

**BOROUGH OF BRADLEY BEACH  
COUNCIL BUSINESS MEETING MINUTES  
NOVEMBER 6, 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 NOVEMBER 6, 2025 WAS AVAILBLE 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 November 6, 2025 Council Business Meeting:**

**Governing Body Members: Ms. DeNoble, Ms. Greenblatt, Mr. Nowicki, Mr. Weber (arrived at 6:38 p.m.)  
Municipal Clerk, Erica Kostyz  
Borough Attorney, Gregory Cannon  
Deputy Municipal Clerk and Zoom Facilitator, Michele Whille  
Police Captain, Terry Browning**

**Mayor Gubitosi introduced Councilman Elect Mitchell Karp and announced Mr. Karp.**

**WORKSHOP(S):**

**Change in the start time for 2026 Council Business Meetings.**

**The Governing Body discussed the possibility of moving to an earlier start time for Council Meetings for 2026.**

**Items addressed:**

- **Advantages/disadvantages of an earlier start time.**
- **Possible start times.**
- **Improved communications between the public and administration prior to meetings over the last year.**
- **Convenience for the public to attend meetings virtually.**

**PRESENTATIONS & BIDS:**

- **Best Practices Inventory Review (this did not occur).**

**Former Mayor Gary Engelstad presented a statement on behalf of Councilman Weber thanking him for his years of service to the Community and the Council.**

**MINUTES APPROVAL**

**ON MOTION by Gubitosi/DeNoble approve the Council Business Meeting Minutes of October 21, 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:**

**Christian Pepe thanked the Mayor and Council for consideration and approval of conducting a Turkey Trot Race (Resolution 2025-31) on Thanksgiving Day.**

**Brigitte McGuire, 610 Brinley Avenue, stated she is not in favor of an earlier meeting start time in 2026.**

**Zoom Participation:**

**Paul Neshamkin, 411 ½ LaReine Avenue, stated he is not in favor of changing to an earlier meeting start time in 2026.**

**ORDINANCES:**

**Introduction(s):**

**ORDINANCE 2025-37**

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

**Councilman Gubitosi explained the purpose and key changes to of this ordinance.**

ON MOTION by Gubitosi/Greenblatt to introduce Ordinance 2025-37.

**ROLL CALL:**

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

**NAYS:** None

**ABSENT:** None

**ABSTAIN:** None

**INTRODUCED**

**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.**

**Mayor Gubitosi explained the purpose, key changes and benefits to residents, property owners, and employees in this ordinance.**

**Councilman Weber expressed several reasons he is not in favor of this ordinance change.**

ON MOTION by Gubitosi/DeNoble to introduce Ordinance 2025-38.

**ROLL CALL:**

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

**NAYS:** Weber

**ABSENT:** None

**ABSTAIN:** None

**INTRODUCED**

**Adoptions:**

**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 re-iterated the purpose of this ordinance.**

ON MOTION by Gubitosi/DeNoble to open the public hearing for the adoption of Bond Ordinance 2025-31.

ROLL CALL:

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

**Public Comment: None**

ON MOTION by Gubitosi/Greenblatt to close the public hearing and adopt Bond Ordinance 2025-31.

ROLL CALL:

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

**ADOPTED**

**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 provided an overview for this ordinance.**

**Councilwoman Greenblatt gave suggestions on how to notify businesses of this practice.**

ON MOTION by Gubitosi/Weber to open the public hearing for the adoption of Ordinance 2025-32.

ROLL CALL:

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

NAYS: None

ABSENT: None

ABSTAIN: None

**Public Comment: None**

ON MOTION by Gubitosi/DeNoble to close the public hearing and adopt Bond Ordinance 2025-32.

ROLL CALL:

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

NAYS: None

ABSENT : None

ABSTAIN : None

**ADOPTED**

### **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.**

**Councilman Weber stated he feels this will give the Borough a more uniform look.**

ON MOTION by Gubitosi/Weber to open the public hearing for the adoption of Ordinance 2025-33.

ROLL CALL:

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

NAYS: None

ABSENT: None

ABSTAIN: None

**Public Comment:**

**Paul Neshamkin, 411 ½ LaReine Avenue, expressed disappointment pathways will no longer be allowed in planting strips.**

ON MOTION by Gubitosi/DeNoble to close the public hearing and adopt Bond Ordinance 2025-33.

ROLL CALL:

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

NAYS: None

ABSENT : None

ABSTAIN : None

**ADOPTED**

**ORDINANCE 2025-34**

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

ON MOTION by Gubitosi/Weber to open the public hearing for the adoption of Ordinance 2025-34.

ROLL CALL:

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

**Public Comment: None**

ON MOTION by Gubitosi/to close the public hearing and adopt Bond Ordinance 2025-34.

ROLL CALL:

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

**ADOPTED**

**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.**

ON MOTION by Gubitosi/DeNoble to open the public hearing for the adoption of Ordinance 2025-35.

ROLL CALL:

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

**Public Comment:**

**Mary Virtue, 420 Monmouth Avenue, expressed concerns regarding neighbors that will not let Code Enforcement in their backyard.**

ON MOTION by Gubitosi/DeNoble to close the public hearing and adopt Bond Ordinance 2025-35.

ROLL CALL:

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

**ADOPTED**

**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 re-iterated the purpose of this ordinance.**

ON MOTION by Gubitosi/Greenblatt to open the public hearing for the adoption of Ordinance 2025-36.

ROLL CALL:

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

NAYS: None

ABSENT: None

ABSTAIN: None

**Public Comment: None**

ON MOTION by Gubitosi/DeNoble to close the public hearing and adopt Bond Ordinance 2025-36.

ROLL CALL:

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

NAYS: None

ABSENT : None

ABSTAIN : None

**ADOPTED**

**COMMUNICATIONS: None**

**CONSENT AGENDA RESOLUTIONS: None**

**INDIVIDUAL RESOLUTIONS:**

**2025-328 Bill List November 6, 2025**

ON MOTION by Gubitosi/DeNoble to adopt Resolution 2025-328.

ROLL CALL:

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

NAYS: None

ABSENT: None

ABSTAIN: None

**ADOPTED**

**2025-329 Alternate Deputy Registrar Appointment – Tiffany DeCresci.**

ON MOTION by Gubitosi/DeNoble to adopt Resolution 2025-329.

ROLL CALL:

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

NAYS: None

ABSENT: None

ABSTAIN: None

**ADOPTED**

**2025-330 Amending Resolution 2025-250 requesting the New Jersey Department of Transportation (NJDOT) change the Parking Space Time Limit on the West Side of Main Street.**

ON MOTION by Gubitosi/DeNoble to adopt Resolution 2025-330.

ROLL CALL:

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

NAYS: None

ABSENT: None

ABSTAIN: None

**ADOPTED**

**2025-331 Approval of a Turkey Run/Walk event for Thursday, November 27<sup>th</sup> from 7:30 a.m. to 12:00 p.m.**

**Mr. Doherty provided an overview for this resolution.**

ON MOTION by Gubitosi/DeNoble to adopt Resolution 2025-331.

ROLL CALL:

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

NAYS: None

ABSENT: None

ABSTAIN: None

**ADOPTED**

**2025-332 Approving the Annual Bonfire for Friday, November 28, 2025.**

**Councilman Weber requested this be moved to a different beach next year.**

ON MOTION by Gubitosi/Nowicki to adopt Resolution 2025-332.

ROLL CALL:

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

**ADOPTED**

**2025-333 Authorizing a one-year Lease Extension for the 2026 Surf Camp.**

ON MOTION by Gubitosi/Weber to adopt Resolution 2025-333.

ROLL CALL:

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

**ADOPTED**

**2025-334 Authorizing a one-year Lease Extension Agreement for 2026 Volleyball Clinics.**

ON MOTION by Gubitosi/Nowicki to adopt Resolution 2025-334.

ROLL CALL:

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

**ADOPTED**

**2025-335 Establishing the 2026 Seasonal Beach Badge prices and sale dates.**

**Discussion ensued amongst the Governing Body regarding price adjustments for 2026. It was decided to keep prices the same for 2026 and discuss changes to the rates in 2027 after examining revenue analysis later in the 2026 calendar year.**

ON MOTION by Gubitosi/Weber to adopt Resolution 2025-335.

ROLL CALL:

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

**ADOPTED**

**2025-336 Rejecting all bids in connection with the 54 Ocean Avenue – Re-Utilization of Existing Building.**

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

**ROLL CALL:**

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

**TABLED**

**2025-337 Award of Proposal for Professional Engineering Services with CME for 54 Ocean Avenue  
Re-utilization of Existing Building.**

ON MOTION by Gubitosi/DeNoble to adopt Resolution 2025-337.

**ROLL CALL:**

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

**ADOPTED**

**ANNOUNCEMENTS: None**

**ADMINISTRATOR REPORT:**

**Mr. Doherty provided an update on the following infrastructure projects:**

- Fifth Avenue Sanitary Sewer
- Recreation Center Improvements

**MAYOR AND COUNCIL REPORTS:**

**Councilwoman Greenblatt**

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

**Councilman Weber**

- Congratulated the all the elected Council Officials including Councilman Elect Mitch Karp and recognized the Clerk for the long day, and the Fire Department for the use of the Banquet Hall for the election.
- The Fire Department installed water filling stations.
- The Environmental Commission is looking into changes to their ordinance.

**Councilwoman DeNoble**

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

**Councilman Nowicki**

Provided reports for the Police, First Aid Squad, and Sylvan Lake Commission.

**Mayor Gubitosi**

- Congratulated the elected Council Officials.
- Spoke about addressing the State of Emergency food shortage through donations.
- Thanked Mayor Engelstad's presentation to Councilman Weber.

**PUBLIC COMMENTS AND QUESTIONS:**

**In Person:**

Eileen Shissias, 112 Fourth Avenue, requested a food drive for the Bradley Beach residents only.

Rick Bartolomei, 116 Newark Avenue, expressed concern regarding enforcement for the newly adopted ordinances.

Robert Costa, 619 Fifth Avenue, expressed concerns regarding 48-hour parking on the street.

**Zoom: None**

**EXECUTIVE SESSION: None**

**ADJOURNMENT:**

ON MOTION by Gubitosi/to adjourn the Council Business Meeting at 8:48 p.m.

ROLL CALL:

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

NAYS: None

ABSENT: None

ABSTAIN: None

**THE COUNCIL BUSINESS MEETING ADJOURNED AT 8:48 P.M.**

*Erica Kostyz*

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Erica Kostyz, RMC, CMR  
Municipal Clerk