

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

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 February 4, 2025 Council Business Meeting:

**Governing Body Members: Ms. DeNoble, Ms. Greenblatt, Mr. Nowicki, Mr. Weber, Mayor Gubitosi
Acting Borough Administrator, Matthew Doherty
Municipal Clerk, Erica Kostyz
Borough Attorney, Gregory Cannon
Michele Whille, Deputy Municipal Clerk, Zoom Facilitator
Police Chief, James Arnold
Borough Engineer, Bennett Matlack
Interim CFO, John Barrett**

Mayor Gubitosi made motion to table Resolutions 2025-77, 2025-82, and 2025-83, seconded by Councilwoman Greenblatt

ROLL CALL:

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

WORKSHOP(S):

CME Projects:

Bennett Matlack, Borough Engineer, provided updates on the following projects:

- **Recreation Center Improvements**
- **Main Street Improvements**
- **Promenade Extension**
- **54 Ocean Avenue**
- **Bulkhead Replacement**
- **Sylvan Lake Bulkhead**

Discussions between Mr. Matlack and the Governing Body included scope of work, concept plans, timelines, grant funding/deadlines, contract awards, and public hearings.

319 LaReine Avenue Update:

Councilman Weber recused himself from this discussion and was not present for this workshop.

Councilwoman DeNoble and Councilman Nowicki provided updates on 319 LaReine Avenue to include:

- **Artifact disposal by way of public auction (State Statute N.J.S.A. 40A:36 cited by Ms. DeNoble).**
- **Rejecting the bids from December 20th and re-advertising for bids to include a grading plan and other important items pertaining to safety of air quality and surrounding sidewalks and properties.**

Mayor Gubitosi stated effective as February 1st an ordinance from 2017 has been activated to collect development fees that contractors pay into for the Fair Share Housing Trust.

Councilwoman Greenblatt expressed this administration is responsibly moving forward with this project and following a proper process to dispose of the artifacts and protect the residents in the surrounding area during the demolition and feels the Council is setting out to do this properly and as quickly as possible.

Councilman Weber returned to the Council Meeting.

Mayor Gubitosi made a motion to temporarily delay presentations until the Interim CFO returns, seconded by Councilwoman DeNoble.

ROLL CALL:

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

MINUTES APPROVAL

ON MOTION by Gubitosi/Greenblatt to approve the Council Business Meeting Minutes of January 21, 2025.

ROLL CALL:

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

APPROVED

ON MOTION by Gubitosi/Greenblatt to approve the Executive Session Meeting Minutes of January, 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:

Beth Kepler, 504 Central Avenue, served three Notice of Tort Claims and proceeded to read her claim pertaining to the 319 LaReine Avenue bid.

Nancy Meadow, 805 Beach Avenue, requested the public to have an opportunity to provide input on the Recreation Center Improvement project.

Paul Neshamkin, 411 ½ LaReine Avenue, requested another inventory check is done for the artifacts inside 319 LaReine.

Thomas J. Coan, 612 Third Avenue, requested to be on any committees formed for Main Street Improvements, and gave several suggestions on various CME projects.

Zoom:

Don Greenberg, 302 Park Place Avenue, inquired about underground utilities for Main Street which was addressed by Mayor Gubitosi.

Eva Silbert, 216 Park Place Avenue, expressed concern she is unable to get a dog license due to when her dog's vaccine expires, which will reflect the increased rate and a late fee.

Mr. Cannon explained the rabies vaccination law is a State statute.

PRESENTATIONS & BIDS: NONE

Annual Debt Statement – Interim CFO, John Barrett

Mr. Barrett gave a presentation and explanation of the Annual Debt Statement to include:

- **The General Capital Debt**
- **Utility Capital**
- **Capital Improvement Fund**

- Sewer Utility Fund
- Bond Anticipation Notes
- Self-liquidating utility calculations
- Beach Utility

Mayor Gubitosi made a motion to open this presentation to include public comments, seconded by Councilwoman DeNoble.

ROLL CALL:

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

The following residents commented on this presentation:

Thomas J. Coan, 612 Third Avenue, inquired about the Corrective Action Plan, the 2023 Audit, and the funds from the sale of 319 LaReine Avenue property.

Beth Kepler, 504 Central Avenue, thanked Mr. Barrett and the Governing Body for this presentation.

ORDINANCES:

Introductions:

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.

Councilman Gubitosi stated this ordinance is adjusting one component of the salary ordinance establishing new ranges for the Community Development roles.

ON MOTION by Gubitosi/Weber to introduce Ordinance 2025-8.

ROLL CALL:

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

INTRODUCED

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.

Councilwoman DeNoble stated this ordinance is updates to provide clarity for the Shade Tree Commission responsibilities and verified with Mr. Cannon an amendment stating shrubs are not permitted was added.

ON MOTION by Gubitosi/DeNoble to introduce Ordinance 2025-9.

ROLL CALL:

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

NAYS: None

ABSENT: None

ABSTAIN: None

INTRODUCED

Adoptions:

ORDINANCE 2025-5

AN ORDINANCE AMENDING CHAPTER 115: “ANIMALS” OF THE BOROUGH’S REVISED GENERAL ORDINANCES TO INCREASE THE ANNUAL DOG LICENSE FEE FOR THE FIRST TIME SINCE 1987.

Mayor Gubitosi stated this is adjusting one component of this ordinance to reflect the Construction Official’s duties.

ON MOTION by Gubitosi/Weber to open the public hearing for the adoption of Ordinance 2025-5.

ROLL CALL:

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

NAYS: None

ABSENT: None

ABSTAIN: None

Public Comment:

Beth Kepler, 504 Central Avenue, thanked the Governing Body for this ordinance.

ON MOTION by Gubitosi/Greenblatt to close the public hearing and adopt Ordinance 2025-5.

ROLL CALL:

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

NAYS: None

ABSENT : None

ABSTAIN : None

ADOPTED

ORDINANCE 2025-6

AN ORDINANCE AMENDING CHAPTER 365: “RENTAL PROPERTY” OF THE BOROUGH’S REVISED GENERAL ORDINANCES TO IMPOSE AN OCCUPANCY TAX ON CERTAIN RENTALS WITHIN THE BOROUGH OF BRADLEY BEACH.

ON MOTION by Gubitosi/DeNoble to open the public hearing for the adoption of Ordinance 2025-6.

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 Ordinance 2025-6.

ROLL CALL:

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

NAYS: None

ABSENT : None

ABSTAIN : None

ADOPTED

ORDINANCE 2025-7

AN ORDINANCE AUGMENTING CHAPTER 398: “STREETS AND SIDEWALKS” OF THE BOROUGH’S REVISED GENERAL ORDINANCES TO CREATE NEW ARTICLE VI: “SMALL WIRELESS FACILITIES” TO REGULATE CERTAIN CELLULAR WIRELESS FACILITIES IN THE BOROUGH’S RIGHTS-OF-WAY.

ON MOTION by Gubitosi/Greenblatt to open the public hearing for the adoption of Ordinance 2025-7.

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 Ordinance 2025-7.

ROLL CALL:

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

ADOPTED

COMMUNICATIONS: None

Mayor Gubitosi made a motion to table Resolution 2025-77 in the Consent Agenda Resolution group, seconded by Councilwoman Greenblatt.

ON MOTION by Gubitosi/Greenblatt to close the public hearing and adopt Ordinance 2025-5.

ROLL CALL:

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

TABLED

CONSENT AGENDA RESOLUTIONS:

2025-69 Bill List for February 4, 2025.

2025-70 Authorizing Amendments to the Temporary Budget.

2025-71 Approving a Partial Deposit Refund in the amount of \$1,741.20 to Bradley Beach Business Community Alliance for their 2024 Events.

2025-72 Authorizing the Appointments of Special Class I Law Enforcement Officers attending the May class at the Monmouth County Police Academy.

2025-73 Approval for the Brain Injury Alliance of New Jersey to conduct their annual 5K Walk on Saturday, October 11, 2025 from 8:30 a.m. to 11:30 p.m. (Pass through only, no Borough assistance needed).

2025-74 Approval for the Alzheimer's Association to conduct their Annual Walk for Sunday, September 21, 2025 from 6:00 a.m. to 1:30 p.m.

2025-75 Approval for the Kaleidoscope of Hope Foundation to conduct their Annual Walk for Saturday, September 20, 2025 with a rain date of Saturday, September 27, 2025 from 6:00 a.m. to 12:00 p.m.

2025-76 Approval for the Surfrider Foundation, Jersey Shore Chapter to conduct their Chapter Meeting at the Fifth Avenue Gazebo for Wednesday, August 6th with a rain date of Thursday, August 7th from 5:30 p.m. to 8:30 p.m. (No Borough assistance will be necessary).

2025-77 Authorizing the execution of Lease Agreement Renewal for Copier and Printer Maintenance between Lease Servicing Center, Inc., and the Borough of Bradley Beach. *TABLED*

2025-78 Professional Service Appointment, Ian M. Goldman, Esq., as the Borough Alternate Prosecutor from January 1, 2025 to December 31, 2025.

2025-79 Resolution Amending 2025-22 Professional Contract Appointment Tax Appeal Attorney.

Councilman Weber inquired about a bill list item, which was addressed by Mr. Doherty.

ON MOTION by Gubitosi/DeNoble to adopt the Consent Agenda Resolutions with the exception of resolution 2025-77.

ROLL CALL:

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

NAYS: None

ABSENT: None

ABSTAIN: None

ADOPTED

INDIVIDUAL RESOLUTIONS:

2025-80 Rejecting all bids for the demolition of Borough property located at 319 LaReine Avenue and authorizing the readvertisement of revised bid specifications requiring the post-demolition grading of the aforesaid property.

ON MOTION by Gubitosi/Greenblatt to adopt Resolution 2025-80.

ROLL CALL:

AYES: DeNoble, Greenblatt, Nowicki, Mayor Gubitosi

NAYS: None

ABSENT: None

ABSTAIN: Weber

ADOPTED

2025-81 Authorizing Award of Professional Engineering Services with Leon s. Avakian, Inc. for Improvements to Ocean Avenue and the Promenade.

Mayor Gubitosi stated the Council asked Avakian to perform an evaluation of pick-up and drop-off areas for wheelchair bound individuals and evaluate site triangles to alleviate challenges seeing oncoming vehicles as people are pulling out onto Ocean Avenue.

ON MOTION by Gubitosi/Nowicki to adopt Resolution 2025-81.

ROLL CALL:

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

NAYS: None

ABSENT: None

ABSTAIN: None

ADOPTED

2025-82 Authorizing Award of Professional Engineering Services with CME Associates for 5th Avenue Sanitary Sewer Replacement.

ON MOTION by Gubitosi/Greenblatt to table Resolution 2025-82.

ROLL CALL:

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

TABLED

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 Gubitosi/Greenblatt to table Resolution 2025-83.

ROLL CALL:

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

TABLED

2025-84 Approving a Fair and Open Professional Services Contract with Cannon & McGuinn, LLC, as Borough Attorney.

ON MOTION by Gubitosi/Greenblatt to adopt Resolution 2025-84.

ROLL CALL:

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

ADOPTED

2025-85 Authorizing Award of Professional Alternate Labor Attorney Services with Johnathan Cohen of Plosia Cohen Law Firm.

ON MOTION by Gubitosi/Greenblatt to adopt Resolution 2025-85.

ROLL CALL:

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

ADOPTED

2025-86 Approving a Fair and Open Professional Services Contract with Leon S. Avakian, Inc. as Borough Planner.

ON MOTION by Gubitosi/DeNoble to adopt Resolution 2025-86.

ROLL CALL:

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

ADOPTED

2025-87 Approving a Fair and Open Professional Services Contract with Ruderman & Roth as Borough Labor Attorney.

ON MOTION by Gubitosi/Weber to adopt Resolution 2025-87.

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 Local 152 Contract Negotiation and beach lockers and stated there will be a Tourism report given at the next Council Meeting by the Tourism Director.

MAYOR AND COUNCIL REPORTS:

Councilman Weber

- **Provided the First Aid Operational report.**
- **The Environmental Commission is focused on obtaining Sustainable New Jersey Points.**
- **Several Ash Trees are due to be removed due to disease and will be replaced.**
- **Community Development will be proactively collecting necessary fees that should have been collected in previous years for the Affordable Housing Trust Fund.**

Councilwoman DeNoble

- The Jazz Festival will take place on Friday and Saturday. Six bands will be performing.
- The Bradley Beach Board of Education celebrated School Board Recognition Month at their meeting on 1/28/25. Ms. DeNoble acknowledged past and present members of the Board and their accomplishments.

Dr. Elizabeth Franks of the Bradley Beach Elementary School thanked Councilwoman DeNoble and the community for their continued assistance and support.

Councilwoman Greenblatt

- The Fletcher Lake will meet on 2/13/25 at 6:00 p.m. to discuss the installation of signage on the Ocean Grove side of the lake prohibiting electric/motorized vehicles on the bridge, the contract for Galaxy Geese, the possibility of installing benches, the staining of the bridge to preserve the bridge.
- The Recreation Committee will meet on 2/10/25 at 6:30 p.m. Ms. Greenblatt also mentioned the upcoming events.
- The Arts Council will coordinate with Tourism and the BBBCA.
- Ms. Greenblatt attended the NJLM Orientation for Newly Elected Officials this past Saturday.

Dr. Franks announced the upcoming PTA Auction will be held on 3/30/25 and the upcoming Jazz Festival will take place in the School Auditorium.

Councilman Nowicki

- The Sylvan Lake Commission will meet Thursday, 2/20/25 at 5:30 p.m.
- Mr. Nowicki gave the Fire Department and Police Department activity reports.

Mayor Gubitosi

- Collaborating with Councilman Nowicki on several Sylvan Lake restoration projects.
- The Mayor and Council are making good strides to meet the Fair Share Housing obligations.
- Mayor Gubitosi stated substantial progress is being made on the Local 152 Contract.
- The Strategic Task Forces are in the process of being organized.
- The BBBCA event recognizing superheroes was a success.
- Mentioned the goals and expectations for the beach access improvements.
- The Governing Body is considering reinstating the Host Compliance contract.
- BBES Third Grade Students will be visiting Borough Hall on 2/27/25 to learn about Municipal Government.

Public Comments:

In Person:

Rick Bartolomei, 116 Newark Avenue, inquired about items on the AFS and statements on finances. Mr. Doherty addressed both items.

Beth Kepler, 504 Central Avenue, read her Notice of Tort concerning pertaining to a Land Use Board matter.

Zoom: None

ADJOURNMENT:

ON MOTION by Gubitosi/Weber to adjourn the Council Business Meeting at 8:50 p.m.

ROLL CALL:

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

NAYS: None

ABSENT: None

ABSTAIN: None

THE COUNCIL BUSINESS MEETING ADJOURNED AT 8:50 P.M.


Erica Kostyz, RMC, CMR
Municipal Clerk