Borough Attorney is directed to effectuate the sale and transfer of the aforesaid property and the Mayor is hereby authorized to execute all documents necessary to sell and transfer of the aforesaid property.

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

**AYES                      NAYS                      ABSTAIN                      ABSENT**

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 November 25, 2025 Special Council Meeting.

---

Erica Kostyz, RMC, CMR  
Municipal Clerk