

**BOROUGH OF BRADLEY BEACH
COUNCIL BUSINESS MEETING MINUTES
APRIL 1, 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 APRIL 1, 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

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 April 1, 2025 Council Business Meeting:

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

Mayor Gubitosi made a motion to reverse items five and six on the agenda, seconded by Councilwoman Greenblatt.

ROLL CALL:

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

PRESENTATIONS & BIDS:

Robert Mahon Proclamation – read by Mayor Gubitosi

A Proclamation in Memory of the former Bradley Beach Elementary School Interim Superintendent Robert Mahon

WHEREAS, on behalf of the Borough of Bradley Beach, the Mayor and Council wish to record their condolences over the passing of Mr. Robert Mahon on March 12, 2025; and

WHEREAS, Mr. Mahon previously served as the Interim Superintendent for the Bradley Beach Elementary School for three years; and

NOW, THEREFORE BE IT RESOLVED, in recognition of Mr. Mahon’s valued service to the Bradley Beach Elementary School faculty and students, the Governing Body of the Borough of Bradley Beach do hereby express our deep appreciation for his dedication to the progress of this Community and extend to his family our sincere sympathy upon his passing.

The Mayor and Council presented a signed copy of this proclamation to the members of the Mahon family present at the meeting.

Local 152 Contract:

Mayor Gubitosi gave a Power Point presentation regarding key criteria of the Local 152 Contract addressing the following:

- **Length of the contract (2025 to 2027)**
- **Salary increase data from 2021 to present.**
- **Sick Leave accumulation**
- **Holidays**
- **Part-Time Employee Union eligibility and wage increase.**
- **Overtime calculations**
- **Employee steps**
- **Probationary period for newly hired employees**
- **Personal days**
- **Retro pay**

Mayor Gubitosi stated the most significant issue was the retro pay. However, the Borough is working through that with the budget to make sure the Borough is in a good position to pay employees a fair wage and ensure the budget is managed effectively for the residents.

MINUTES APPROVAL

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

ROLL CALL:

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

APPROVED

WORKSHOP(S):

Recreation Center Improvements – Bennett Matlack

Power Point presentation included:

- **Resurfacing the basketball and tennis courts**
- **Expansion of the playground and drainage improvements.**
- **New pavers around the walkway (installation to be done by DPW versus a contractor to save costs)**
- **Construction of this project to begin in September to avoid interference with the Recreation summer schedule.**
- **Playground amenities inclusive of all**

Discussion between Mr. Matlack and the Governing Body entailed benches, pickle ball striping on the tennis court, grant deadline, and repair to the recreation center sign.

Sylvan Lake Improvements:

Mr. Matlack stated the purpose of this project is to address the failing bulkhead and the overall goal is for the health and safety of Sylvan Lake.

Power Point presentation included three concept plans which were presented to the Sylvan Lake Commission:

- **The first plan was the continuation of the retaining wall bulkhead improvement at Sylvan Park on the east side with no changes to Bradley Boulevard to provide a small area for living shoreline.**
- **The second plan was doing no bulkhead and narrowing Bradley Boulevard by ten feet to have more of a natural shoreline similar to what is on the Avon side. Mr. Matlack stated narrowing the road would not allow for simultaneous vehicle and bicycle traffic and cuts off access to the lake and reduces the surface area.**
- **The third plan is a hybrid between the first and second plans. This plan would reduce Bradley Boulevard by six feet to allow vehicle/bicycle traffic simultaneously, parking, grass area for park life, a retaining wall, and a thirteen-foot space of area for living shoreline plantings. Mr. Matlack stated this plan allows for a larger area at the base of the wall for the dredge material.**

Discussion between Mr. Matlack and the Governing Body entailed the placement of the retaining wall, soil removal, improving quantity and quality of water going into the lake, having public discussions, the order of the project process, gate structure, permitting process, environmental factors, and grant funding deadlines.

Public Comments and Questions on Agenda Items:

In Person:

Linda Duffy, 312 Brinley Avenue, asked if benches will be placed at the tennis/pickle ball court.

Mr. Matlack responded players benches will be provided.

Nancy Meadow, 805 Beach Avenue, requested a railing be installed between the walkway and the courts at the Recreation Center and made suggestions for drainage improvements to the baseball field.

Rich Despina, 600 Third Avenue, expressed concerns about the greenhouse and requested a dog park.

Thomas J. Coan, 612 Third Avenue,

- **Inquired about a public hearing on the two workshop items this evening – inquiry addressed by Mr. Matlack.**
- **offered suggestions for the pickleball courts.**
- **Inquired about the price differential for the lake project plans – inquiries addressed by Mr. Matlack.**
- **Inquired about the steps mentioned in the Local 152 presentation – inquiry addressed by Mayor Gubitosi.**

Jim Shissias, 112 Fourth Avenue, expressed concerns about the tennis and pickle ball court being combined.

Zoom:

Mea Molin, 302 Fourth Avenue, expressed several concerns about the tennis and pickle ball court striping being combined.

Eileen Shissias, 112 Fourth Avenue, inquired if the fence replacing the fence at the Recreation Center, shade mechanisms on the tennis/pickleball court and qualified professionals designing the improvements – inquiries addressed by Mr. Matlack.

ORDINANCES:

Introduction(s): None

Adoptions:

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.

ON MOTION by Gubitosi/Nowicki to open the public hearing for the adoption of Ordinance 2025-11.

ROLL CALL:

AYES: Greenblatt, Nowicki, Weber, Mayor Gubitosi

NAYS: None

ABSENT: DeNoble

ABSTAIN: None

Public Comment: None

ON MOTION by Gubitosi/Weber to close the public hearing and adopt Ordinance 2025-11.

ROLL CALL:

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

ADOPTED

ORDINANCE 2025-12

CALENDAR YEAR 2025

ORDINANCE TO EXCEED THE MUNICIPAL BUDGET APPROPRIATION LIMITS AND TO ESTABLISH A CAP BANK (N.J.S.A. 40A: 4-45.14).

ON MOTION by Gubitosi/Weber to open the public hearing for the adoption of Ordinance 2025-12.

ROLL CALL:

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

Public Comment: None

ON MOTION by Gubitosi/Greenblatt to close the public hearing and adopt Ordinance 2025-12.

ROLL CALL:

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

ADOPTED

ORDINANCE 2025-13

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 Gubitosi/Weber to open the public hearing for the adoption of Ordinance 2025-13.

ROLL CALL:

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

Public Comment: None

ON MOTION by Gubitosi/Greenblatt to close the public hearing and adopt Ordinance 2025-13.

ROLL CALL:

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

ADOPTED

COMMUNICATIONS:

- **New Hire Employee Memo for Community Development, Administration, Office, and Municipal Court.**
- **Recreation Center Director Memo**

CONSENT AGENDA RESOLUTIONS:

2025-136 Approval of Raffle Licenses 2025-7 and 2025-8 for Saint James Episcopal Church on Saturday, May 17, 2025.

2025-137 Authorizing the Appointments of Special Class I Law Enforcement Officers attending the May class at the Monmouth County Police Academy.

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

ROLL CALL:

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

ADOPTED

INDIVIDUAL RESOLUTIONS:

2025-127 Appointing Matthew Doherty as the Borough Administrator. (Previously withdrawn 3/18/25)

ON MOTION by Gubitosi/Weber to adopt Resolution 2025-127.

ROLL CALL:

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

ADOPTED

2025-138 Authorizing a partial refund of Land Use Board Escrow funding to Susan Quinlan- Ripke in the Amount of \$1,000.00.

ON MOTION by Gubitosi/Weber to adopt Resolution 2025-138.

ROLL CALL:

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

ADOPTED

2025-139 Approving Eligibility Criteria for Bradley Beach War Memorials.

Councilman Nowicki thanked Mayor Gubitosi for considering Council’s suggestions when drafting the criteria for this program.

ON MOTION by Gubitosi/Greenblatt to adopt Resolution 2025-139.

ROLL CALL:

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

ADOPTED

2025-140 Bill List for April 1, 2025.

Mr. Doherty clarified a blanket purchase order listed on the bill list.

Councilwoman Greenblatt questioned purchase order 25-00041 for Avakian.

Councilman Gubitosi made a motion to temporarily exclude purchase order 25-00041 from the bill list for further research, seconded by Councilwoman Greenblatt.

ROLL CALL:

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

ON MOTION by Gubitosi/Greenblatt to adopt the remainder of Resolution 2025-140.

ROLL CALL:

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

ADOPTED

ANNOUNCEMENTS: None

ADMINISTRATOR REPORT:

Mr. Doherty:

- **Employee retro payments will be issued during the next pay period on 4/15/25. This has been a tremendous morale boost for the employees.**
- **Announced the newly hired employees for the front office and the Court.**
- **Recently toured the TNSA facility and reported they are doing a great job processing the flow for Bradley Beach. Mr. Doherty further explained a repair to a leaking pipe has caused a significant reduction in cost.**
- **Spoke about a program called Forgivable Principle that will potentially award six million dollars in grant money in multiple years from the New Jersey State Infrastructure Bank under the NJDEP.**
- **Spoke about existing and potential shared service program opportunities.**

MAYOR AND COUNCIL REPORTS:

Councilman Nowicki:

- **Gave the Police activity report.**
- **Gave the Fire Department and First Aid Squad activity reports.**
- **The Sylvan Lake Commission will hold their meeting on Wednesday, April 16th.**

Councilwoman Greenblatt:

The Arts Council met on Friday March 21st and voted on its membership for appointment. The candidates will be forwarded to the mayor for appointment at our next Council meeting on April 15th. At that time, the Council hopes to have Ordinance amendments introduced to reflect the Arts Council make-up. Once the Arts Council is filled, they will reach out to volunteers for program support. The next Arts Council meeting is Friday, April 11th at 2:00 p.m.

The Fletcher Lake Commission has not met since our last Council meeting. As spring blooms around Fletcher Lake, the Commission is pulling out its gardening tools for plantings, new garbage cans, and enhancements to the lake for recreation. They are considering installing lights in the lake fountains. On the near horizon will be a lake clean-up, an afternoon community event that will bring together both Ocean Grove and Bradley Beach residents in a common endeavor. The Fletcher Lake Commission will be looking ahead to partner with other communities that have seashore lakes in Monmouth County to promote recreational activities and appreciation of its natural amenities. With lakes straddling both ends of our Borough, the two commissions hope to get together to organize shared interests. The next Commission meeting is scheduled for Thursday, April 10th at 6:00 p.m.

Recreation activities for Spring:

- **Morning Pickleball runs from April 15th to May 6th. April sessions are full. Afternoon Pickleball runs from May 13th to June 3rd with two time slots, 4:30p.m. and 5:30 pm. The fee is \$2.00 for the 4-week session. Registration for May opens on Apr 21st.**
- **The Bocce Spring season is almost here. It will run from May 6th to June 24th. Registration opens on April 14th for the Spring League.**
- **Student Baseball/Softball Clinic runs from April 14th to 18th, 9:00 a.m. to 12:00 p.m.**
- **A Glow in the Dark Easter Egg Hunt runs on April 12th at 7:30 p.m. for students in grades five and up at the Recreation Center Baseball Field, 49 Main Street.**

- Salted Soul yoga will run on April 26th at 9:30 a.m. at the LaReine Avenue beach. There is no charge for admission.
- Bowling night will take place on Wednesday April 30th, from 6:00 p.m. to 8:00 p.m. at the Bradley Bowl, 1217 Main Street. The cost is \$12.00 per person and includes shoes and 2-hour bowl. Recreation is offering a student drop-off associated with this event if there is sufficient interest. Registration is open now.
- Summer Camp 2025 registration is open. The program runs for seven weeks, June 30th to August 15th, Monday through Friday, 9:00 a.m. to 3:00 p.m.

Please go to the Recreation homepage for details and Community Pass for registration of Recreation events. The Recreation Board's next meeting is Monday, April 7th, 6:30 pm at the Recreation Center.

Councilman Weber:

- Mr. Weber has been speaking with DPW about ideas to lower bulk trash expenses.
- DPW have been working on the showers at Evergreen and Cliff Avenue to accommodate new handicapped showers.
- DPW built a second storage container for the Lifeguard equipment.
- The gas and diesel tanks at the DPW yard will be replaced to include skids which will allow the new tanks to be moved to another location, if necessary, in the future.
- DPW will build two new storage areas on the Evergreen beach for the Police and First Aid Squad. In addition, there will be changes to the crosswalks on Ocean Avenue.
- Students that are members of the Environmental Club will be assisting with the planting of grass to fill in gaps in the dunes.

Mayor Gubitosi:

- Started Councilwoman DeNoble was not in attendance this evening due to the passing of a family member.
- Announced the 2023 Audit has been received. Mayor Gubitosi stated the resolution to approve will be on the April 15th agenda.
- There will be a 2025 Budget workshop on April 15th with the hopes of a Budget introduction to follow.
- The Local 152 Contract will be signed, and the report will be filed shortly.
The Library Board hired a restoration consultant to assist with finding repair opportunities.
- Spoke about the various projects in place to be done by Memorial Day to accommodate residents and beachgoers.
- Complimented the DPW for the extra services they deliver to the Borough.
- Spoke about the plans for the Fallen Heroes project and donations for the Fallen Heroes Trust Fund.

Public Comments and Questions:

In Person:

Anthony Pagano, 800 Main Street & owner of UVA Restaurant, inquired about the time limit for a special event permit.

Mr. Cannon and Mayor Gubitosi addressed this inquiry. Mayor Gubitosi stated he will discuss this with Mr. Pagano offline to determine if a resolution will be acceptable.

Beth Kepler, 504 Central Avenue, read a prepared statement regarding denials of OPRA requests she submitted.

Zoom:

Mea Molin, 302 Fourth Avenue, expressed concerns about the Pickle Ball and Tennis Ball Court restoration at the Recreation Center.

EXECUTIVE SESSION: None

ADJOURNMENT:

ON MOTION by Gubitosi/to adjourn the Council Business Meeting at 8:45 p.m.

ROLL CALL:

AYES: Greenblatt, Nowicki, Weber, Mayor Gubitosi

NAYS: None

ABSENT: DeNoble

ABSTAIN: None

THE COUNCIL BUSINESS MEETING ADJOURNED AT 8:45 P.M.



Erica Kostyz, RMC, CMR

Municipal Clerk