

**BOROUGH OF BRADLEY BEACH
COUNCIL BUSINESS MEETING MINUTES
MARCH 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 MACH 4, 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 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

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

Sunshine Law was read.

ROLL CALL AT 6:30 P.M.

Present at the March 4, 2025 Council Business Meeting:

**Governing Body Members: Ms. DeNoble (via Zoom), Ms. Greenblatt, Mr. Nowicki, Mr. Weber,
Mayor Gubitosi
Acting Borough Administrator, Matthew Doherty
Municipal Clerk, Erica Kostyz
Borough Attorney, Gregory Cannon (via Zoom)
Deputy Municipal Clerk and Zoom Facilitator, Michele Whille
Police Chief, James Arnold
DPW Supervisor, Biagio Cofone**

PRESENTATIONS & BIDS:

Lynn Pitarresi, Executive Director of Court Appointed Special Advocates (CASA) of Monmouth County stated this non-profit organization which began twenty years ago and is nationwide. Each program throughout the country advocates for abused children that are in foster care. CASA trains community volunteers that are appointed by a judge to meet with these children and advocate for them. The volunteers ensure the children's needs are a priority.

Jeanine Hernandez, Director of Community Development and volunteer shared her experiences with CASA.

Joe Albanese, Borough resident, and CASA Volunteer, also shared his experience and stated it is a rewarding opportunity.

Certificates of Appreciation were given to CASA resident volunteer advocates Joseph Albanese and Catherine Clifford by the Mayor and Council.

A Certificate of Appreciation by Chief Lifeguard Michael Rosenberg was presented to Philanthropy resident Peter Lowy in honor for his many years of monetary donation gifts to the Bradley Beach Lifeguards.

Mayor Gubitosi made a motion to move and vote on Resolution 2025-114 Authorizing Amendments to the Temporary Budget, seconded by Councilman Weber.

Mayor Gubitosi explained this resolution is to cover costs that need to be completed prior to Memorial Day to include handicapped pick-up and drop-off areas at two beaches, building handicapped lockers for wheelchair bound individuals, purchase of extra wide mobi-mats, and license plate readers for the Parkmobile service.

2025-114 Authorizing Amendments to the Temporary Budget.

ON MOTION by Gubitosi/Weber to adopt Resolution 2025-114.

ROLL CALL:

AYES: DeNoble, Greenblatt, Weber, Mayor Gubitosi

NAYS: None

ABSENT: Nowicki

ABSTAIN: None

ADOPTED

Mayor Gubitosi made a motion to move and vote on Resolution 2025-112 Authorizing the Memorandum of Agreement Between the Borough and UFCW Local No. 152, seconded by Councilwoman Greenblatt.

Mayor Gubitosi happily announced the Local 152 Contract was ratified yesterday evening after a long negotiation.

Discussion ensued with Councilman Weber and Mr. Doherty regarding the unnecessary difficulty with settling this contract under the prior administration.

Councilwoman DeNoble thanked the residents for their support, Local 152, Mayor Gubitosi, Mr. Doherty, and Labor Attorney, Mr. Roth for their fast and effective work for getting this contract approved.

Mayor Gubitosi thanked the employees and the Union Representatives that collaborated closely with the administrative team to resolve this negotiation and feels the employees will be paid a fair wage with retro pay for the previous two years.

Resolution 2025-112 Authorizing a Memorandum of Agreement between the Borough and UFCW Local No. 152 memorializing the terms of the parties' Collective Bargaining Agreement to be effective January 1, 2025 to December 31, 2027.

ON MOTION by Gubitosi/Weber to adopt Resolution 2025-112.

ROLL CALL:

AYES: DeNoble, Greenblatt, Weber, Mayor Gubitosi

NAYS: None

ABSENT: Nowicki

ABSTAIN: None

ADOPTED

Allan Roth, the Borough Labor Attorney, arrived at 6:55 p.m.

Public Comments for this resolution:

Nicole Browning, Police Department Dispatcher and Union Representative, expressed her gratitude to the Governing Body and the residents for their support, and the negotiation team for their efforts.

Chad Brooks, Collective Bargaining Representative for Local 152, thanked the negotiation team for their constant communication over the last two months and thanked the residents for their endless support over the last two years, and thanked the employees for their patience.

WORKSHOP(S):

Fair Share Housing:

Mr. Doherty reported based on the Borough Planner's recent research, that the number of required Fair Share Housing units the Borough must provide is a negative five meaning the Borough can take the five credits from round four and move them into the future.

Mr. Cannon also reported there is no unplanned development necessary that is not in the equation at this time and there would not be an affordable housing obligation for 319 LaReine Avenue which will allow the Borough to recognize the full value of the property.

Mayor Gubitosi also stated the Fair Share Housing Ordinance and trust account that was already in place was activated this year to collect fair share housing and development fees from private developers, residents, commercial developers. Mayor Gubitosi stated the Borough will continue to look for opportunities to expand fair share housing in the Borough through the fair share housing trust fund.

Memorial Day – Fallen Heroes

William Duffy, gave a brief overview of the Fallen Heroes program and its purpose of dedicating memorials to veterans that have served their Country throughout towns in Monmouth and Ocean Counties.

Discussion entailed ideas to recognize all veterans in Bradley Beach.

Councilman Weber stated the Neptune Mayor Robert Lane will be having a parade, service, and a lunch for Vietnam Veterans on March 29th and would like to get as many veterans as possible from surrounding towns involved.

Councilwoman DeNoble left the meeting at 7:20 p.m.

Parkmobile:

Mr. Doherty gave an overview of the Parkmobile service and its purpose. Discussion entailed making the beachfront cashless and upgrading the parking system. Also discussed was the need to have a few physical pays stations in the event people do not have or want to pay through technology or with credit card.

MINUTES APPROVAL

ON MOTION by Gubitosi/Weber to approve the Council Business Meeting Minutes of February 18, 2025.

ROLL CALL:

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

APPROVED

ON MOTION by Greenblatt/Weber to approve the Council Executive Session Meeting Minutes of February 18, 2025.

ROLL CALL:

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

APPROVED

Public Comments and Questions on Agenda Items:

In Person:

Mea Molin, 302 Fourth Avenue, requested Fair Share Housing information be placed in the weekly newsletter.

Nancy Meadow, 805 Beach Avenue, suggested a fee schedule for the public to view for the Bocce Courts and Recreation Services.

Eileen Shissias, 112 Fourth Avenue, requested the meter on Fourth Avenue be removed and inquired if there is any revenue for organized bocce tournaments.

Mayor Gubitosi stated he will investigate this.

Thomas J. Coan, 612 Third Avenue, agreed there should be a charge for usage of the bocce courts for tournaments.

Zoom: None

Mayor Gubitosi made a motion to move Resolution 2025-98 Authorizing the Parkmobile agreement to Individual Resolutions, seconded by Councilwoman Greenblatt.

ROLL CALL:

AYES: Greenblatt, Weber, Mayor Gubitosi

NAYS: None

ABSENT: DeNoble, Nowicki

ABSTAIN: None

ORDINANCES:

Introduction(s):

ORDINANCE 2025-11

AN ORDINANCE AMENDING CHAPTER 1: “GENERAL PROVISIONS” OF THE BOROUGH’S REVISED GENERAL ORDINANCES TO REVISE AND UPDATE THE LOCAL SUPPLEMENTAL VIOLATIONS BUREAU SCHEDULE, AS APPROVED BY MONMOUTH COUNTY ASSIGNMENT JUDGE PURSANT TO NEW JERSEY COURT RULE 7:12-4.

Mayor Gubitosi made a motion to table this ordinance introduction to the next meeting, seconded by Councilman Weber.

ROLL CALL:

AYES: Greenblatt, Weber, Mayor Gubitosi

NAYS: None

ABSENT: DeNoble, Nowicki

ABSTAIN: None

TABLED

Adoptions:

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.

ON MOTION by Gubitosi/Greenblatt to open the public hearing for the adoption of Ordinance 2025-10.

ROLL CALL:

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

Public Comment:

Mea Molin, 302 Fourth Avenue, inquired about enforcement of subletting lockers.

Mr. Doherty stated the verbiage that is currently in the locker lease agreement is also being placed in the ordinance.

ON MOTION by Gubitosi/Weber to close the public hearing and adopt Ordinance 2025-10.

ROLL CALL:

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

ADOPTED

COMMUNICATIONS:

County Route 40A (Memorial Drive)

Mayor Gubitosi received notification from the County Board of Commissioners stating there will be a meeting pertaining to future renovations to this street between Routes 33 and 35 on March 10, 2025 from 5:00 p.m. to 7:00 p.m. at the Neptune City Community Center located at 117 Third Avenue in Neptune City.

Councilwoman Greenblatt shared the elements involved in this future renovation to include, converting Memorial Drive from four lanes to three, adding bike lanes in both directions, upgrading existing traffic signals, and installing a new signal at Fourth Avenue.

Eileen Shissias, 112 Fourth Avenue, requested a placing a traffic light at Fourth Avenue.

CONSENT AGENDA RESOLUTIONS:

2025-107 Approving the Bradley Food Pantry, Inc. to conduct their Bocce Tournament for Sunday, July 13, 2024 with a rain date of July 20, 2025 from 1:00 p.m. to 7:00 p.m.

2025-108 Approval for the Tears Foundation to conduct their Annual Remembrance Walk on Sunday, May 18, 2025 from 6:00 a.m. to 2:00 p.m.

2025-109 Approval for Jersey Shore Running Club to conduct their 5K “Runapalooza” Race on Saturday, April 6, 2024 from 8:00 a.m. to 1:00 a.m. (Pass through only).

2025-110 Approval for the Market Street Mission Asbury Park to conduct their 5K Walk/Race on Saturday, October 25, 2025 from 9:30 a.m. to 10:30 a.m. (Pass through only).

2025-111 Approval for the Bradley Food Pantry, Inc. to conduct an On-Premises 50/50 Cash Raffle for Thursday, June 19, 2025 from 6:00 p.m. to 8:00 p.m. at UVA Restaurant.

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

ROLL CALL:

AYES: Greenblatt, Weber, Mayor Gubitosi

NAYS: None

ABSENT: DeNoble, Nowicki

ABSTAIN: None

ADOPTED

INDIVIDUAL RESOLUTIONS:

2025-98 Approving a Contract with Parkmobile, LLC to provide parking permit fee software and services through Omnia Partners, an approved National Purchasing Cooperative. (Tabled 2/18/25)

ON MOTION by Gubitosi/Weber to adopt Resolution 2025-98.

ROLL CALL:

AYES: Greenblatt, Weber, Mayor Gubitosi

NAYS: None

ABSENT: DeNoble, Nowicki

ABSTAIN: None

ADOPTED

2025-113 Authorizing the Public Sale of Surplus Property consisting of certain artifacts and other items from the Borough’s former church property at 319 LaReine Avenue.

ON MOTION by Gubitosi/Greenblatt to table Resolution 2025-113.

ROLL CALL:

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

TABLED

2025-115 Police Department Petty Cash Fund Amount Increase.

ON MOTION by Gubitosi/Greenblatt to adopt Resolution 2025-115.

ROLL CALL:

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

ADOPTED

2025-116 Approval of a Lien Redemption Refund for 113 LaReine Avenue in the amount of \$2,569.21.

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

ROLL CALL:

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

ADOPTED

2025-117 Authorizing a payment of \$2500.00 to Galaxy Geese for goose control services at Fletcher Lake.

ON MOTION by Gubitosi/Greenblatt to adopt Resolution 2025-117.

ROLL CALL:

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

ADOPTED

2025-118 Bill List for March 4, 2025.

ON MOTION by Gubitosi/Weber to adopt Resolution 2025-118.

ROLL CALL:

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

ADOPTED

ANNOUNCEMENTS: None

ADMINISTRATOR REPORT:

Mr. Doherty spoke about the importance of relationships with the County and neighboring towns that have purchasing power and resources that will benefit smaller municipalities.

MAYOR AND COUNCIL REPORTS:

Councilwoman Greenblatt

The Arts Council met on February 28th. They anticipate having all candidates in place by March 15th and hope to bring appointments to the Mayor by the end of the month. The working group will sketch out some ideas for its kick-off year as a new Arts Council, with a scheduled Art Exhibit of town artists at Pasch Real Estate on June 7th to 14th. This exhibit will be a partnership with the Arts Council and the Bradley Beach Alliance Visual Arts Community (VAC), and an anticipated performing arts event during the BBBCA's June Bradley Beach Days, June 7th, and 8th. The next meeting of the Arts Council is Friday, February 21st at 2:00 p.m.

The Fletcher Lake Commission has not met since our last Council meeting. They plan to have their reorganization meeting this month and will approve membership and terms. The FLC anticipates an increase in violators of the ban on electric vehicles on the bridge and have asked that the sign currently on the Bradley side be replaced with a larger sign, which the Borough has agreed to provide. 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 commissioning the services of Mike Campbell, Galaxy Geese for the year ahead. Thanks to our Administration for following up on a resolution to approve this service and payment, and to the Mayor and Council for approving it. The next Commission meeting is scheduled for Thursday, March 13th at 6:00 p.m.

The Recreation Committee has not met since our last Council meeting. The Silverball Arcade Middle School event will be rescheduled shortly. Keep an eye out for updates. For those who have registered for Radio Bingo it is this Saturday, March 8th at 7:00 p.m., at the Fire Hall, 815 Main Street, adjacent to the fire station and behind the Biase Center. It is a sold-out event, with no ticket sales at the door. Mahjong continues to meet every Friday at the Biase Center from 1:00 – 3:00 p.m. "Open Rec" is on Thursdays and Fridays for kids to come do homework, play games, get crafty, and watch movies after school. Thursdays till 6:00 p.m. and Fridays until 7:00 p.m. The next Senior Club meeting is Wednesday, March 26th, 12:30 p.m. at the Biase Center. The Recreation Department will be hosting a monthly Bowling Club,

beginning in April. Date to be determined, but going forward, it will be run one Wednesday evening per month from 6:00 – 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 students can expect movies, popcorn, and fun, under the supervision of adults. Finally, Summer Camp 2025 Enrollment opens this month. Resident enrollment opens March 10th and enrollment for non-residents opens March 17th. This gives residents a priority enrollment period. The camp runs for seven weeks from June 30th – Aug. 15th, Monday through Friday, 9:00 a.m. – 3:00 p.m. Please go to the Borough home page for registration and details. The next Recreation Board meeting is Monday, March. 10th, 6:30 p.m. at the Recreation Center.

On behalf of Councilwoman DeNoble, Councilwoman Greenblatt shared the following report:

- A letter from Dr. Heidelberg, Bradley Beach Elementary School Principal, thanking the Borough for their hospitality shown to the Third Grade Class during their visit to Borough Hall.
- The next Shade Tree Commission Meeting will take place March 5th at 7:00 p.m.
- Board of Education report.

Councilman Weber

- The Environmental Commission are working on their Sustainable Jersey application to obtain points. Councilman Weber is assisting with tracking down a grant the Environmental Commission received in 2023 to do Community Energy Planning.
- Councilman Weber stated he will be meeting with DPW, Community Development the Administrator.
- Gave the Fire Department and First Aid Squad operational reports.

Mayor Gubitosi

- Presented the Police Department operational report on behalf of Councilman Nowicki.
- Gave a report on the Sylvan Lake Commission.
- The Third Grade Class visit was a success.
- Spoke about the upcoming Memorial Day projects in place for Host Compliance, Parkmobile, Handicapped access at the beach, site triangles, the Memorial Day Parade.
- Thanked the Local 152 negotiating team.
- Mayor Gubitosi thanked the community for their recent outpouring of support to him and his family.

Public Comments:

In Person:

Paul Neshamkin, 411 ½ LaReine Avenue, announced the Third Grade Class will be visiting the Historical Society Museum next Wednesday. Mr. Neshamkin also announced this museum has recently re-opened to the public and is currently looking for volunteers.

Beth Kepler, 502 Central Avenue, presented Administration and the Governing Body with two Notice of Torts and gave a statement pertaining to the responses she received to several recent OPRA requests she submitted regarding Fair Share Housing, Borough bank accounts, and emails requested that are under extension for redaction review.

James Virtue, 420 Monmouth Avenue, inquired about the anticipated site triangle project – addressed by Mayor Gubitosi.

Mea Molin, 302 Fourth Avenue, requested a four-way crossing on Madison Avenue.

Zoom: None

EXECUTIVE SESSION: None

ADJOURNMENT:

ON MOTION by Gubitosi/Weber to adjourn the Council Business Meeting at 8:25 p.m.

ROLL CALL:

AYES: Greenblatt, Weber, Mayor Gubitosi

NAYS: None

ABSENT: DeNoble, Nowicki

ABSTAIN: None

THE COUNCIL BUSINESS MEETING ADJOURNED AT 8:25 P.M.

Erica Kostyz

Erica Kostyz, RMC, CMR
Municipal Clerk