

**BOROUGH OF BRADLEY BEACH  
COUNCIL BUSINESS MEETING MINUTES  
OCTOBER 7, 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, BEING BROADCAST FROM BOROUGH HALL, 701 MAIN STREET, BRADLEY BEACH, NJ 07720. PUBLIC PARTICIPATION FOR THIS COUNCIL BUSINESS MEETING OF OCTOBER 7, 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 WAS 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 7, 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**

**Councilwoman DeNoble made a motion to switch the order of agenda items seven and five, seconded by Councilwoman Greenblatt.**

**ROLL CALL:**

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

**PRESENTATIONS:**

- **Certificate of Appreciation – Heather Sauer, Sustainability Hero**

The Governing Body presented Bradley Beach Elementary School Science Teacher Heather Sauer with a Certificate of Appreciation and thanked her for her dedication, innovation, and leadership in sustainability.

Ms. Sauer thanked the Governing Body, BBES staff, and community for their ongoing support and recognition.

**EXECUTIVE SESSION:**

ON MOTION by Gubitosi/DeNoble to retire into Executive Session at 6:35 p.m. to discuss Litigation Matters and Personnel Matters .

- **Humphrey vs. Bradley Beach**
- **Military Leave and Overtime Claims**

**Resolution 2025-303 Retire into Executive Session.**

ROLL CALL:

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

NAYS: None

ABSENT: None

ABSTAIN: None

ON MOTION by Gubitosi/Weber to return from Executive Session at 7:14 p.m. and conclude the Council Business Meeting.

ROLL CALL:

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

NAYS: None

ABSENT: None

ABSTAIN: None

**Resolution 2025-304 Authorizing the Settlement of Pending Litigation before the Superior Court of New Jersey, Monmouth County entitled Humphrey v. Borough of Bradley Beach, ET AL., DOCKET NO. MON-L-258-24.**

**Councilwoman Greenblatt read a portion of the resolution for the public.**

**Councilwoman DeNoble stated this resolution is a business decision. to avoid further litigation expenses.**

**Councilman Nowicki added this is a business decision following the advice of legal professionals to avoid further litigation expenses and move the Borough forward.**

ON MOTION by DeNoble/Greenblatt to adopt Resolution 2024-304.

**ROLL CALL:**

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

**ADOPTED**

**WORKSHOP(S): None**

**MINUTES APPROVAL**

**ON MOTION** by Gubitosi/DeNoble to approve the Council Business Meeting Minutes of September 16, 2025.

**ROLL CALL:**

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

**APPROVED**

**PUBLIC COMMENTS AND QUESTIONS ON AGENDA ITEMS:**

**Martine Young, representing Clean Ocean Action of Lincroft, thanked the Governing Body for introducing Ordinance 2025-32 pertaining to “Skip the Stuff”.**

**Bob West, 518 Newark Avenue, confirmed with the Governing Body Resolution 2025-304 was adopted.**

**ORDINANCES:**

**Introduction(s):**

**BOND ORDINANCE 2025-31**

**BOND ORDINANCE AMENDING IN PART BOND ORDINANCE NO. 2022-11 ADOPTED ON SEPTEMBER 13, 2022, PROVIDING FOR STORMWATER OUTFALL IMPROVEMENTS, IN ORDER TO INCREASE THE APPROPRIATION THEREFOR BY \$960,000 FOR A TOTAL APPROPRIATION OF \$4,460,000, TO INCREASE THE AUTHORIZED BONDS AND NOTES TO BE ISSUED TO FINANCE A PORTION OF THE COSTS THEREOF BY \$960,000 FOR A TOTAL DEBT AUTHORIZATION OF \$4,460,000, AND TO INCREASE THE ALLOCATION OF THE APPROPRIATION TO COSTS PERMITTED UNDER N.J.S.A. 40A:2-20, AUTHORIZED IN AND BY THE BOROUGH OF BRADLEY BEACH, IN THE COUNTY OF MONMOUTH, NEW JERSEY.**

**Councilman Nowicki and Councilwoman Greenblatt explained the purpose of this ordinance and the increased monetary amount.**

**ON MOTION** by Gubitosi/ Nowicki to introduce Bond Ordinance 2025-31.

ROLL CALL:

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

**INTRODUCED**

**ORDINANCE 2025-32**

**ORDINANCE CREATING NEW CHAPTER 386: “SINGLE-USE FOOD SERVICE ITEMS” WITHIN THE BOROUGH’S REVISED GENERAL ORDINANCES TO PROHIBIT DISTRIBUTION OF SINGLE-USE FOOD SERVICE ITEMS BY RESTAURANTS, EXCEPT WHEN REQUESTED BY CUSTOMER(S).**

**Councilman Weber explained the purpose of this ordinance.**

ON MOTION by Gubitosi/Weber to introduce Ordinance 2025-32.

ROLL CALL:

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

**INTRODUCED**

**Mayor Gubitosi stated the next four ordinance introductions contain minor edits and are clean-up efforts on behalf of the Council before the year’s end.**

**ORDINANCE 2025-33**

**ORDINANCE AMENDING CHAPTER 270: “LAND DEVELOPMENT” OF THE BOROUGH’S REVISED GENERAL ORDINANCES TO REVISE AND CLARIFY REGULATIONS PERTAINING TO PLANTING STRIPS.**

**Mayor Gubitosi stated the changes in this ordinance are to make it cleaner for enforcement.**

**Discussion ensued amongst the Governing Body regarding curb cut language.**

ON MOTION by Gubitosi/DeNoble to introduce Ordinance 2025-33.

ROLL CALL:

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

**INTRODUCED**

**ORDINANCE 2025-34**

**ORDINANCE AMENDING CHAPTER 450: “ZONING” OF THE BOROUGH’S REVISED GENERAL ORDINANCES TO INCREASE ZONING FEES.**

**Mayor Gubitosi explained this is increasing Zoning Fees that have not been updated in several years.**

ON MOTION by Gubitosi/DeNoble to introduce Ordinance 2025-34.

**ROLL CALL:**

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

**NAYS:** None

**ABSENT:** None

**ABSTAIN:** None

**INTRODUCED**

**ORDINANCE 2025-35**

**AN ORDINANCE REPLACING CHAPTER 120: “BAMBOO AND INVASIVE PLANTS” OF THE BOROUGH’S REVISED GENERAL ORDINANCES WITH REVISED REGULATIONS AS TO PLANTINGS OF INVASIVE SPECIES OF VEGETATION.**

**Mayor Gubitosi stated the changes in this ordinance are to make it cleaner for enforcement pertaining to bamboo plants.**

**Discussion ensued amongst the Governing Body regarding the inspection time frame after bamboo removal. It was mentioned there that an amendment may occur prior to adoption.**

ON MOTION by Gubitosi/Greenblatt to introduce Ordinance 2025-35.

**ROLL CALL:**

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

**NAYS:** None

**ABSENT:** None

**ABSTAIN:** None

**INTRODUCED**

**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.**

**Mayor Gubitosi explained that several fees needed to be adjusted to align with Uniform Construction Code.**

**Discussion ensued amongst the Governing Body regarding the fees for roofing/siding work, fences over six feet being permissible.**

ON MOTION by Gubitosi/Greenblatt to table Ordinance 2025-36 pending further inquiry of the fee pertaining to fences over six feet.

ROLL CALL:

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

NAYS: None

ABSENT: None

ABSTAIN: None

**TABLED**

**Adoptions:**

**ORDINANCE 2025-27**

**AN ORDINANCE AMENDING ARTICLE IX: “OFF-STREET PARKING, DRIVEWAY AND LOADING REQUIREMENTS” OF CHAPTER 450: “ZONING” OF THE BOROUGH’S REVISED GENERAL ORDINANCES TO PROHIBIT FRONT YARD FENCES.**

ON MOTION by Gubitosi/to open the public hearing for the adoption of Ordinance 2025-27.

ROLL CALL:

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

NAYS: None

ABSENT: None

ABSTAIN: None

**Public Comment:**

**Arianna Bocco, 200 Evergreen Avenue, expressed concerns about the front yard fence on corner lots not being exempted.**

**Mr. Cannon and Mr. Doherty addressed Ms. Bocco’s concerns.**

**Thomas J. Coan, 612 Third Avenue, complimented the Governing Body for adopting this ordinance.**

ON MOTION by Gubitosi/DeNoble to close the public hearing and adopt Ordinance 2025-27.

ROLL CALL:

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

NAYS: None

ABSENT : None

ABSTAIN : None

**ADOPTED**

**COMMUNICATIONS: None**

**CONSENT AGENDA RESOLUTIONS:**

**2025-305 Class II Special Law Enforcement Officers Appointments for the Borough of Bradley Beach.**

**2025-306 Approval of First Aid Member Appointment Ashley Navarin.**

**2025-307 Approval of an On-Premises 50/50 Raffle License for the Bradley Food Pantry, Inc. for Thursday, November 6, 2025 from 6:00 p.m. to 8:00 p.m.**

ON MOTION by Gubitosi/DeNoble to adopt the Consent Agenda Resolutions.

**ROLL CALL:**

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

**NAYS:** None

**ABSENT:** None

**ABSTAIN:** None

**ADOPTED**

**INDIVIDUAL RESOLUTIONS:**

**2025-308 Authorizing the Municipal Clerk's Office and Qualified Purchasing Agent to advertise for Request for Proposals for Professional Appointments for Calendar Year 2026.**

ON MOTION by Gubitosi/DeNoble to adopt Resolution 2024-308.

**ROLL CALL:**

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

**NAYS:** None

**ABSENT:** None

**ABSTAIN:** None

**ADOPTED**

**2025-309 Appointing James Wishbow as a part-time Building Inspector and Building Subcode Official for a four-year term.**

ON MOTION by Gubitosi/DeNoble to adopt Resolution 2024-309.

**ROLL CALL:**

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

**NAYS:** None

**ABSENT:** None

**ABSTAIN:** None

**ADOPTED**

**2025-310 Approval to submit an Award extension request for LA-2024 MA Bradley Beach Borough  
5<sup>th</sup> Avenue Improvements 13 to the New Jersey Department of Transportation.**

ON MOTION by Gubitosi/DeNoble to adopt Resolution 2025-310.

**ROLL CALL:**

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

**ADOPTED**

**2025-311 Authorizing a Competitive Contracting Process for the hiring of a vendor for Credit  
Card payment processing.**

ON MOTION by Gubitosi/DeNoble to adopt Resolution 2025-311.

**ROLL CALL:**

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

**ADOPTED**

**2025-312 Approval to apply for a Grant through the NJDEP Natural Climate Solutions Round  
Two for the Living Shorelines.**

ON MOTION by Gubitosi/Greenblatt to withdraw Resolution 2025-312.

**ROLL CALL:**

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

**WITHDRAWN**

**2025-313 Approval of Sewer Overpayment Refund for 117 Park Place Avenue in the amount of  
\$1,553.50.**

ON MOTION by Gubitosi/DeNoble to adopt Resolution 2025-313.

**ROLL CALL:**

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

**ADOPTED**

**2025-314 Approval of a Sewer Overpayment Refund for 803 Ocean Avenue #7 in the amount of \$119.50.**

ON MOTION by Gubitosi/DeNoble to adopt Resolution 2025-314.

ROLL CALL:

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

**ADOPTED**

**2025-315 Authorizing Award of Proposal for Professional Engineering Services with CME Associates for the Recreation Center Improvements Project.**

ON MOTION by Gubitosi/DeNoble to adopt Resolution 2025-315.

ROLL CALL:

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

**ADOPTED**

**2025-316 Authorizing CME Associates to perform additional General Engineering Services for an amount not to exceed \$20,000.00.**

ON MOTION by Gubitosi/DeNoble to adopt the Resolution 2025-316.

ROLL CALL:

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

**ADOPTED**

**2025-317 Authorizing Award of Contract for Professional Engineering Services with Suburban Consulting Engineers, Inc. (SCE) for the Borough's Sanitary Sewer Infrastructure Replacement Program.**

ON MOTION by Gubitosi/Greenblatt to adopt Resolution 2025-317.

**ROLL CALL:**

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

**ADOPTED**

**2025-318 Bill List October 7, 2025**

ON MOTION by Gubitosi/DeNoble to adopt Resolution 2025-318.

**ROLL CALL:**

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

**ADOPTED**

**2025-319 Authorizing payment of the 2025 Annual Budget Appropriation to Bradley Beach First Aid Squad.**

ON MOTION by Gubitosi/Weber to adopt Resolution 2025-319.

**ROLL CALL:**

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

**ADOPTED**

**ANNOUNCEMENTS: None**

**ADMINISTRATOR REPORT**

**Mr. Doherty updated the public on the infrastructure projects and profit for the LaReine/ Madison Avenue lots.**

**MAYOR AND COUNCIL REPORTS:**

**Councilwoman DeNoble:**

**Provided reports for the Board of Education, Tourism, and the Shade Tree Commission.**

**Councilman Nowicki:**

**Provided activity reports for the Police Department, the First Aid Squad, The Fire Department, and the Sylvan Lake Commission.**

**Councilwoman Greenblatt:**

**Provided reports for the Arts Council, Recreation, and the Fletcher Lake Commission.**

**Councilman Weber:**

- **Congratulated the Police Class II Appointments and on the new First Aid Squad member Ms. Nevarin.**
- **Mr. Weber stated he is pleased with the Sylvan Lake Flume construction.**
- **Congratulated Ms. Sauer on making Bradley Beach sustainable.**
- **The Beach Sweeps will take place on 10/10/25 from 9:00 a.m. to 12:00 p.m. at the Fifth Avenue Pavillion.**
- **Reminded residents to place lids on trash cans.**
- **The Real ID County Mobile Unit will be back in the Borough in November.**

**Mayor Gubitosi:**

- **Mayor Gubitosi stated he will be changing office locations in the building.**
- **Reported on the Library events and activities.**
- **Mayor Gubitosi stated he will be meeting with the County, Neptune City to discuss the Memorial and Fourth Avenue intersection traffic safety.**
- **Mayor Gubitosi will also be meeting with the County and Neptune Township for a Watershed Study.**
- **Reported on the old sewer pump station (54 Ocean Avenue) project.**
- **The next Mayor's Wellness Walk will take place on 10/26/25 at 9:00 a.m.**

**PUBLIC COMMENTS AND QUESTIONS:**

**In person:**

**Bob McCallister, 412 Fourth Avenue, read a statement expressing concerns about Fair Share Housing.**

**Geoff Curtiss, 202 Third Avenue, also expressed concerns about Fair Share Housing.**

**Nancy Meadow, 805 Beach Avenue, suggested the next Real ID Mobile Unit that comes to the Borough be handicapped accessible, and expressed concerns regarding playground equipment at the Recreation Center and limiting payment options for beach lockers to credit cards only.**

**Henry Machos, 209 Third Avenue, expressed concerns regarding the volume of Borough litigations.**

**Thomas J. Coan, 612 Third Avenue, inquired about the sewer design which was addressed by Councilman Nowicki and stated his opinions regarding Fair Share Housing.**

**Zoom:**

**MaryAnn Spilman, 902 Ocean Avenue, expressed concerns regarding sewer disposal design for the 54 Ocean Avenue (old sewer pump station) project once it is completed.**

**Don Greenberg, 302 Park Place Avenue, inquired about UCCO requirements after a renovation is completed which was addressed by Mr. Cannon and suggested a certain portion of the profits from the LaReine/Madison Avenue property sale be donated to the Fair Share Housing Trust Fund.**

**ADJOURNMENT:**

ON MOTION by Gubitosi/DeNoble to adjourn the Council Business Meeting at 9:20 p.m.

ROLL CALL:

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

NAYS: None

ABSENT: None

ABSTAIN: None

**THE COUNCIL BUSINESS MEETING ADJOURNED AT 9:20 P.M.**

*Erica Kostyz*

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Erica Kostyz, RMC, CMR

Municipal Clerk