

BOROUGH OF BRADLEY BEACH
SPECIAL COUNCIL MEETING MINUTES
NOVEMBER 25, 2025 AT 4:30 P.M.

CALL TO ORDER

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

Sunshine Law

The meeting has been noticed publicly according to the Open Public Meetings Act requirement.

ROLL CALL 4:30 P.M.

Present at the 11/25/25 Special Meeting:

Governing Body Members: Ms. DeNoble, Ms. Greenblatt, Mr. Nowicki, Mr. Weber, Mayor Gubitosi
Borough Administrator, Matthew Doherty
Borough Attorney, Gregory Cannon
Municipal Clerk, Erica Kostyz
Police Captain, Terry Browning

PUBLIC COMMENTS ON AGENDA ITEMS:

Residents & nonresidents offered their concerns, opinions, and statements relating to Ordinance 2025-337 Amendments to Special Parking and Ordinance 2025-38 Amendments to Beach Locker Rentals. Mr. Cannon addressed the public trust doctrine and necessary beach amenities.

Subjects mentioned pertaining to Ordinance 2025-237 Special Parking:

- **Proof of residency for care givers.**
- **Physician Attestation form.**
- **Forming a parking committee to assist with establishing a parking policy.**

Mr. Cannon gave an overview of beach access rules

Public Comments pertaining to Ordinance 2025-37 Special Parking Amendments:

In Person:

Sharon Killeen, 315 Ocean Park Avenue

Drew Borders, 133 Lake Terrace

Sharon Killeen, 315 Ocean Park Avnue

Julie Nutaitis, 605 Newark Avenue

Linda Duffy, 312 Brinley Avenue

Lisa Sauchelli, 411 Newark Avenue

Zoom:

Kristen Mahoney, 200 LaReine Avenue

Subjects mentioned pertaining to Ordinance 2025-38 Beach Locker Rental Amendments

- **The Public Trust Doctrine.**
- **Grandfather Clause for long-time nonresidents.**
- **Revenues**
- **Exclusion of nonresidents.**
- **Exploring storage options for lockers.**
- **Beach Locker waiting lists.**
- **Potential litigations for excluding nonresidents.**
- **Putting residents first.**
- **Costs and revenues.**

Public Comments pertaining to Ordinance 2025-38 Beach Locker Rental Amendments:

In Person:

Tia Din, Ocean Grove resident

Robert Oaks, 62 Clark Avenue, Ocean Grove

Bill Kelly, 99 Steiner Avenue, Neptune City

Refet Kaplan, 409 Brinley Avenue, Bradley Beach

Ann Gorr, 840 Fourth Avenue, Neptune City

Ilene Cohen, Toms River resident

Don Greenberg, 302 Park Place Avenue, Bradley Beach

Steve Lozowick, 100 Ocean Avenue, Bradley Beach

Rona Parker, 27 Atlantic Avenue, Bradley Beach

Brendan Harrison, 103 Brinley Avenue, Bradley Beach

Louisa Grossi, 310 ½ Brinley Avenue, Bradley Beach

Lauren Egbert, 404 ½ Brinley Avenue, Bradley Beach

Gregory Smith, 506 Ocean Park Avenue, Bradley Beach

Ted Whitby, 604 Fifth Avenue, Bradley Beach

Mitchell Karp, 303 Third Avenue Bradley Beach

Susan Younghans, 506 Newark Avenue, Bradley Beach

Felicia Sacci, 507 LaReine Avenue, Bradley Beach

Chris Lonigro, 810 Fourth Avenue, Neptune City

Linda Duffy, 312 Brinley Avenue, Bradley Beach

Zoom:

Christine Krus, Neptune City

Steve Petrucelli, 614 Fourth Avenue, Bradley Beach

Robert Patton, 207 Evergreen Avenue, Bradley Beach

Linda Duffy, 312 Brinley Avenue, Bradley Beach

Public Comments not relating to Ordinance 2025-37 and 2025-38

Thomas J. Coan, 612 Third Avenue , inquired about Bond Ordinance 2025-39, the 54 Ocean Avenue project timeline, and the sale of the 319 LaReine Avenue lots.

Inquiries were addressed by the Mayor and Mr. Cannon.

MINUTES APPROVAL:

ON MOTION by Gubitosi/DeNoble approve the Council Business Meeting Minutes of November 6, 2025.

ROLL CALL:

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

NAYS: None

ABSENT: None

ABSTAIN: None

APPROVED

ORDINANCES:

Introduction(s):

BOND ORDINANCE 2025-39

BOND ORDINANCE AMENDING IN PART BOND ORDINANCE NO. 2025-29 ADOPTED ON SEPTEMBER 2, 2025, PROVIDING FOR RENOVATIONS TO THE BEACH BATHROOMS AND CONCESSION LOCATED AT 54 OCEAN AVENUE, IN ORDER TO INCREASE THE APPROPRIATION THEREFOR BY \$400,000 FOR A TOTAL APPROPRIATION OF \$900,000, TO INCREASE THE AUTHORIZED BONDS AND NOTES TO BE ISSUED TO FINANCE A PORTION OF THE COSTS THEREOF BY \$400,000 FOR A TOTAL DEBT AUTHORIZATION OF \$900,000, 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.

Mayor Gubitosi explained the purpose of this ordinance.

ON MOTION by Gubitosi/Greenblatt to introduce Ordinance 2025-39.

ROLL CALL:

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

INTRODUCED

Adoptions:

ORDINANCE 2025-37

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

A lengthy discussion ensued amongst the Governing Body regarding language for proof of residency for a caregiver within the ordinance.

ON MOTION by Gubitosi/DeNoble to open the public hearing for the adoption of Ordinance 2025-37.

ROLL CALL:

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

Topics mentioned by primary and seasonal residents:

- **Enforcement**
- **Signage**
- **Multiple placards for caregivers.**
- **Free parking for wheelchair bound people.**
- **The application permit fee.**
- **Monitor special parking on a case by case basis.**
- **Exclusion of seasonal residents.**
- **Clarity regarding resident requirements.**
- **State and County roads.**
- **Reduced time frames.**

Public Comments:

Paul Neshamkin, 411 ½ LaReine Avenue

Nancy Meadow, 805 Beach Avenue

Refet Kaplan, 409 Brinley Avenue

Tracie Davidson, 304 Fourth Avenue

Drew Borders, 133 Lake Terrace

Don Greenberg, 302 Park Place Avenue

Lauren Egbert, 404 ½ Brinley Avenue

Linda Duffy, 312 Brinley Avenue,

Thomas J. Coan, 612 Third Avenue

Mitchell Karp, 303 Third Avenue

Brigitte McGuire, 610 Brinley Avenue

Discussion ensued amongst the Governing Body pertaining to the public suggestions and comments. It was decided to withdraw this ordinance pending further amendments.

ON MOTION by Gubitosi/DeNoble to close the public hearing for Ordinance 2025-37.

ROLL CALL:

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

NAYS: None

ABSENT : None

ABSTAIN : None

ON MOTION by Gubitosi/DeNoble to withdraw Ordinance 2025-37.

ROLL CALL:

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

NAYS: None

ABSENT : None

ABSTAIN : None

WITHDRAWN

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.

The Governing Body discussed their views, opinions and concerns.

ON MOTION by Gubitosi/DeNoble to open the public hearing for the adoption of Ordinance 2025-38.

ROLL CALL:

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

NAYS: None

ABSENT: None

ABSTAIN: None

The following residents and non-residents commented on this ordinance:

Bill Kelly, 99 Steiner Avenue, Neptune City

Tia Din, Ocean Grove resident

Brigitte McGuire, 610 Brinley Avenue, Bradley Beach

Carol Biederstadt, 19 Fourth Avenue, Neptune City

Nancy Costa, 619 Fifth Avenue, Bradley Beach

Lauren Egbert, 404 ½ Brinley Avenue, Bradley Beach

Ilene Cohen, Toms River resident

Don Greenberg, 302 Park Place Avenue, Bradley Beach

Thomas J. Coan, 612 Third Avenue, Bradley Beach

Ann Gorr, 840 Fourth Avenue, Neptune City

Chris Lonigro, 810 Fourth Avenue, Neptune City

Paul Neshamkin, 411 ½ LaReine Avenue, Bradley Beach

Nancy Meadow, 805 Beach Avenue, Bradley Beach

Lisa Sauchelli, 411 Newark Avenue, Bradley Beach

Linda Duffy, 312 Brinley Avenue, Bradley Beach

Julie Nutaitis, 611 Newark Avenue, Bradley Beach

Christine Krus (Zoom), Neptune City

Stephanie Staziak (Zoom), Tinton Falls

ON MOTION by Gubitosi/DeNoble to close the public hearing and adopt Ordinance 2025-38.

Councilwoman Greenblatt voted no and stated she feels more research of data needs to be done prior to adoption.

Councilman Weber voted no and stated he feels this ordinance will affect longtime non-residents beachgoers to go elsewhere.

ROLL CALL:

AYES: DeNoble, Nowicki, Mayor Gubitosi

NAYS: Greenblatt, Weber

ABSENT : None

ABSTAIN : None

ADOPTED

RESOLUTIONS:

2025-336 Rejecting all bids in connection with the 54 Ocean Avenue – Re-Utilization of Existing Building (Tabled 11/6/25).

ON MOTION: by Gubitosi/DeNoble to approve Resolution 2025-336.

ROLL CALL:

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

NAYS: None

ABSENT: None

ABSTAIN: None

APPROVED

2025-338 Granting permission for property located at 121 Main Street to maintain existing signage for “Hair Love” and “Signs Sealed & Delivered” businesses mounted on the north and south facing sides of their building.

ON MOTION: by Gubitosi/DeNoble to withdraw Resolution 2025-338.

ROLL CALL:

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

WITHDRAWN

2025-339 Authorizing the Borough of Bradley Beach Shade Tree Commission to submit a Grant Application with the New Jersey Forestry Service.

ON MOTION: by DeNoble/Weber to withdraw Resolution 2025-339.

ROLL CALL:

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

WITHDRAWN

2025-340 Approving an Official Logo for the Borough of Bradley Beach to ensure consistency and uniformity.

ON MOTION: by Gubitosi/Weber to approve Resolution 2025-340.

ROLL CALL:

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

APPROVED

2025-341 Authorizing the sale of the Borough-owned property located at 317 LaReine Avenue, A/K/A Block 41, Lot 1.02 to the successful bidder at Public Auction.

ON MOTION: by Gubitosi/DeNoble to approve Resolution 2025-341.

ROLL CALL:

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

APPROVED

2025-342 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.

ON MOTION: by Gubitosi/DeNoble to approve Resolution 2025-342.

ROLL CALL:

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

APPROVED

2025-343 Authorizing the sale of the Borough-owned property located at 606 Madison Avenue, A/K/A Block 41, Lot 1.03 to the successful bidder at Public Auction.

ON MOTION: by Gubitosi/DeNoble to approve Resolution 2025-343.

ROLL CALL:

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

APPROVED

ADJOURNMENT

Gubitosi/Greenblatt moved to adjourn the Special Meeting at 9:00 p.m.

MEETING ADJOURNED AT: 9:00 P.M.


Erica Kostyz, RMC, CMR
Municipal Clerk