
Borough of Bradley Beach

Municipal Public Access Plan



Submitted by: Borough of Bradley Beach

Date of Current Submittal: **Date**

Approved by the New Jersey Department of Environmental Protection:

Date of NJDEP approval

Adoption by the City:

Date will be added upon adoption

Prepared By:

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Introduction

This document is intended to provide a comprehensive public access plan for the Borough of Bradley Beach which lays out a vision for providing access to tidal waters and shorelines within the municipal boundary. This Municipal Public Access Plan (MPAP) was developed in accordance with the Coastal Zone Management Rules. The development and implementation of this MPAP supports the policy of local determination of public access locations and facilities, while safeguarding regulatory flexibility.

The Public Trust Doctrine, first set by the Roman Emperor Justinian around A.D. 500 as part of Roman civil law, establishes the public's right to full use of the seashore. The Public Trust Doctrine states that natural resources, including, but not limited to, tidal waterways and their shores, air and wildlife in the State of New Jersey are held by the State in trust for the benefit of all of the people. Further, the Public Trust Doctrine establishes the right of the public to fully utilize these natural resources for a variety of public uses.

The original purpose of the doctrine was to ensure public access to waters for navigation, commerce and fishing. In the past two centuries, State and Federal courts in New Jersey have recognized that public uses guaranteed by the Public Trust Doctrine also include public recreational uses such as swimming, sunbathing, fishing, surfing, sport diving, bird watching, walking and boating along the various tidal shores.

Through various judicial decisions, the right of use upheld by the Public Trust Doctrine has been incorporated into many state constitutions and statutes, allowing the public the right to all lands, water and resources held in the public trust by the state, including those in New Jersey. The New Jersey Department of Environmental Protection (DEP) encourages municipalities to develop and adopt MPAPs to govern public access within their municipality. This MPAP consists of an inventory of public access locations and plans to preserve and enhance access based on community needs and State standards.

This plan has been developed in collaboration with the DEP, Borough Officials, and Artheon, Inc., and presented to the Borough Council on 5/19/2026 and approved for submission to the DEP on **date**. Upon receiving approval from the DEP on **date**, the MPAP was incorporated into the **specify element** Element of the Master Plan by resolution on **date**, (see Appendix 1). All public access decisions made within Bradley Beach after this date will be consistent with this plan.

Importance of Municipal Public Access Plans

The premise of the authorization of MPAPs is that public access to tidal waters is fundamentally linked to local conditions. The development of an MPAP enables the municipality to better plan, implement, maintain, and improve the provision of public access for its residents and visitors. It also informs and/or identifies public access requirements associated with any proposed development or redevelopment project.

The Borough of Bradley Beach is responsible for ensuring that public access to the tidal waters within the municipality is in accordance with this plan as approved by the DEP and adopted as part of the municipal Master Plan. For each new project that is required to provide public access through a DEP issued Coastal Area Review Act or Waterfront Development permit, The Borough of Bradley Beach will provide the DEP with a letter confirming its consistency with this MPAP. Upon adoption of this MPAP into the municipal Master Plan, the DEP public access requirement shall be satisfied in accordance with this plan.

I. Municipal Public Access Vision

A. Overview of Municipality

The Borough of Bradley Beach is a coastal destination community situated in the southeastern portion of Monmouth County. The Borough encompasses approximately 0.633 square miles and features an oceanfront shoreline extending roughly 0.92 miles.

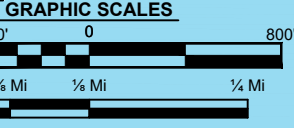
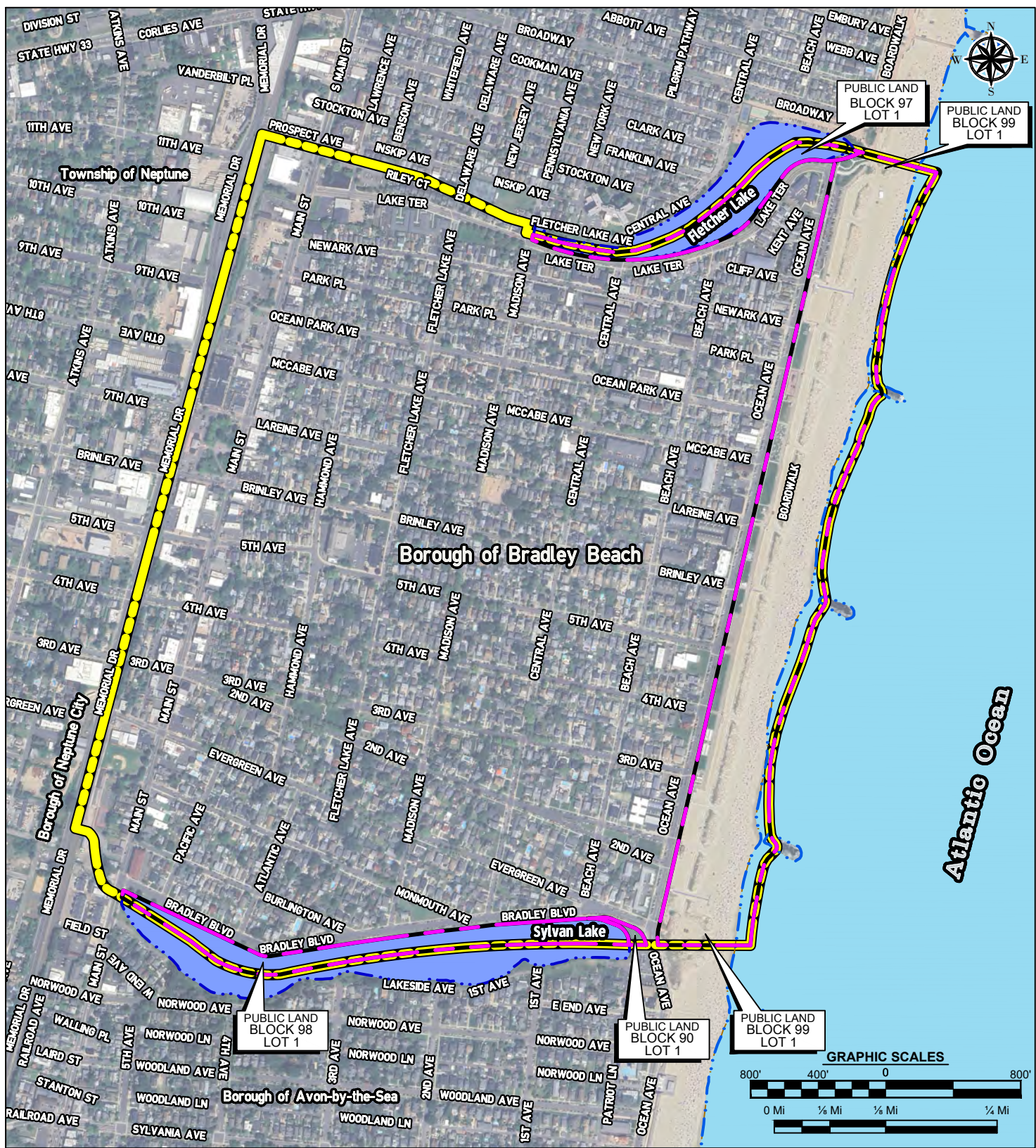
Historically, the area was known as Ocean Park and was originally part of Ocean Township, before later becoming part of Neptune Township. In 1893, pursuant to an act of the New Jersey State Legislature, Bradley Beach formally separated from Neptune Township and was incorporated as an independent borough; this incorporation was reaffirmed on March 13, 1925. The Borough is named for James A. Bradley, a prominent land developer of the era, and is recognized as the first municipality in New Jersey to implement beach badge fees. Beginning in 1929, these badges were manufactured from tin and minted by the Borough.





Bradley Beach is bordered by Avon-by-the-Sea to the south, Ocean Grove to the north, and Neptune City to the west. Its location along the Jersey Shore affords convenient regional access via major transportation corridors, including the Garden State Parkway, Route 18, Route 33, Route 34, and Interstate 195. Rail service is provided along the Borough's western boundary by the NJ Transit North Jersey Coast Line, with service available at the Bradley Beach Station.

Bradley Beach serves as a popular seasonal destination along the Jersey Shore. While the year-round population is approximately 4,500 residents, it increases significantly during the summer months, reaching an estimated 30,000. The Borough's beaches attract a substantial number of visitors annually and continue to support its longstanding reputation as a well-regarded coastal resort community.

1. Map 1. Bradley Beach Tidal Waterways and Lands

Map 1 shows all the tidal waterways within the municipality and all lands held by the municipality.



- LEGEND**
-  BOROUGH OF BRADLEY BEACH MUNICIPAL BOUNDARY
 -  TIDAL WATERWAY (OCEAN)
 -  LAKE OR POND
 -  BOROUGH OF BRADLEY BEACH PUBLIC LANDS

**MAP 1
BRADLEY BEACH'S
TIDAL WATERWAYS AND LANDS**



REFERENCES: ESRI & NJGIS FEATURE LAYERS AND OPEN STREET MAP, AUGUST 2025 GOOGLE EARTH IMAGERY

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B. Municipal Public Access Goals and Objectives

1. Goals & Objectives

- i. A primary objective of the Borough is to actively demonstrate support for, and encourage continued collaboration with, the State of New Jersey, the County of Monmouth, and the U.S. Army Corps of Engineers in the planning, development, and funding of measures to address coastal erosion. These efforts are critical to sustaining the local economy, as the Borough's beachfront serves as its primary attraction. The continued viability of the beach and public access thereto is essential to supporting the seasonal population increase to approximately 30,000 residents and visitors, as well as maintaining the vitality of local commerce.
- ii. Another significant goal of the Borough is to refer to the regulations and land use/development policies contained in the latest NJDEP/CAFRA Regulations.

In addition to those goals outlined within the Master Plan, The Borough of Bradley Beach affirms the following State required goals specifically for public access:

- iii. All existing public access shall be maintained to the maximum extent practicable.
- iv. Maintain safe and adequate access locations for fishing in those areas where fishing is safe and appropriate.
- v. Provide clear informative signage for access locations.

Bradley Beach's Municipal Public Access Plan embraces and reflects these goals and will help preserve, protect, and enhance the public's ability to access the Public Trust lands which surround the municipality. The goals are compliant with the New Jersey Coastal Zone Management Rules' broad set of coastal protection goals (see N.J.A.C 7:7-1.1 (c)).

2. Municipal Master Plan Consistency

The goals and objectives provided in this Municipal Public Access Plan have been reviewed and are consistent with The Borough of Bradley Beach's Master Plan.

Specific Master Plan Goals from the Borough's Master Plan (page 19) include:

The rehabilitation and infill of the housing stock should be encouraged where appropriate, while maintaining the character, scale and privacy of the established residential neighborhoods in the Borough. (Maintaining public access to beaches is consistent with this goal.)

Recognize the need to adapt to the changing dynamics and demands of a diverse and increasingly globalized economy. (Maintaining public access to beaches attracts many visitors from other geographic areas and helps to keep a culturally and ethnically diverse population and is therefore consistent with this goal.)

To encourage land use with transportation facilities to improve access and encourage alternatives to driving. (Public access is the driving component that draws summer visitors. The Bradley Beach train

station will stay busy, especially during the summer beach season. This active use provides funding for the railroad to maintain economic viability).

Encourage those public and private actions necessary to develop and sustain the long-term viability of key commercial/retail areas. (Public access to beaches attracts thousands of shoppers and spenders to the Borough. Without the beaches, and access to them, the shoppers would not come to Bradley Beach).

Access to the beach and ocean is open with many steps and ramps that are never locked and provide access to the beach. Parking is provided along the entire length of the beach.

II. Public Access

Public Access in The Borough of Bradley Beach is provided by the municipality and consists of a variety of access points and facilities discussed below including beach walkways, lifeguarded beaches, public restrooms, public parking, handicap parking and ramps, fishing, SCUBA, etc. Paid parking is available on both sides of Ocean Avenue throughout its length, adjacent to the beach, and in the municipal parking lot at the north end of the Borough. Free parking is also available along other streets west of Ocean Avenue in the beach area.

Public Bathrooms: The Borough provides adequate public restroom facilities along the beach. Three public restroom buildings can be accessed directly from the boardwalk without crossing Ocean Avenue. They are located at Lareine Avenue, 3rd Avenue and Evergreen Avenue. The Borough is also renovating an old unused pump house to provide a restroom building and concession stand at Ocean Park Ave.

Handicap parking is located at Kent Avenue, Cliff Avenue, Lareine Avenue, Brinley Avenue, 5th Avenue, and Evergreen Avenue.

Handicap ramps are provided at Park Place, Ocean Park Avenue, McCabe Avenue, Lareine Avenue, Brinley Avenue, 4th Avenue, 3rd Avenue, 2nd Avenue and Evergreen Avenue.

Fishing, kayaking, SCUBA, stand up paddle boarding, and other recreational uses are permitted along Fletcher Lake and Sylvan Lake without beach badges. During the summer beach season, fishing, kayaking, SCUBA, stand up paddle boarding, and other recreational uses are permitted at the designated surfing beach located between 2nd and 3rd Avenues. For those individuals participating in such activities, who walk directly to the ocean, no beach badge is required. Anyone sitting on the beach with or without recreational gear is required to have a beach badge during beach hours. Badges are not required during off-beach hours during the summer season nor are they required during spring, fall and winter months.

Boat Ramps: Due to the nature of the shoreline, ocean waves break directly on the sand. Therefore, no boat ramps are provided.

Beach Walkways: Access to the boardwalk is provided at every perpendicular street. Access stairways from the boardwalk down to the beach are provided at, Lake Terrace, Kent Avenue, Cliff Avenue, Newark Avenue,

Park Place, south of Ocean Park Avenue, Lareine Avenue, Brinley Avenue, 4th Avenue, south of 3rd Avenue, 2nd Avenue and between 2nd Ave, and Evergreen Avenue.

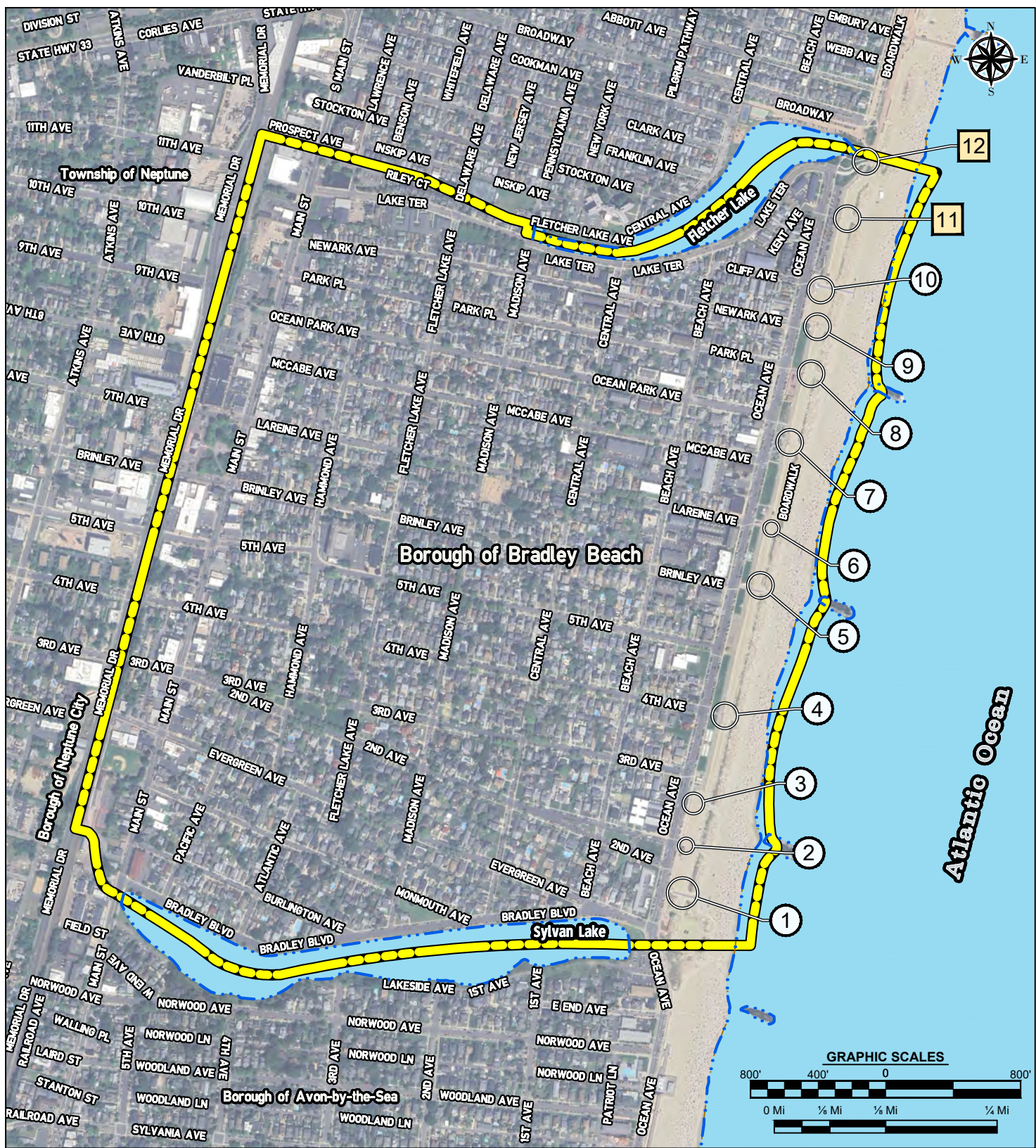
Beach hours are from 9:00 am to 5:00 pm. Beach badges may be purchased at Borough Hall or at various locations along the boardwalk at beach stairway locations.

Lifeguard Protected Beaches: With the exception of the designated surfing beach between 2nd and 3rd Avenue, the entire length of the beach within the Borough is protected by lifeguards during typical daytime beach hours.




A. Public Access Locations

Map 2 Bradley Beach Public Access Locations identifies an inventory of all public access locations within Bradley Beach, whether they are currently Utilized, Un-utilized, or Restricted to the public, along with their attributes of improvements and activities. See Table 1, located in Appendix 2 Public Access Table, for detailed information about each location. There are 12 access points, and each is utilized. There are no restrictions on any access points.

Public access is provided to the beach in perpetuity because public roadways (ROW's) are adjacent to the publicly owned beach lot. The beach lot is part of the Borough's Recreation and Open Space Inventory (ROSI) which is designated by NJDEP Green Acres Regulations to provide access to Green Acres properties for the public in perpetuity.



LEGEND

-  BOROUGH OF BRADLEY BEACH MUNICIPAL BOUNDARY
-  BEACH ACCESS POINT WITH STREET PARKING, PAY
-  BEACH ACCESS POINT WITH PARKING LOT, PAY

**MAP 2
BRADLEY BEACH'S
PUBLIC ACCESS POINTS**

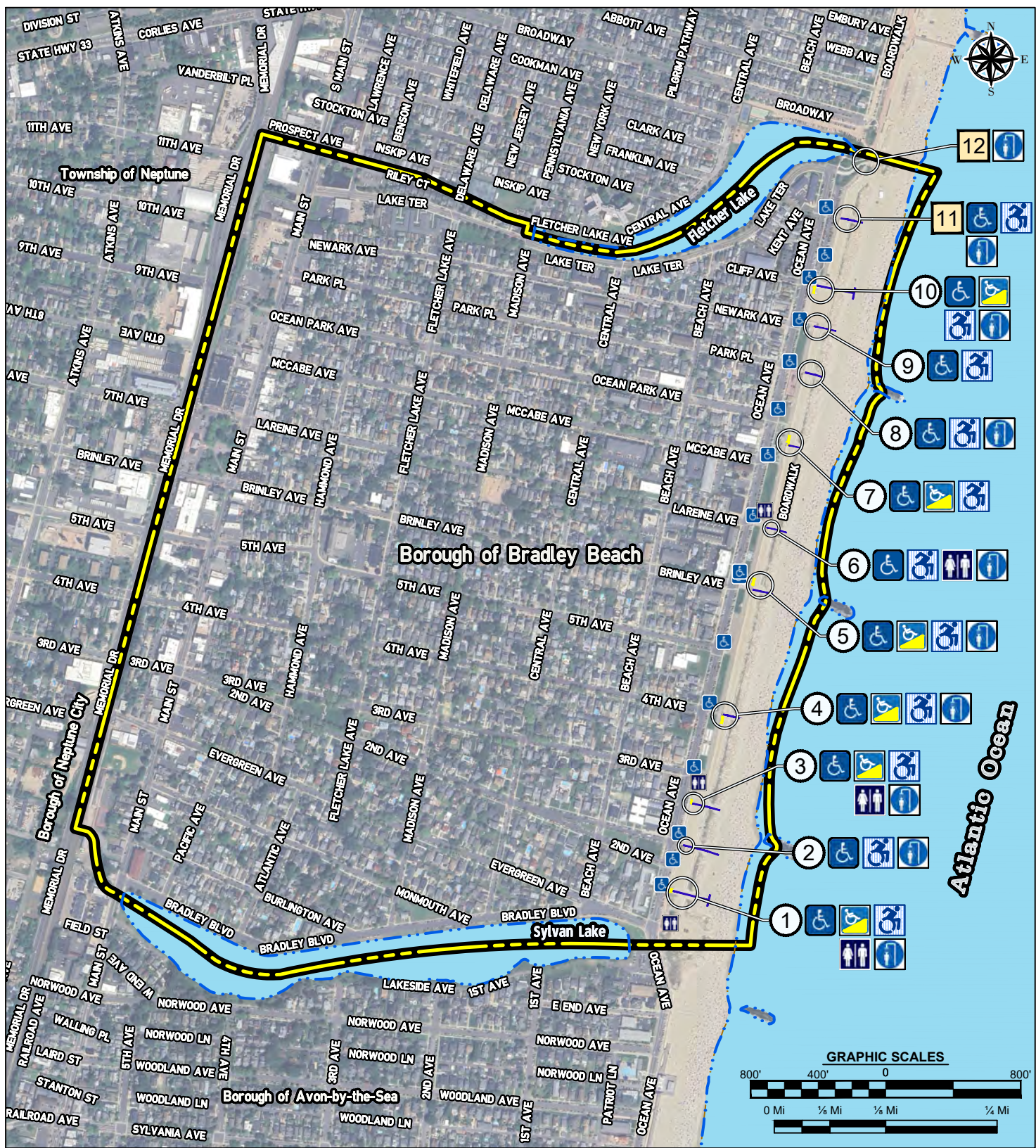


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REFERENCES: ESRI & NJGIS FEATURE LAYERS AND OPEN STREET MAP, AUGUST 2025 GOOGLE EARTH IMAGERY

B. Improved Public Access Locations

Map 3 Bradley Beach Improved Public Access Locations provides an inventory of the existing public access locations that currently provide access to public trust lands and waters. See Table 2, located in the Appendix, for detailed information about this location. Improved public access locations include beach showers, access ramps, mobi-mats, and stairs.



LEGEND

- BOROUGH OF BRADLEY BEACH MUNICIPAL BOUNDARY
- BEACH ACCESS POINT WITH STREET PARKING, PAY
- BEACH ACCESS POINT WITH PARKING LOT, PAY
- HANDICAP PARKING
- HANDICAP ACCESS RAMP
- MOBI-MAT BEACH ACCESS
- RESTROOMS
- BEACH SHOWER

**MAP 3
BRADLEY BEACH'S
ENHANCED PUBLIC
ACCESS POINTS**



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REFERENCES: ESRI & NJGIS FEATURE LAYERS AND OPEN STREET MAP, AUGUST 2025 GOOGLE EARTH IMAGERY

C. Limitations to Public Access

The following limitations to public access currently exist:

1. Temporary Restrictions

Overnight parking on local streets is not permitted.

2. Permanent Restrictions

No permanent public restrictions to public access are known to exist.

III. Community Needs Assessment

Bradley Beach has performed a community needs assessment. The methods and results are described in the following section:

The Borough of Bradley Beach Master Plan was re-examined and adopted on June 28, 2018. The adopted plan does not address community needs. However, a recent evaluation of the number of existing access points has determined that 12 access points providing perpendicular access to tidal waters, is an adequate number, given that the Borough is less than one mile in length. There is no need for additional perpendicular points of access.

Bradley Beach has long been recognized as a popular coastal destination, with ongoing improvements implemented over time to meet the evolving needs of beachgoers. The Borough's development reflects a gradual and responsive progression, resulting in a well-adapted beachfront community that supports public use. As demand for amenities such as access points, parking, and restroom facilities has increased, the Borough has provided and maintained these features to enhance the overall user experience.

With respect to access to tidal waters for water-dependent and water-oriented recreational uses, the Borough has designated specific areas, including a surfing beach, to accommodate such activities. Recreational users engaging in SCUBA diving, kayaking, stand-up paddleboarding, and similar pursuits are permitted and encouraged to utilize these access points to reach the Atlantic Ocean. The Borough has consistently provided reasonable opportunities for such access and has not identified any instances in which these uses have been prohibited. For safety purposes, these activities are spatially separated from designated bathing beaches.

Parking is available along streets in proximity to the designated surfing area, supporting convenient public access. Based on the Borough's evaluation of practical limitations, public access to the beach and tidal waters is considered readily achievable, with approximately 12 access points available. No significant restrictions to public access have been identified and the Borough maintains that individuals seeking to utilize the beach and coastal waters are adequately accommodated.

Additional community needs identified by the Borough include the continued enhancement and maintenance of public access throughout the Borough.

IV. Implementation Plan

The Borough of Bradley Beach has created an Implementation Plan composed of Priorities, Preservation of Public Access Locations, Signage, Proposed Access Improvements and Facilities, and Municipal Tools for Implementation as described in the following section:

A. Priorities

The Borough of Bradley Beach developed the following priorities:

1. Maintain Existing Public Access

The Borough recognizes the critical role that its beaches—and access to them—play in supporting the municipality’s overall economic vitality. Ongoing infrastructure investments, including roadway and parking area repaving, utility upgrades, and streetscape enhancements such as decorative hanging planters, contribute to maintaining and improving public access throughout the Borough.

In addition, the Borough proposes installing ADA-compliant access ramps aligned with existing mobi-mats, with the long-term objective of implementing these improvements at all 12 access points. Complementary enhancements may include the installation of beach showers, expanded mobi-mat coverage, and recreational amenities such as volleyball courts, horseshoe pits, bocce courts, badminton areas, cornhole setups, or similar facilities.

Further efforts to maintain and enhance public access include the following:

Improvements to Sylvan Lake and Bradley Boulevard:

Proposed improvements include the construction of a living shoreline to enhance ecological function and user experience. The Borough also intends to reconfigure Bradley Boulevard by reducing pavement width to increase the green space and recreation area. The Borough also intends to remove on-street parking on the south side of the street and incorporate a designated bikeway and walking path that connects Main Street to Ocean Avenue, thereby improving multimodal access to Sylvan Lake and the beach. Additionally, public access to the recreation area associated with Sylvan Lake will be enhanced by providing designated crosswalks and ADA compliant curb ramps at intersecting streets to get from the residences on the north side of the street to Sylvan Lake. Parking will continue to be provided along intersecting avenues and the north side of Bradley Boulevard.

Promenade Improvements:

The Borough has proposed extending the beachfront promenade from its current terminus at 3rd Avenue to the municipal boundary near Evergreen Avenue. The initial phase of this project is anticipated to be implemented in 2026 and will extend the promenade to 2nd Avenue. These improvements will enhance public access while also strengthening the Borough’s coastal resiliency. The Borough also plans to continue to extend the promenade to the municipal border and connect to the boardwalk located in Avon while still maintaining public access at all current locations.

Road Programs:

The Borough plans to implement intersection and roadway improvements throughout the community to enhance access and public safety. These measures may include roadway striping, reconstruction and repaving, crosswalk upgrades, ADA compliant curb ramp upgrades, and improved signage.

Recreation Center:

The Borough recently installed new playground equipment and safety surface to improve public access to the facilities at the recreation center.

Beach Restroom Access:

The Borough is renovating a former pump station building to provide ADA accessible restrooms along the Promenade. This re-use of an underutilized building along the Promenade provides better access to restroom facilities from the Beach.

ADA Pick Up and Dropp Off: The Borough intends to implement ADA accessible pick up and drop of locations between Evergreen Avenue and Cliff Avenue.

a. Tools

The Borough relies on several planning and regulatory documents to support and maintain public access, including *Bradley Beach Ordinance Chapter 270: Land Development*, the *Bradley Beach Ordinances*, the *June 2018 Master Plan Reexamination Report*, and the Borough's *Beach Management Plan (2019)*. These documents are applied, as appropriate, in the review of development and municipal initiatives to help preserve and enhance public beach access.

The Borough's commitment to maintaining and protecting public access is demonstrated through the measures outlined in Section 2 below

b. Cost and Funding

Beach badge sales provided funding for beach related expenses. In addition to beach badge funds, the Borough utilizes the ISTEPA funding for other projects, such as rehabilitating the Train Station, upgrading municipal facilities such as streets and providing affordable housing units and programs for residents including the elderly. Other funding utilized comes from metered parking and concession stand sales.

Maintenance of public access throughout the Borough is estimated at \$20,000 per year.

Daily beach badge fees for the 2026 season are \$14.00 for persons thirteen (13) years of age and over and the fee for Weekly Beach Badges are \$48.00. See Appendix 5 - Resolution 2026-108.

Parking meter fees, effective May 15, 2026, are \$2.00 per hour on weekdays and \$2.00 on weekends. See Appendix 6 - Resolution 2025-141

2. Preserving Public Access

It is a stated objective of the Borough to preserve all points of public access to the beaches in order to support the community's long-term economic vitality and social well-being.

The street rights-of-way are municipally owned, and the beach parcel (tax lot) is likewise under municipal ownership and is included within the Recreational Open Space Inventory (ROSI) as part of the Green Acres Program. As such, the parcel is encumbered for public recreational use, with public access required in perpetuity. The street rights-of-way directly abut the beach parcel, thereby ensuring continuous and permanent public access to the beach.

In an effort to preserve public access to the beach, the Borough has proposed extending the promenade from its current terminus at 3rd Avenue to the Borough limits near Evergreen Avenue. The proposed extension of the promenade will provide more permanent public access by incorporating new stairways and ramps, thereby enhancing accessibility to the beachfront.

a. Tools

The provision of beach access on publicly owned property significantly enhances the Borough's ability to ensure and maintain public access to tidal waters in perpetuity. Upon adoption, this Municipal Public Access Plan will serve as a primary tool for promoting public awareness and guiding policy. It will clearly articulate the Borough's commitment to preserving and protecting public access.

b. Cost and Funding

New improvements to public access are proposed at this time; however, the beach access system is largely built out, and the primary focus remains on maintaining existing access points in compliance with applicable standards. Funding for these efforts, including implementation of local ordinances and preparation of this document, is provided through the Borough's normal operating budget and is typically derived from municipal taxes and associated fees.

3. Proposed Locations and Facilities

The Borough is considering several additional public access and resiliency improvements, including expanded restroom facilities, installation of additional benches, and extension of the existing beach bulkhead from 3rd Avenue to the southern municipal boundary with Avon-by-the-Sea to provide enhanced public access and protection against storm surge. As previously noted, improvements are also proposed in the Sylvan Lake and Bradley Boulevard areas, as well as through the Borough's ongoing roadway improvement program.

a. Tools

The primary tools utilized by the Borough to maintain public access include the recently adopted signage ordinance and the Recreation and Open Space Inventory (ROSI), which recognizes public rights-of-way adjacent to Green Acres lands; both are dedicated for public use in perpetuity. Additional regulatory documents, including *Bradley Beach Ordinance Chapter 270: Land Development*, the Borough's Zoning Ordinances, and the June 2018 Master Plan Reexamination Report are applied, as appropriate, in the review of development activities to support the provision of public beach access. However, these documents are not specifically intended as mechanisms for the long-term maintenance of public access.

b. Cost and Funding

Funding is provided through the Borough's normal operating budget and is typically derived from municipal taxes and associated fees. At such times when new public access projects are proposed or new funding is available, arrangements will be provided.

B. Signage

Bradley Beach has provided the following signage:

The Borough adopted a new Sign Ordinance (No. 2019-9; see Appendix 4) in February 2019. This ordinance establishes standards for sign placement, seasonal installation and removal, and the maintenance and funding of signage. Representative photographs of typical signs and parking meter pay stations are provided herein.

Public access points are clearly identified, and signage is provided to communicate beach rules and regulations intended to protect public health, safety, and welfare. Restrictions on certain activities along the boardwalk (e.g., skateboarding, bicycling, rollerblading) are conveyed through posted signage and standard traffic control signage is installed where required. In addition, Hurricane Evacuation Route and Garden State Parkway signage are provided.

Individual captions have not been included, as the photographs are self-explanatory. Representative examples of typical signage are presented below.

Bradley Beach photos of signage:





C. Army Corps of Engineers Requirements for Shore Protection Projects

Bradley Beach has met the ACOE Requirements as follows:

The Borough of Bradley Beach participated in the post-Hurricane Sandy beach nourishment program implemented by the United States Army Corps of Engineers between approximately 2012 to 2015 and continues to support the Corps' ongoing coastal resiliency efforts. As part of this program, beach elevations were restored to approximately ten (10) feet above Mean High Water. The Borough also maintains designated vehicular access points at the southern end of the municipality to facilitate access for USACE operations during such projects. It is anticipated that the nourishment activities within the Borough will be complete by 2030.

D. Additional Steps

N/A

V. Relationship to the Other Regional and State Plans

Bradley Beach's MPAP has been reviewed for consistency and has the following relationship to other Regional and State Plans:

According to the New Jersey State Development and Redevelopment Plan, the Borough is located within the PA1 – Metropolitan Planning Area, which extends from Red Bank south to Avon-by-the-Sea. Due to its high population density and the extensive development of land, this portion of the Jersey Shore functions as a metropolitan area. To the west, the Suburban Planning Area is located, where development intensity and population densities gradually decrease with increasing distance from the coastline.

The Bradley Beach Borough's strategy is to achieve all the State Planning Goals by coordinating public and private actions to guide future growth into compact ecologically designed forms of development (where achievable) and redevelopment, and to protect the Environs, consistent with the Statewide Policies and the State Plan Policy Map.

VI. Resolution of Incorporation

Bradley Beach has approved a resolution for the incorporation of the MPAP. See Appendix 1 for the resolution.

The draft resolution should be provided in Appendix 1. After Department approval of the MPAP, the municipality will adopt the MPAP into their Master Plan. This draft will be replaced upon adoption.

Approval of this plan does not eliminate the need for any Federal, State, County or municipal permits, certifications, authorizations or other approvals that may be required by the Applicant, nor shall the approval of this plan obligate the Department to issue any permits, certifications, authorizations or other approvals required for any project described in this plan.

APPENDIX 1
Resolution for Incorporating MPAP into Master Plan

Resolution # _____

Resolution 000-00

A RESOLUTION APPROVING THE MUNICIPAL PUBLIC ACCESS PLAN

WHEREAS, the Borough of Bradley Beach Municipal Public Access Plan (MPAP) was submitted to Borough Council and reviewed at the regular meeting of May 19, 2026, and

WHEREAS, the governing body recognizes the need to make the MPAP and authorized component of municipal decision-making by incorporating it into the municipal master plan,

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Bradley Beach, the “Bradley Beach Municipal Public Access Plan”, as revised May 2026, a copy of which is attached, is hereby approved.

FURTHER RESOLVED, the MPAP shall be incorporated into the municipal master plan within the community facilities.

FURTHER RESOLVED, a copy of the plan shall be sent to the New Jersey Department of Environmental Protection for review and approval in accordance with N.J.A.C. 7:7.

Second by Councilman _____ adopted on roll call by the following vote:

AYES

NAYS

ABSTAIN

ABSENT

Ms. DeNoble
Ms. Greenblatt
Mr. Nowicki
Mr. Karp
Mayor Gubitosi

CERTIFICATION

I, Erica Kostyz, Municipal Clerk, Borough of Bradley Beach, Monmouth County, New Jersey, do hereby certify that the foregoing resolution was duly adopted by the Mayor and Council at the May 19, 2026, meeting.

ERICA KOSTYZ
Municipal Clerk

Appendix 2 Public Access Table

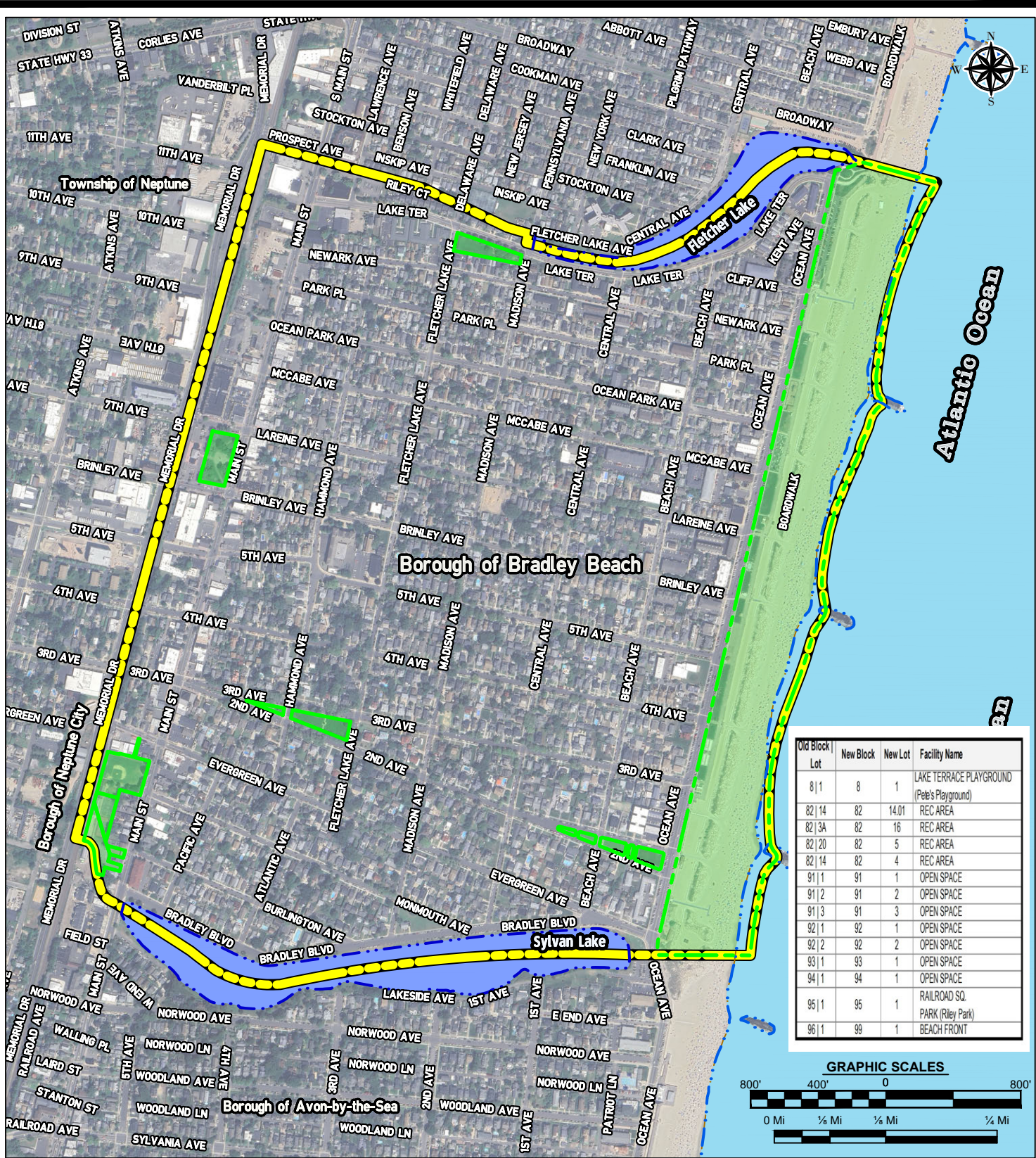
Table 1 Bradley Beach Public Access Location Amenities

ID	SIGNS	PARKING	STREET	CROSS STREET	BADGE	SWIMMING	FISHING	SURFING	PLAYGROUND	PARK	PIER	BOATLAUNCH	MARINA	RESTROOM	HANDICAP	SHORELINE	ACCESS TYPE	
1	NO	Street Pay	Ocean Ave	Evergreen Ave	YES	YES	YES	NO	NO	NO	NO	NO	NO	NO	YES	PARKING RESERVED, RAMP PROVIDED	OCEAN	BEACH, FISHING, VISUAL
2	NO	Street Pay	Ocean Ave	2nd Ave	YES	YES	YES	NO	NO	NO	NO	NO	NO	NO	NO	PARKING RESERVED	OCEAN	BEACH, FISHING, VISUAL
3	NO	Street Pay	Ocean Ave	3rd Ave	YES	YES	YES	YES	YES	YES	NO	NO	NO	NO	YES	PARKING RESERVED, RAMP PROVIDED	OCEAN	BEACH, FISHING, VISUAL
4	NO	Street Pay	Ocean Ave	4th Ave	YES	YES	YES	NO	NO	YES	NO	NO	NO	NO	NO	PARKING RESERVED, RAMP PROVIDED	OCEAN	BEACH, FISHING, VISUAL
5	NO	Street Pay	Ocean Ave	Brinley Ave	YES	YES	YES	NO	NO	YES	NO	NO	NO	NO	NO	PARKING RESERVED, RAMP PROVIDED	OCEAN	BEACH, FISHING, VISUAL
6	NO	Street Pay	Ocean Ave	Lareine Ave	YES	YES	YES	NO	NO	YES	NO	NO	NO	NO	YES	PARKING RESERVED	OCEAN	BEACH, FISHING, VISUAL
7	NO	Street Pay	Ocean Ave	Ocean Park Ave	YES	YES	YES	NO	NO	NO	NO	NO	NO	NO	NO	PARKING RESERVED, RAMP PROVIDED	OCEAN	BEACH, FISHING, VISUAL
8	NO	Street Pay	Ocean Ave	Park Pl	YES	YES	YES	NO	YES	YES	NO	NO	NO	NO	NO	PARKING RESERVED	OCEAN	BEACH, FISHING, VISUAL
9	NO	Street Pay	Ocean Ave	Newark Ave	YES	YES	YES	NO	NO	NO	NO	NO	NO	NO	NO	PARKING RESERVED	OCEAN	BEACH, FISHING, VISUAL
10	NO	Street Pay	Ocean Ave	Cliff Ave	YES	YES	YES	NO	NO	NO	NO	NO	NO	NO	NO	PARKING RESERVED, RAMP PROVIDED	OCEAN	BEACH, FISHING, VISUAL
11	NO	Lot Pay	Ocean Ave	Kent Ave	YES	YES	YES	NO	NO	NO	NO	NO	NO	NO	NO	PARKING RESERVED	OCEAN	BEACH, FISHING, VISUAL
12	NO	Lot Pay	Ocean Ave	Lake Terr	YES	YES	YES	NO	NO	NO	NO	NO	NO	NO	NO	PARKING RESERVED	OCEAN	BEACH, FISHING, VISUAL

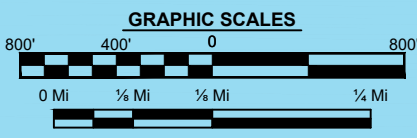
APPENDIX 3
Recreation and Open Space Inventory

Block	Lot	Facility Name	Interest	Type
8	1	LAKE TERRACE PLAYGROUND	FEE	M
8	13	REC AREA #2	FEE	M
8	14	REC AREA #2	FEE	M
8	15	REC AREA #2	FEE	M
8	16	REC AREA #2	FEE	M
8	17	REC AREA #2	FEE	M
8	18	REC AREA #2	FEE	M
8	19	REC AREA #2	FEE	M
8	20	REC AREA #2	FEE	M
82	14	REC AREA #1	FEE	M
82	16	REC AREA #1	FEE	M
82	17A	REC AREA #1	FEE	M
82	4	REC AREA	FEE	M
91	1	OPEN SPACE	FEE	M
91	2	OPEN SPACE	FEE	M
91	3	OPEN SPACE	FEE	M
92	1	OPEN SPACE	FEE	M
92	2	OPEN SPACE	FEE	M
93	1	OPEN SPACE	FEE	M
94	1	OPEN SPACE	FEE	M
95	1	RAILROAD SQ. PARK	FEE	M
96	1	BEACH FRONT	FEE	M
99	1	BEACH FRONT	FEE	M

**** Obtained from the NJDEP Office of Transactions and Public Land Administration Recreation and Open Space Inventory (ROSI) for Monmouth County, Bradley Beach (<https://dep.nj.gov/otpla/rosi/>)**



Old Block Lot	New Block	New Lot	Facility Name
81 1	8	1	LAKE TERRACE PLAYGROUND (Pete's Playground)
82 14	82	14.01	REC AREA
82 3A	82	16	REC AREA
82 20	82	5	REC AREA
82 14	82	4	REC AREA
91 1	91	1	OPEN SPACE
91 2	91	2	OPEN SPACE
91 3	91	3	OPEN SPACE
92 1	92	1	OPEN SPACE
92 2	92	2	OPEN SPACE
93 1	93	1	OPEN SPACE
94 1	94	1	OPEN SPACE
95 1	95	1	RAILROAD SQ. PARK (Riley Park)
96 1	99	1	BEACH FRONT



- LEGEND**
- BOROUGH OF BRADLEY BEACH MUNICIPAL BOUNDARY
 - TIDAL WATERWAY (OCEAN)
 - LAKE OR POND
 - GREEN ACRES ENCUMBERED PARCELS

MAP 4 BRADLEY BEACH'S GREEN ACRES INVENTORY



D:\BBS32.H01-BRADLEY BEACH\BBS32.H01 GIS2-INDX 05/13/26 03:24:36PM_LAYOUT\18.5X11MAP-GA_INV

REFERENCES: ESRI & NJGIS FEATURE LAYERS AND OPEN STREET MAP, AUGUST 2025 GOOGLE EARTH IMAGERY

APPENDIX 4
Sign Ordinance

§ 123-19. Municipal public access signs.

- A. A "public access sign" approved by the NJDEP shall be a posted sign depicting the public access point to, from and along tidal waterways and their shores within the Borough of Bradley Beach. Public access signs shall list the name of the access point as well as any restrictions.
- (1) Location. All public access signs shall be installed at the entrance of the designated beach access points as outlined in the Municipal Public Access Plan.
 - (2) Schedule. All public access signs shall be installed annually by the Department of Public Works on April 15 and removed on October 15.
 - (3) Maintenance. All public access signs shall be maintained by the Department of Public Works.
 - (4) Funding. The Borough of Bradley Beach shall be responsible for the cost of all public access signs.

APPENDIX 5
2026 Daily and Weekly Beach Badge Costs

Resolution #2026-108

BOROUGH OF BRADLEY BEACH

RESOLUTION 2026-108

ESTABLISHES THE COST OF 2026 DAILY AND WEEKLY BEACH BADGES

Mayor Gubitosi offered the following resolution and moved its adoption:

BE IT RESOLVED, that the fee for 2026 Daily Beach Badges is \$14.00 for persons thirteen (13) years of age and over and the fee for Weekly Beach Badges are \$48.00.

BE IT FURTHER RESOLVED, that Weekly Beach Badges will run from Saturday to Friday.

Seconded by Councilperson Greenblatt and adopted on roll call by the following vote:

	AYES	NAYS	ABSTAIN	ABSENT
Ms. DeNoble				X
Mr. Greenblatt	X			
Mr. Karp	X			
Mr. Nowicki	X			
Mayor Gubitosi	X			

CERTIFICATION

I, Erica Kostyz, Municipal Clerk, Borough of Bradley Beach, Monmouth County, New Jersey, do hereby certify that the foregoing resolution was duly adopted by the Governing Body at the April 7, 2026 Council Business Meeting.

Erica Kostyz
 Erica Kostyz, RMC, CMR
 Municipal Clerk

APPENDIX 6
Parking Meter Fee Rates

Resolution #2025-141

May 5, 2026

BOROUGH OF BRADLEY BEACH, MONMOUTH COUNTY

RESOLUTION 2025-141

**RESOLUTION APPROVING PARKING PERMIT FEE RATES TO BE CHARGED BY
PARKMOBILE, LLC ON BEHALF OF THE BOROUGH OF BRADLEY BEACH**

offered the following Resolution and moved its adoption:

WHEREAS, the Borough of Bradley Beach (the “Borough”) awarded a contract to Parkmobile, LLC to collect parking permit fees via mobile phone or internet-enabled device; and

WHEREAS, in order to implement the Parkmobile system, the Borough adopted Ordinance No. 2025-25 providing that said parking permit fees would be established by Resolution of the Borough’s governing body; and

WHEREAS, the Borough seeks to increase parking rates, effective May 15, 2026, from \$1.50 per hour to \$2.00 per hour weekdays and \$2.00 on weekends;

NOW, THEREFORE, BE IT RESOLVED that the Mayor & Council of the Borough of Bradley Beach, County of Monmouth, State of New Jersey hereby establish that the parking permit fees collected by Parkmobile on behalf of the Borough shall be increased from \$1.50 per hour to \$2.00 on weekdays and \$2.00 per hou on weekensr; **and**

BE IT FURTHER RESOLVED that a copy of this Resolution, together with the executed Parkmobile Service Agreement, shall be forwarded to the Borough Administrator, Borough CFO and Parkmobile, LLC.

Seconded by Councilperson DeNoble and adopted upon the following vote:

	AYES	NAYS	ABSTAIN	ABSENT
Ms. DeNoble	X			
Ms. Greenblatt	X			
Mr. Karp	X			
Mr. Nowicki	X			
Mayor Gubitosi	X			

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 May 5, 2026 Council Meeting.

Erica Kostyz

Erica Kostyz, RMC, CMR
Municipal Clerk