

**BOROUGH OF BRADLEY BEACH
COUNCIL BUSINESS MEETING MINUTES
DECEMBER 16, 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 DECEMBER 16, 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 December 16, 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**

WORKSHOP(S): None

PRESENTATIONS & BIDS:

Mayor Gubitosi read a Proclamation Honoring Library Board Trustee Jeanne Moretto

WHEREAS, Jeannie Moretto has given many years of dedicated service to the Bradley Beach Free Public Library as a Trustee since 2008; and

WHEREAS, Jeannie Moretto provided dedicated leadership as President from May 2022 to December 2025, offering energy and commitment that strengthened the Library; and

WHEREAS, because of Jeannie Moretto's efforts, our great little Library has continued to grow and flourish as a cherished community resource.

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and Council of the Borough of Bradley extends its deepest gratitude to Jeannie Moretto for exceptional service and leadership.

Mayor Gubitosi read a Proclamation Honoring Councilman Weber

WHEREAS, Mr. John Weber has faithfully served his fellow citizens as a Councilman for nine years from 2017 through 2025; and

WHEREAS, Mr. Weber has performed of his own volition, many endeavors to benefit his community and has been an active volunteer on several boards and committees dedicated to the betterment of life for the residents of the Borough; and

WHEREAS, Mr. Weber has given generously of his time and effort as a member of the Borough Council with diligence and effectiveness and has made a constructive contribution to his associates and to the community; and

WHEREAS, Mr. Weber has served in a critical leadership role as a Councilman and former Council President, who has led numerous environmental initiatives for the betterment of Bradley Beach, the State of New Jersey – and perhaps the world; and

WHEREAS, Mr. Weber has served as a Liaison and advisor to critical Borough Commissions including the Shade Tree Commission, the Fletcher Lake Commission and the Environmental Commission, and

WHEREAS, Mr. Weber has performed his duties on Council with character and dignity; he will be missed both professionally and as a friend; and

WHEREAS, Mr. Weber will retire from his position as Councilman on December 31, 2025.

NOW THEREFORE BE IT RESOLVED, on behalf of the Mayor and Council and Employees of the Borough of Bradley Beach, wish to extend their appreciation for his service to the Borough and

MINUTES APPROVAL

ON MOTION by Gubitosi/Greenblatt approve the Special Council Meeting Minutes of November 25, 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:

Thomas J. Coan, 612 Third Avenue, thanked the Governing Body for Resolutions 2025-356 and 2025-357.

Linda Duffy, 312 Third Avenue, inquired about the meeting start time change in 2026 and the amount of funds being transferred into the Affordable Housing Trust Fund via the sale of the 319 LaReine Avenue lots. Mayor Gubitosi addressed both inquiries.

Steve Lozowick, 100 Ocean Avenue, thanked Councilman Weber for his efforts, time, and service to the community.

Zoom Participation: None

ORDINANCES:

Introduction(s): None

Adoptions:

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 LOCATION 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.

ON MOTION by Gubitosi/DeNoble to open the public hearing for the adoption of Bond Ordinance 2025-39.

ROLL CALL:

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

Public Comment: None

ON MOTION by Gubitosi/Weber to close the public hearing and adopt Bond Ordinance 2025-39.

ROLL CALL:

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

ADOPTED

COMMUNICATIONS: None

CONSENT AGENDA RESOLUTIONS:

2025-344 Authorizing a Refund of Sewer Overpayment for 112 Second Avenue in the amount of \$358.50.

2025-345 Authorizing a Refund of Sewer Overpayment for 204 Beach Avenue in the amount of \$1,673.00.

2025-346 Authorizing a Refund of Sewer Overpayment for 201 Fourth Avenue in the amount of \$836.50

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

ROLL CALL:

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

ADOPTED

INDIVIDUAL RESOLUTIONS:

2025-347 Establishing Beach Locker Fees for 2026.

Mayor Gubitosi stated the fee structure for Beach Lockers will change to one annual fee.

ON MOTION by Gubitosi/DeNoble to adopt Resolution 2025-347.

ROLL CALL:

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

ADOPTED

2025-348 Approval of Council Business Meeting Dates for 2026.

ON MOTION by Gubitosi/DeNoble to adopt Resolution 2025-348.

ROLL CALL:

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

ADOPTED

2025-349 Award of ATM Machines on the Beachfront Promenade to Coastal ATM, LLC.

ON MOTION by Gubitosi/DeNoble to adopt Resolution 2025-349.

ROLL CALL:

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

ADOPTED

2025-350 Approval of the 2026 Ride in Monmouth (Formerly SCAT) Agreement with the County.

ON MOTION by Gubitosi/DeNoble to withdraw Resolution 2025-350.

ROLL CALL:

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

WITHDRAWN

2025-351 Authorizing an Agreement with Avon-by-the-Sea to share Goose Control Expenses for Sylvan Lake.

ON MOTION by Gubitosi/Nowicki to adopt Resolution 2025-351.

ROLL CALL:

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

NAYS: None

ABSENT: None

ABSTAIN: None

ADOPTED

**2025-352 Authorizing Shore Athletic Club to conduct their 5K Race on Saturday,
December 27, 2025 from 10:00 a.m. to 11:00 a.m.**

ON MOTION by Gubitosi/DeNoble to adopt Resolution 2025-352.

ROLL CALL:

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

NAYS: None

ABSENT: None

ABSTAIN: None

ADOPTED

**2025-353 A Resolution opposing the closure or relocation of Monmouth Medical Center
Hospital in Long Branch.**

ON MOTION by Gubitosi/Weber to adopt Resolution 2025-353.

ROLL CALL:

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

NAYS: None

ABSENT: None

ABSTAIN: None

ADOPTED

2025-354 Land Use Board Appointment update.

ON MOTION by Gubitosi/DeNoble to adopt Resolution 2025-354.

ROLL CALL:

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

NAYS: None

ABSENT: None

ABSTAIN: None

ADOPTED

2025-355 Extending all 2025 Special Parking Permits until February 28, 2026.

ON MOTION by Gubitosi/DeNoble to adopt Resolution 2025-355.

ROLL CALL:

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

ADOPTED

2025-356 Opposing S-4736 and advocating for Home Rule and Local Control of Planning/Zoning decisions.

ON MOTION by Gubitosi/DeNoble to adopt Resolution 2025-356.

ROLL CALL:

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

ADOPTED

2025-357 Directing that \$200,000 in proceeds from the sale of 319 LaReine Avenue be deposited into the Borough's Affordable Housing Trust Fund.

ON MOTION by Gubitosi/DeNoble to adopt Resolution 2025-357.

ROLL CALL:

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

ADOPTED

2025-358 Authorizing the transfer of appropriations in the Fiscal year 2025 Budget.

ON MOTION by Gubitosi/DeNoble to adopt Resolution 2025-358.

ROLL CALL:

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

ADOPTED

2025-359 Bill List for December 16, 2025.

ON MOTION by Gubitosi/DeNoble to adopt Resolution 2025-359.

ROLL CALL:

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

NAYS: None

ABSENT: None

ABSTAIN: None

ADOPTED

2025-360 Approval to apply for a FY 2026 Legislative Grant for Recreation Support.

ON MOTION by Gubitosi/DeNoble to adopt Resolution 2025-360.

ROLL CALL:

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

NAYS: None

ABSENT: None

ABSTAIN: None

ADOPTED

ANNOUNCEMENTS: None

ADMINISTRATOR REPORT:

Mr. Doherty gave an update on the following infrastructure projects:

MAYOR AND COUNCIL REPORTS:

Councilwoman DeNoble:

Gave reports for the Tourism Commission and the Shade Tree Commission.

Councilman Nowicki:

Gave activity reports for the First Aid Squad. Mr. Nowicki also announced the next Sylvan Lake Commission Meeting will take place on Wednesday, 12/17/25.

Ronald Minsky, Bradley Beach Fire Chief, presented the Fire Department Activity Report and thanked the Mayor and Council for their support throughout the year.

James Arnold, Police Chief, presented the Police Activity report and thanked the Mayor and Council for their support throughout the year.

Councilwoman Greenblatt:

Gave reports for the Fletcher Lake Commission, Recreation Committee, and the Arts Council

Councilman Weber:

There will be some more thank you's in a minute - but - I have to start with my family. My wife and kids have been nothing but supportive, and tolerant of all this. And tolerance really is the operative word here. I had a 5 year old and a 7 year old when I ran for the first time. Plus, our house was under construction, we had no working kitchen and we were couch-surfing for part of that Fall. My kids turned out great, probably because they spent more time with their mother because I was busy doing all this council stuff. Even tonight, my wife had a Board of Ed meeting and that is where she is now. But I cannot thank them enough for their support.

First, I want you all to know that I read every word. Every Ordinance, Every resolution, every contract, every document. I read every word. I think that is what you all expect and it is what you all deserve.

Now, understanding it all the first time, and remembering it all, that is another story. But if I did not understand something the first time, I would ask questions and boy did I ask a lot of questions.

In my first term, asking questions was looked on really unfavorably. So much so that some people decided to level some completely untrue and baseless charges in the form of a lawsuit to hopefully get rid of me.

I have to talk about this because - who cares now - but the general public never got the story about this. When the accusations were leveled, the town took the completely appropriate action of hiring an attorney from outside of the town, who had no connection to the town, to investigate. And do you know what that investigation found? That nothing happened! And that was all put in a report that was kept from the public because it was a personnel issue. It was investigated, and it was found that nothing happened, nothing illegal, nothing. Yet a lawsuit was able to proceed that cost the Borough money.

That is the kind of thing that just makes me shake my head about all of this. And then the same thing happens four years later to a different Councilman. C'mon.

There were some things I did not like about my first term, so I put together a Team in 2019 and ran. We won. All four of us. And as I like to say, we had two good months in the beginning of 2020. There were some staff changes too. Not because anyone was fired but because I think certain people knew that we were going to start holding people accountable. So, with a brand new CFO and new Borough Administrator, we faced the pandemic in March of 2020. I think the day that everything shut down was literally David Brown's second day.

We had to learn how to run the government and conduct our business in the shutdown environment, pretty much like everyone else in the country. But we got through it. I was Council President that year. The first year of Zoom meetings. The only thing I did as Council President was to surprise Mayor Gay Englestad and give him a plaque of appreciation at his last meeting. I am really happy that the nature of that has changed. More is asked of the Council President, and more is delivered by the Council President.

Gary said some pretty nice things about me a couple of meetings ago - presumably because he could not be here tonight. Gary and I did not always see things the same way, and I was probably a little hard on him sometimes, but in the following years when he was no longer Mayor, I got a little bit nostalgic for Gary Englestad. So, it is good to see him around town and to see the way he is contributing still.

In 2020, in the COVID Year, our current Mayor was a new Councilman. And he was the hardest working Councilman, and he was getting the most done. So, I said, "You got to run for Mayor." And he did. And we know that it did not work out in 2020, but seeing you in the job now, it tells me I bet on the right horse.

About this council and the government here - I go to a fair number of town meetings for my job. And the amount of information given at other town meetings is nowhere near what Bradley Beach provides. Bradley Beach Council meetings are far and away more detailed than most towns I have seen. There is more detail given on the Bills list, the agenda is more detailed - in many towns it is just a page. I did have a reason to look back at old bill lists from when I first got on the Council, and we are providing a lot more info now than we did then, but I will tell you that even our old bill lists were more detailed than what I see in some towns.

So be thankful people - but - do not let them backslide on any of that.

One thing that surprises me about this job is the way I feel about the police. I never really thought of it this way, but I quickly realized that there is a good chance that if you are dealing with the police, it is the worst day of your life. Either you crashed your car or your spouse just had a heart attack. A huge part of their job is meeting people, often for the first time, on the worst day of their life. I think they do a great job and I'm glad they are now allowed to get to know all of us. And my hat is off to those on the force who spoke out, or acted out, which led to big changes in this town.

Of course, the same goes for Fire and First Aid folks, they are likely showing up on the worst day of your life. But the big difference, the profound difference, is that they are volunteers. I spent a good part of my career working with volunteers, and to have the longevity that some of our volunteers have, it is extraordinary. And to have them bringing in new folks is truly remarkable. Keep it going folks, and we all should help Fire and Fire Aid however we can.

I want to thank the staff. They really are great and they are in a great place. And once they stop being told that the Council was the problem, I think the staff thinks this Council is pretty OK.

I appreciate all the support that people in the room have given me. And the time and attention that you have given to your own Government. This is what Democracy looks like.

To do list for the incoming Mayor and Council

- Move the Bonfire - 4th Ave is the smallest beach.
- Close the gaps in the dunes. Dunes are suppose to protect the town. But dunes with thirteen separate 50-foot-wide gaps in them are kind of like not having dunes. We need to close them up. Where each gap is now, that becomes a place where you can walk over the dunes, some with ADA ramps, and a few spots where vehicles can traverse the dunes too.
- And finally, this room. This dais. What if a person in a wheelchair gets elected, or able-bodied ambulatory person gets elected and then they have an accident. It needs to be done. I know it will not be easy, but it must be done.

Things I am proud of - Proud of the Logo change. That was really a great committee, and I just coordinated the meetings.

I am proud of the sharing shed - A community-based waste reducing effort.

I am proud of the way we have conducted ourselves up here. I am proud that we stuck together and kept some bad things from happening.

Advice on politics - now not everyone likes everyone. It is just human nature. You like some people, and you do not like other people. But do not let other people enlist you in their dislike of another person. From your own opinion.

We are in a small town. Do not be a jerk, either in real life or online. Because there is a good chance you will be standing next to that person online at the bakery or sitting next to you in a restaurant.

I am looking forward to my next role as the Chair of the Environmental Commission. Which is what I was before I was elected.

So, I will see you around town everyone.

Mayor Gubitosi:

- **Gave an update on the Borough website redesign.**
- **Mentioned the various recent holiday events.**
- **Reported the Charter Study will provide recommendations in the coming months.**
- **Thanked Councilman Weber for his service to the Borough.**
- **I wish everyone Happy Holidays.**

PUBLIC COMMENTS AND QUESTIONS:

In Person:

Brian Crean, 512 LaReine Avenue Unit 1, Announced the Fire Department will hold a Lunch and Learn session on 1/1/16 at 2:00 p.m. and encouraged everyone to attend.

Thomas J. Coan, 612 Third Avenue, made several comments regarding Main Street sidewalk repairs.

**Zoom:
Tia Dinh, 147 Cookman Avenue, Ocean Grove, inquired about Council Members being on the beach locker waiting list benefitting from their vote for Resolution 2025-347.**

EXECUTIVE SESSION: None

ADJOURNMENT:

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

ROLL CALL:

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

THE COUNCIL BUSINESS MEETING ADJOURNED AT 8:20 P.M.


Erica Kostyz, RMC, CMR
Municipal Clerk