

**BOROUGH OF BRADLEY BEACH
COUNCIL BUSINESS MEETING MINUTES
FEBRUARY 18, 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 FEBRUARY 4, 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

Council President DeNoble opened the meeting with a salute to the flag.

Sunshine Law was read.

ROLL CALL AT 6:30 P.M.

Present at the February 18, 2025 Council Business Meeting:

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

Council President DeNoble announced the Mayor would not be present this evening due to a family emergency.

WORKSHOP(S):

Dog Regulations:

Council discussion on this topic entailed the consideration to permit dogs in various areas throughout the Borough, creating a Task Force to explore this idea, and amending the current ordinance language pertaining to dogs. Also discussed were the pros, cons, and concerns to include sanitation expenses and sanitation supplies in the parks and at the beaches, health and safety for the human population, enforcement of laws, and increase of park usage.

The following residents offered Public Comments:

Dr. Kathleen Heaney, DVM, 303 Fletcher Lake Avenue
Dawn Sysak, 602 Monmouth Avenue
Rick Castellano, 604 Bradley Boulevard
Eileen Shissias, 112 Fourth Avenue
Kristen Mahoney, 200 LaReine Avenue
Nancy Meadow, 805 Beach Avenue

Park Mobile: This Workshop was tabled.

Host Compliance/Granicus:

Matthew Doherty, Acting BA explained Host Compliance is a tool used to track short-term rentals within the Borough. The benefits of this software would enable the Borough to increase enforcement of existing ordinances regarding short-term rentals and generate revenue by enforcing payment of mandatory fees.

The following residents commented on this discussion:

Linda Duffy, 312 Brinley Avenue, suggested upgrading the software to include locker rental fees.

MINUTES APPROVAL

ON MOTION by DeNoble/Greenblatt to approve the Council Business Meeting Minutes of February 4, 2025.

ROLL CALL:

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

APPROVED

Public Comments and Questions on Agenda Items:

In Person:

Eileen Shissias, 112 Fourth Avenue, feels residents should be accommodated for beach locker location. Mr. Cannon addressed this concern.

Mr. Cannon addressed this concern.

Brian Downey, 619 Fourth Avenue, expressed concerns about passing Resolution 2025-104 if they do not comply with removing their tent. Mr. Doherty addressed this concern.

Linda Duffy, 312 Brinley Avenue, feels Ordinance 2025-9 should be tabled and workshopped for the public.

Ray Castellano, 604 Bradley Boulevard, feels residents should have a preference on beach locker location.

Thomas J. Coan, 612 Third Avenue, inquired about Resolutions 2025-82 & 83 and feels non-residents should not be allowed to purchase lockers.

Councilman Nowicki stated he would provide clarification for the resolutions later in the meeting.

Rick Bartolomei, 116 Newark Avenue, suggested building more beach lockers.

Lou Ann Bartlett and Steven Bartlett, 312 Main Street, expressed concerns about allowing D’Arcy’s event to be held on March 2nd when they are not in compliance with removing the tent.

Mr. Doherty and Mr. Cannon addressed these concerns.

Zoom: None

PRESENTATIONS & BIDS: NONE

ORDINANCES:

Introductions:

ORDINANCE 2025-10

AN ORDINANCE AMENDING CHAPTER 123: “BEACHFRONT AREAS AND ADJACENT WATERS” OF THE BOROUGH’S REVISED GENERAL ORDINANCES TO PROHIBIT THE SUBLETTING OR ASSIGNMENT OF BEACH LOCKER RENTALS.

Discussion ensued amongst the Governing Body to table this resolution for further review or introduce the ordinance this evening makes adjustments prior to adoption in the future. It was decided to move forward with the introduction this evening.

ON MOTION by DeNoble/Greenblatt to introduce Ordinance 2025-10.

ROLL CALL:

AYES: DeNoble, Greenblatt, Nowicki, Weber

NAYS: None

ABSENT: Mayor Gubitosi

ABSTAIN: None

INTRODUCED

Adoptions:

ORDINANCE 2025-8

AN ORDINANCE ESTABLISHING CERTAIN SALARIES OF CERTAIN OFFICERS AND EMPLOYEES OF THE BOROUGH OF BRADLEY BEACH, IN THE COUNTY OF MONMOUTH, AND THE STATE OF NEW JERSEY AND REPEALING ANY AND ALL OTHER ORDINANCES INCONSISTENT HEREWITH.

ON MOTION by DeNoble/Weber to open the public hearing for the adoption of Ordinance 2025-8.

ROLL CALL:

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

NAYS: None

ABSENT: None

ABSTAIN: None

Public Comment: None

ON MOTION by DeNoble/Greenblatt to close the public hearing and adopt Ordinance 2025-8.

ROLL CALL:

AYES: DeNoble, Greenblatt, Nowicki, Weber

NAYS: None

ABSENT : Mayor Gubitosi

ABSTAIN : None

ADOPTED

ORDINANCE 2025-9

AN ORDINANCE AMENDING CHAPTER 24: “COMMISSIONS AND COMMITTEES” AND CHAPTER 270: “LAND DEVELOPMENT” AND CHAPTER 425: “TREES” OF THE BOROUGH’S REVISED GENERAL ORDINANCES TO ENHANCE THE OPERATIONS AND REGULATIONS OF THE BOROUGH’S SHADE TREE COMMISSION.

ON MOTION by Gubitosi/DeNoble to open the public hearing for the adoption of Ordinance 2025-9.

Councilwoman Greenblatt suggested the Shade Tree Commission serve as an entity for any future ordinance amendments.

ROLL CALL:

AYES: DeNoble, Greenblatt, Nowicki, Weber

NAYS: None

ABSENT: Mayor Gubitosi

ABSTAIN: None

Public Comment: None

ON MOTION by Gubitosi/DeNoble to close the public hearing and adopt Ordinance 2025-9.

ROLL CALL:

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

ADOPTED

COMMUNICATIONS:

Presented by Council President DeNoble on behalf of Mayor Gubitosi:

- 1. Employee Healthcare Waiver established of \$2,500 (not available if spouse is also enrolled in State Plan). The goal is to provide incentive for employees to take coverage with their spouse's plan and reduce the costs of our health care plan. Potential savings could exceed \$30,000.**
- 2. Fair Share Housing Development Fees, effective February 1, 2025:**
 - a. Ordinance is consistent with Municipalities across NJ that participate in Affordable Housing**
 - b. Ordinance and Trust have existed for multiple years but were never activated.**
 - c. Determination to make effective immediately was the decision of the Mayor to ensure maximum compliance in support of Affordable Housing as we move forward.**
 - d. Fees collected will be used to advance the Borough's Affordable Housing goals - purchase properties, renovate housing**
- 3. Alternate Side of the Street Parking:**
 - a. These rules are intended to protect our residents and make sure that our DPW can clear our streets.**
 - b. The Borough will enforce.**
 - c. Threat of "accumulation" of snow, no specific number of inches, will trigger enforcement.**
- 4. Strategic Task Force Community Volunteers:**
 - a. Volunteers for Commissions have already been shared with Commission Chairpersons.**
 - b. Task Force volunteers - many selected multiple options - are being assigned. Mayor Gubitosi plans to reach out to each volunteer separately.**
- 5. Removal of freeze on Beach Locker waiting list:**
 - a. In response to concerns raised by many residents who were frustrated because new sign-ups were not being accepted.**
 - b. Subletting lockers is not allowed and could result in the loss of the use of the locker.**
- 6. 319 LaReine Ave update: Councilwoman DeNoble stated an auctioneer has been identified and a proposal has been received. The proposal will be reviewed by the Governing Body with the goal to pass a resolution in March to legally and transparently auction the artifacts so residents can have the opportunity to participate in the auction if they choose.**

CONSENT AGENDA RESOLUTIONS:

Councilwoman DeNoble made a motion to table Resolution 2025-90 at the request of the Fire Department, seconded by Councilman Weber.

2025-90 Approving the United Engine and Truck Company to apply for a Coin Toss Permit to take place July 4, 2025 at the intersection of Main Street (a/k/a Highway 71) and Brinley Avenue.

ROLL CALL:

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

TABLED

2025-88 Appointment of Land Use Board Class II Member Thomas J. Murray Jr., Construction Official.

2025-89 Approval of Probationary Firefighter Appointment Madelyn Dellett.

2025-91 Approval of On-Premises Raffle License Number 2025-5 for The Friends of the Bradley Beach Library for Sunday, April 27, 2025.

2025-92 Authorizes the County of Monmouth Mosquito Control Division to conduct Aerial Mosquito Control Operations within the Borough of Bradley Beach.

2025-93 Acting Deputy Court Administrator Appointment.

ON MOTION by DeNoble/Nowicki to adopt the remainder of the Consent Agenda Resolutions.

ROLL CALL:

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

ADOPTED

INDIVIDUAL RESOLUTIONS:

2025-94 Audit Corrective Action Plan for 2022.

Mr. Doherty stated it is the Administration's goal to clean up Borough finances transparently.

ON MOTION by Gubitosi/Greenblatt to adopt Resolution 2025-94.

ROLL CALL:

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

ADOPTED

2025-95 A Resolution endorsing Revolution New Jersey and the 250th Anniversary of the Founding of the United States in 2026.

Councilwoman Greenblatt explained the purpose of this resolution.

ON MOTION by DeNoble/Greenblatt to adopt Resolution 2025-95.

ROLL CALL:

AYES: DeNoble, Greenblatt, Nowicki, Weber

NAYS: None

ABSENT: Mayor Gubitosi

ABSTAIN: None

ADOPTED

2025-96 Bradley Beach Business Community Alliance 2025 Memorandum of Understanding Memorialization.

ON MOTION by DeNoble/Greenblatt to adopt Resolution 2025-96.

ROLL CALL:

AYES: DeNoble, Greenblatt, Nowicki, Weber

NAYS: None

ABSENT: Mayor Gubitosi

ABSTAIN: None

ADOPTED

2025-97 Authorizing a refund of Sewer Overpayment for 510 Evergreen Avenue.

ON MOTION by DeNoble/Weber to adopt Resolution 2025-97.

ROLL CALL:

AYES: DeNoble, Greenblatt, Nowicki, Weber

NAYS: None

ABSENT: Mayor Gubitosi

ABSTAIN: None

ADOPTED

2025-98 Approving a Contract with Parkmobile, LLC to provide parking permit fee software and services through Omnia Partners, an approved National Purchasing Cooperative.

ON MOTION by DeNoble/Greenblatt to table Resolution 2025-98.

ROLL CALL:

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

TABLED

2025-99 Approving a contract with Granicus to provide proprietary computer software and related support services for Transient Accommodation Host Compliance.

ON MOTION by DeNoble/Greenblatt to adopt Resolution 2025-99.

ROLL CALL:

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

ADOPTED

2025-100 Approving a contract with Shore Business Solutions to provide copier/printer hardware and support services through a State-Approved Purchasing Cooperative.

Councilman Weber inquired about the costs in this contract which was clarified with Mr. Doherty and Mr. Cannon.

ON MOTION by DeNoble/Weber to adopt Resolution 2025-100.

ROLL CALL:

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

ADOPTED

2025-101 Terminating Qualified Purchasing Agent Kimberly Humphrey for reasons of economy and efficiency.

ON MOTION by DeNoble/Weber to adopt Resolution 2025-101.

ROLL CALL:

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

ADOPTED

2025-102 Approving a Professional Services Contract with PM Consultants, LLC and appointing PM Consultants, LLC as Qualified Purchasing Agent at a cost not to exceed \$10,000.00.

Mr. Cannon updated this resolution to include the name of the individual who will be serving as the Qualified Purchasing Agent as Brenda Sprigman of PM Consultants.

ON MOTION by DeNoble/Greenblatt to adopt Resolution 2025-102.

ROLL CALL:

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

ADOPTED

2025-103 Authorizing the Settlement of pending litigation before the Superior Court of New Jersey, Monmouth County entitled Herrera-Lopez, et al. V. Borough of Bradley Beach, ET AL., Docket NO. MON-L-1807-23.

ON MOTION by DeNoble/Weber to adopt Resolution 2025-103.

ROLL CALL:

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

ADOPTED

2025-104 Approving D’Arcy’s Tavern to serve outdoor food and beverage in its parking lot on Sunday, March 2, 2025 for the St. Patrick’s Day Parade.

Councilwoman DeNoble Abstained from voting on this resolution due to a conflict.

Councilman Weber clarified D’Arcy’s will not be erecting a permanent tent for their event.

Discussion ensued amongst Mr. Cannon and the Governing Body regarding future enforcement for removing the structures that are currently still existent.

ON MOTION by Weber/Greenblatt to adopt Resolution 2025-104.

ROLL CALL:

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

ADOPTED

2025-105 Bill List for February 18, 2025.

ON MOTION by DeNoble/Greenblatt to adopt Resolution 2025-105.

ROLL CALL:

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

ADOPTED

Councilman Nowicki gave a detailed explanation of Resolutions 82 & 83 regarding the change of the original sewer construction work to be performed.

2025-82 Authorizing Award of Professional Engineering Services with CME Associates for 5th Avenue Sanitary Sewer Replacement. (Previously tabled 2-4-25)

ON MOTION by DeNoble/Greenblatt to adopt Resolution 2025-82.

ROLL CALL:

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

ADOPTED

2025-83 Authorizing Award of Professional Engineering Services with CME Associates for NJDOT Improvements to 5th Avenue – Phase 2 and Park Place Avenue.

ON MOTION by DeNoble/Nowicki to adopt Resolution 2025-83.

ROLL CALL:

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

ADOPTED

ANNOUNCEMENTS: None

ADMINISTRATOR REPORT:

Mr. Doherty

- **Provided an update on the Local 152 Negotiation. Mr. Doherty is hoping the Local 152 members will vote on the contract within the next two weeks after which the contract will be presented to the Council to vote on in public.**
- **Thanked the Belmar Police Officers and DPW for their recent assistance to the Borough.**

- Thanked the Neptune DPW for their recent assistance to the Borough.
- The Jazz Festival was a success.
- The Mayor and Administrator are working with JCP&L to replace the leaning poles on Main Street. .
- There is a part-time Employment position in the Municipal Court.

MAYOR AND COUNCIL REPORTS:

Councilman Nowicki

The Sylvan Lake Commission will hold their meeting tomorrow 2/19/25 at 6:00 p.m. in the Borough Hall Meeting Room.

Councilwoman Greenblatt

The Arts Council met on 2/7/2025. They are in the process of outreach to individuals who have been identified for membership. There are five open spots and a plan to add two alternates. We are hopeful to solidify the membership within the next few weeks and submit the membership to the mayor for appointment. The Council will also be reaching out to all those who expressed interest in the Arts Council and organize them by Arts interest. These volunteers will serve as Advisors and play an integral in the Arts Council programming. The next meeting of the Arts Council is Friday, 2/28/25 2:00 p.m.

The Fletcher Lake Commission met on Thursday, 2/13/25. This was the first meeting of the year. The Commission will plan their reorganization meeting in March and approve their membership and terms. They have also approved the receipt of funds reimbursed by the Bradley borough for 2024, this includes their yearly stipend and reimbursement for

Goose Control services. The Commission noted that there are many violators of the prohibition of electric vehicles on the bridge and have asked that the sign currently on the Bradley side be replaced with a larger sign. This has been conveyed to the administration. The Ocean Grove side does not currently have signage about this issue, and Neptune's Mayor Lane is initiating the same. In the coming months, the bridge will be stained to create a better barrier to protect the natural wood. They will select a transparent stain with a low tint, yet to be determined. Both the Bradley and the Neptune sides are initiating a contract with Mike Campbell, Galaxy Geese for the year ahead. The next Commission meeting is scheduled for Thursday, 3/13/25 at 6:00 p.m.

The Recreation Committee met Monday, 2/10/25. Their by-laws were amended and approved unanimously by its board. Only minor changes were made. The Silverball Arcade Middle School event, originally scheduled for this Thursday, will be postponed due to anticipated inclement weather. Possible reschedule dates are Thursday, 3/6/25 from 6:00 to 8:00 p.m. or Friday, 3/14/25, daytime, as there is no school that day. Details to follow.

Radio Bingo, which takes place Saturday, 3/8/25 at 7:00 p.m., is a sold-out event. It is being co-sponsored with the Ladies Auxiliary and the Fire Department. Please be advised that it will take place at the Fire Banquet Hall, adjacent to the Fire Station and behind the Biase Center. A reminder that Mahjong continues to meet every Friday at the Biase Center from 1:00 p.m. to 3:00 p.m. "Open Rec" is on Thursdays until 6:00 p.m. and Fridays until 7:00 p.m. for kids to come do homework, play games, get crafty, and watch movies after school.

The next Senior Club meeting is on 2/26/25 from 12:00 p.m. to 3:00 p.m. at the Biase Center. The Recreation Department will be hosting a monthly Bowling Club, to begin in March. No first date yet set but it will be run one Wednesday evening per month from 6:00 p.m. to 8:00 p.m.; \$10.00 per person includes shoes and unlimited bowl. There will be a student drop-off associated with this event at the Recreation Center, enabling parents an evening out. Grammar school age students can expect movies, popcorn, and fun, under the supervision of adults. Summer Camp 2025 Enrollment begins in mid-March. Bradley Beach Residents get a week of priority and specific dates

will be announced soon. The Recreation Board's next meeting is Monday, 3/10/25 at 6:30 p.m. at the Recreation Center.

Councilman Weber

- Provided the Fire Department and First Aid Squad Reports.
- Councilman Weber mentioned the Jazz Festival was a great success and thanked the volunteers.
- The Environmental Commission is working to attain their Sustainable Jersey points.

Councilwoman DeNoble

- The Shade Tree Commission met on 2/5/25.
- The Tourism Commission met on 2/11/25.
- Councilwoman DeNoble thanked all the volunteers that assisted with Jazz Festival and Tourism Director Amy Hall.

Public Comments:

In Person:

Geoff Curtiss, 202 Third Avenue, expressed several concerns pertaining to round four for Fair Share Housing. Mr. Curtiss requested the creation of the new plan will be shared with the public and Council will be transparent.

Mr. Cannon addressed the status of the Fair Share Housing Element.

Paula Gavin, 106 Evergreen Avenue, thanked the Mayor and Council for renewing the BBBCA Agreement.

Thomas J. Coan, 612 Third Avenue, thanked Mr. Doherty for his comments on the 2022 Corrective Action Plan. Mr. Coan stated he is pleased the public is showing an interest in Affordable Housing.

Eileen Shissias, 112 Fourth Avenue, thanked the Council for their hard work.

Nancy Meadow, 805 Beach Avenue, inquired about payroll taxes involved for the employee pay out listed in Resolution 2025-103.

Zoom:

Brigitte McGuire, 610 Brinley Avenue, inquired if the back pay listed in Resolution 2025-103 will cover all costs owed to the employees.

Mr. Cannon addressed this inquiry.

EXECUTIVE SESSION:

ON MOTION by DeNoble/Greenblatt to retire into Executive Session at 8:55 p.m. to discuss an Employment/Personnel Matter.

- Local 152 Negotiations

Resolution 2025-107 Retire into Executive Session.

ROLL CALL:

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

ON MOTION by DeNoble/Greenblatt return from Executive Session at 9:20 p.m.

ROLL CALL:

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

ADJOURNMENT:

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

ROLL CALL:

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

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



Erica Kostyz, RMC, CMR
Municipal Clerk