

**BOROUGH OF BRADLEY BEACH
COUNCIL BUSINESS MEETING MINUTES
October 21, 2025 AT 6:30 P.M.**

A Meeting of the Mayor and Council of the Borough of Bradley Beach was held in the Meeting Room, 701 Main Street, Bradley Beach, New Jersey on the above date and time.

IN ACCORDANCE WITH THE PROVISIONS OF THE OPEN PUBLIC MEETINGS ACT, PUBLIC MEETINGS MAY BE HELD IN PERSON OR BY MEANS OF COMMUNICATION EQUIPMENT TO INCLUDE STREAMING SERVICES AND OTHER ONLINE MEETING PLATFORMS (N.J.S.A. 10:4-8b).

THIS MEETING WAS HELD IN-PERSON AND THROUGH THE ZOOM MEETING PLATFORM, BROADCAST FROM BOROUGH HALL, 701 MAIN STREET, BRADLEY BEACH, NJ 07720. PUBLIC PARTICIPATION FOR THIS COUNCIL BUSINESS MEETING OF OCTOBER 21, 2025 WAS AVAILABLE IN PERSON OR THROUGH THE ZOOM LINK POSTED TO THE WEBSITE. THE COUNCIL MEETINGS (RESOLUTION 2024-210 ADOPTED DECEMBER 11, 2024) FOR CALENDAR YEAR 2025 WERE ADVERTISED IN THE NEW COASTER, THE COAST STAR, AND THE ASBURY PARK PRESS ON DECEMBER 19, 2024.

WITH ADEQUATE NOTICE HAVING BEEN GIVEN, THE MUNICIPAL CLERK IS DIRECTED TO INCLUDE THIS STATEMENT IN THE MINUTES OF THIS MEETING.

CALL TO ORDER

Mayor Gubitosi opened the meeting with a salute to the flag.

Sunshine Law was read.

ROLL CALL AT 6:30 P.M.

Present at the October 21, 2025 Council Business Meeting:

**Governing Body Members: Ms. DeNoble, Ms. Greenblatt, Mr. Nowicki, Mr. Weber, Mayor Gubitosi
Municipal Clerk, Erica Kostyz
Borough Attorney, Gregory Cannon
Deputy Municipal Clerk and Zoom Facilitator, Michele Whille
Police Chief, James Arnold**

Mayor Gubitosi announced an Ordinance Introduction pertaining to Affordable Housing and Overlay Zones that was on the original agenda posted to the website last Friday, was removed earlier today for additional review.

Mayor Gubitosi made a motion to reverse the order of agenda items five and six, seconded by Councilwoman DeNoble

ROLL CALL:

AYES: DeNoble, Greenblatt, Nowicki, Weber, Mayor Gubitosi
NAYS: None
ABSENT: None
ABSTAIN: None

PRESENTATIONS & BIDS:

Councilwoman DeNoble recognized School Board Members, Education Foundation Members, PTA, and Mentor Program Members in the audience.

Bradley Beach Elementary School – Dr. Heidelberg and Dr. Franks hosted a Power Point presentation called “A Small but Mighty School.”

Items addressed in this presentation included but not limited to:

- **Board of Education Goals.**
- **Public understanding.**
- **Benefits of support.**
- **Student success and fiscal responsibility.**
- **Student enrichment opportunities and options to go to public and private high schools.**
- **Extracurricular offers for students.**
- **Educators that hold multiple certifications.**
- **Commitment to all students – “Every student matters.”**
- **Grants and finances.**
- **Signature programs.**

Councilmembers Greenblatt and Weber inquired and commented on tuition costs, the wonderful staff, and the yearly graduation ceremony.

WORKSHOP(S):

Beach Lockers:

Items discussed amongst the Governing Body and Mr. Cannon:

- **The Public Trust Doctrine**
- **Favoring residents/property owners over non-residents in various scenarios.**
- **What is or is not legally allowed pertaining to manmade structures under the Public Trust Doctrine.**
- **Collecting data to analyze the number of residents versus non-residents leasing lockers.**
- **Subletting lockers.**
- **Waiting lists for beach lockers.**
- **Potential of losing patronage.**
- **Financial analysis and revenue.**
- **Loss of inclusiveness.**

Public comments for this workshop:

Linda Duffy, 312 Brinley Avenue

Nancy Meadow, 805 Beach Avenue

Brigitte McGuire, 610 Brinley Avenue

Eileen Shissias, 112 Fourth Avenue

Thomas J. Coan, 612 Third Avenue

Special Parking

Items discussed amongst the Governing Body:

- **The current Ordinance for Special Parking.**
- **Creating greater restrictions.**
- **Limiting special parking to primary residents only.**
- **Changes to draft Ordinance on agenda for introduction this evening.**
- **Limit the number of handicapped parking spots on municipal roadways.**
- **Considering shared and no driveway properties.**

Public comments for this workshop:

Paul Neshamkin, 411 ½ LaReine Avenue

Julie Nutaitis, 605 Newark Avenue

Linda Duffy, 312 Brinley Avenue

John Sisack, 412 ½ McCabe Avenue

Herb Kenny, 216 Brinley Avenue

Nancy Meadow, 805 Beach Avenue

Thomas J. Coan, 612 Third Avenue

MINUTES APPROVAL

ON MOTION by Gubitosi/Greenblatt to approve the Council Business Meeting Minutes of October 7, 2025.

ROLL CALL:

AYES: DeNoble, Greenblatt, Nowicki, Weber, Mayor Gubitosi

NAYS: None

ABSENT: None

ABSTAIN: None

APPROVED

ON MOTION by Gubitosi/Greenblatt to approve the Executive Session Meeting Minutes of October 7, 2025.

ROLL CALL:

AYES: DeNoble, Greenblatt, Nowicki, Weber, Mayor Gubitosi
NAYS: None
ABSENT: None
ABSTAIN: None

APPROVED

PUBLIC COMMENTS AND QUESTIONS ON AGENDA ITEMS:

In Person:

Nancy Meadow, 805 Beach Avenue, voiced a complaint about the description of a bill list invoice for Jaeger Lumber.

Zoom participation: None

ORDINANCES:

Introduction(s):

ORDINANCE 2025-36

ORDINANCE AMENDING CHAPTER 160: “CONSTRUCTION CODES, UNIFORM; CERTIFICATES OF OCCUPANCY” OF THE BOROUGH’S REVISED GENERAL ORDINANCES TO UPDATE AND INCREASE CERTAIN FEES.

Discussion ensued amongst the Governing Body regarding the fee for six-foot fences that was brought up in the 10/7/25 meeting.

ON MOTION by Gubitosi/to introduce Ordinance 2025-36.

ROLL CALL:

AYES: DeNoble, Greenblatt, Nowicki, Weber, Mayor Gubitosi
NAYS: None
ABSENT: None
ABSTAIN: None

INTRODUCED

ORDINANCE 2025-37

ORDINANCE AMENDING CHAPTER 9: “TRAFFIC” OF THE BOROUGH’S REVISED GENERAL ORDINANCES TO REVISE REGULATIONS PERTAINING TO SPECIAL PARKING PERMITS.

ON MOTION by Gubitosi/to table Ordinance 2025-37 pending revisions as discussed in the workshop.

ROLL CALL:

AYES: DeNoble, Greenblatt, Nowicki, Weber, Mayor Gubitosi
NAYS: None
ABSENT: None
ABSTAIN: None

TABLED

Please note, due to miscommunication with the newspaper concerning legal ad publication dates for public hearing and adoptions for all ordinances introduced on October 7th will take place at the November 6th Council Business Meeting

Adoptions: None

COMMUNICATIONS: None

Mayor Gubitosi made a motion to move the consent agenda resolutions to individual resolutions, seconded by Councilwoman DeNoble.

ROLL CALL:

AYES: DeNoble, Greenblatt, Nowicki, Weber, Mayor Gubitosi
NAYS: None
ABSENT: None
ABSTAIN: None

CONSENT AGENDA RESOLUTIONS: Moved to Individual Resolutions

INDIVIDUAL RESOLUTIONS:

2025-320 Probationary Firefighter Appointment – Dayne Wynbrandt

ON MOTION by Gubitosi/DeNoble to adopt Resolution 2025-320.

ROLL CALL:

AYES: DeNoble, Greenblatt, Nowicki, Weber, Mayor Gubitosi
NAYS: None
ABSENT: None
ABSTAIN: None

ADOPTED

2025-321 Cadet Junior Firefighter Appointment – Lia Kern

ON MOTION by Gubitosi/Greenblatt to adopt Resolution 2025-321.

ROLL CALL:

AYES: DeNoble, Greenblatt, Nowicki, Weber, Mayor Gubitosi
NAYS: None
ABSENT: None
ABSTAIN: None

ADOPTED

2025-322 Authorizing the 2025 Fireworks Display Contract with Starfire Corporation.

Councilwoman Greenblatt voted yes but stated this is an expensive event.

ON MOTION by Gubitosi/DeNoble to adopt Resolution 2025-322.

ROLL CALL:

AYES: DeNoble, Greenblatt, Nowicki, Weber, Mayor Gubitosi
NAYS: None
ABSENT: None
ABSTAIN: None

ADOPTED

2025-323 Approving the Borough Halloween Curfew for 2025.

ON MOTION by Gubitosi/DeNoble to adopt Resolution 2025-323.

ROLL CALL:

AYES: DeNoble, Greenblatt, Nowicki, Weber, Mayor Gubitosi
NAYS: None
ABSENT: None
ABSTAIN: None

ADOPTED

2025-324 Appointing a Fire Marshall/Fire Official.

ON MOTION by Gubitosi/DeNoble to adopt Resolution 2025-324.

ROLL CALL:

AYES: DeNoble, Greenblatt, Nowicki, Weber, Mayor Gubitosi
NAYS: None
ABSENT: None
ABSTAIN: None

ADOPTED

2025-325 Approving a Shared Service Agreement Renewal with the Borough of Avon-by-the-Sea for Municipal Court Services.

ON MOTION by Gubitosi/Nowicki to adopt Resolution 2025-325.

ROLL CALL:

AYES: DeNoble, Greenblatt, Nowicki, Weber, Mayor Gubitosi

NAYS: None

ABSENT: None

ABSTAIN: None

ADOPTED

2025-326 Deputy Court Administrator Appointment – Patsy White.

ON MOTION by Gubitosi/Weber to adopt Resolution 2025-326.

ROLL CALL:

AYES: DeNoble, Greenblatt, Nowicki, Weber, Mayor Gubitosi

NAYS: None

ABSENT: None

ABSTAIN: None

ADOPTED

2025-327 Bill List October 21, 2025

ON MOTION by Gubitosi/DeNoble to adopt Resolution 2025-327.

ROLL CALL:

AYES: DeNoble, Greenblatt, Nowicki, Weber, Mayor Gubitosi

NAYS: None

ABSENT: None

ABSTAIN: None

ADOPTED

ADMINISTRATOR REPORT: None

MAYOR AND COUNCIL REPORTS:

Councilwoman DeNoble:

- **Announced the Bradley Beach Elementary School Environmental Club will be installing four bird houses at the Julie Schreck Maritime Forest on Friday 10/24 at 9:30 a.m.**
- **Provided a report for the Tourism Commission.**

Councilman Nowicki:

- Provided activity reports for the First Aid Squad and the Police Department.
- Provided a report for the Sylvan Lake Commission.

Councilman Weber:

- Congratulated the Firefighter and Junior Cadet Appointees.
- Thanked everyone who volunteered in the Beach Sweeps this past weekend.

Councilwoman Greenblatt:

- Provided reports for the Arts Council and Fletcher Lake Commission.
- Announced the upcoming Recreation events.

Mayor Gubitosi:

- The next Mayor's Wellness Walk will take place on Sunday, 10/26.
- Mayor Gubitosi, Councilman Nowicki, and Chief Arnold will be meeting with the County on 10/23 to discuss traffic safety for the intersection of Third Avenue and Memorial Drive.
- Announced there will be a bid opening next Friday 10/31 for the 54 Ocean Avenue renovation project.

PUBLIC COMMENTS AND QUESTIONS:

In Person:

Nancy Meadow, 805 Beach Avenue, voiced complaints regarding special events, annual fireworks, and unsold beach badges.

Zoom participation: None

EXECUTIVE SESSION: None

ADJOURNMENT:

ON MOTION by Gubitosi/to adjourn the Council Business Meeting at 9:25 p.m.

ROLL CALL:

AYES: DeNoble, Greenblatt, Nowicki, Weber, Mayor Gubitosi
NAYS: None
ABSENT: None
ABSTAIN: None

THE COUNCIL BUSINESS MEETING ADJOURNED AT 9:25 P.M.



Erica Kostyz, RMC, CMR
Municipal Clerk