

**BOROUGH OF BRADLEY BEACH
COUNCIL BUSINESS MEETING MINUTES
MAY 20, 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 MAY 20, 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 May 20, 2025 Council Business Meeting:

**Governing Body Members: Ms. DeNoble, Ms. Greenblatt, Mr. Nowicki, Mr. Weber, Mayor Gubitosi
Borough Administrator, Matthew Doherty
Municipal Clerk, Erica Kostyz
Borough Attorney, Gregory Cannon
Deputy Municipal Clerk and Zoom Facilitator, Michele Whille
Police Chief, James Arnold
Interim Chief Financial Officer – Jeannette M. Larrison**

WORKSHOP(S): None

PRESENTATIONS & BIDS:

Centenarian Hannah Marcus Proclamation – read by Councilman Weber

WHEREAS, the Borough of Bradley Beach is comprised of residents from all walks of life, from many geographical places, and people of all ages; and

WHEREAS, the Borough of Bradley Beach values those who choose to vacation here, whether they rent an accommodation or just spend the day on our beaches, as much as we value our summer and year-round residents; and

WHEREAS, the Borough values those who choose to purchase a vacation or a weekend home here; and

WHEREAS, the Marcus Family is a prosperous and noteworthy family from Linden, NJ; and

WHEREAS, Hannah's father, Morris Aaron, opened Morris Aaron Bicycles in Elizabeth, New Jersey in 1904; and

WHEREAS, this business was in continuous operation by Hannah's family for 103 years from 1904 to 2007; and

WHEREAS, Hannah Marcus worked in this family business, alongside her husband, Gilbert; and

WHEREAS, Hannah Marcus and her family have been spending time in Bradley Beach since the 1960's; and

WHEREAS, after renting homes on Ocean Park and Lareine Avenues the Marcus family purchased a home on Third Avenue in 1974; and

WHEREAS, this home became the primary residence of Hannah Marcus and her husband, Gilbert in 1987.

WHEREAS, Hannah Marcus has three children, eight grandchildren and seven great-grandchildren; and

WHEREAS, Hannah Marcus had her 100th birthday on May 15, 2025;

NOW THEREFORE, BE IT RESOLVED, that the Mayor and Council of the Borough of Bradley Beach declare May 15, 2025 Hannah Marcus Day, and the week that follows, May 16th to May 23rd to be “Hannah Marcus Week!”

BE IT FURTHER RESOLVED, that the Borough and all of its residents wish the entire Marcus Family all the blessings and joy of a wonderful birthday celebration in honor of Centenarian Hannah Marcus!

EMS Week Proclamation – read by Councilman Nowicki

WHEREAS, emergency Medical Services is a vital Public Service; and

WHEREAS, the members of the Emergency Medical Services Teams are ready to provide lifesaving care to those in need 24 hours a day, seven days a week; and

WHEREAS, access to quality emergency care dramatically improves the survival and recovery rate of those who experience sudden illness or injury; and

WHEREAS, Emergency Medical Services has grown to fill a gap by providing important, out of hospital care, including preventative medicine, follow-up care and access to telemedicine; and

WHEREAS, the Emergency Medical Services System consists of First Responders, Emergency Medical Technicians, Paramedics, Emergency Medical Dispatchers, Firefighters, Police Officers, Educators, Administrators, Pre-Hospital Nurses, Emergency Nurses, Emergency Physicians, trained members of the public and other out of hospital Medical Care Providers; and

WHEREAS, the members of Emergency Medical Services Teams, whether career or volunteer, engage in thousands of hours of specialized training and continuing education to enhance their Lifesaving skills; and

WHEREAS, it is appropriate to recognize the value and accomplishments of emergency medical services providers by designating Emergency Medical Services Week.

NOW THEREFORE BE IT RESOLVED, the Mayor and Council of the Borough of Bradley Beach to hereby proclaim the week of May 18th to May 24th 2025 as:

“EMERGENCY MEDICAL SERVICES WEEK”

Mr. Vito Massa accepted this Proclamation on behalf of the Bradley Beach First Aid Squad.

Pride Month Proclamation – read by Councilwoman Jane DeNoble

WHEREAS, the Governing Body of the Borough of Bradley Beach recognizes and proclaims the month of June 2025 as Lesbian, Gay, Bisexual, Transgender and Queer/Questioning and Plus (LGBTQ+) “Pride Month”; and

WHEREAS, all human beings are born free and equal in dignity and rights. LGBTQ+ individuals have had immeasurable impact to the cultural, civic, and economic successes of our country; and

WHEREAS, the Borough of Bradley Beach is committed to supporting visibility, dignity, and equality for LGBTQ people in our diverse community; and

WHEREAS, while society at large increasingly supports LGBTQ equality, it is essential to acknowledge that the need for education and awareness remains vital to end discrimination and prejudice; and

WHEREAS, this nation was founded on the principle that every individual has infinite dignity and worth, and the Governing Body calls upon the people of this municipality to embrace this principle and work to eliminate prejudice everywhere it exists; and

WHEREAS, celebrating Pride Month influences awareness and provides support and advocacy for the LGBTQ community, and is an opportunity to take action and engage in dialogue to strengthen alliances, build acceptance, and advance equal rights.

NOW, THEREFORE BE IT RESOLVED, that the Governing Body hereby proclaims the month of June 2025 as Pride Month in support of the LGBTQ+ Community.

Introduced Local Municipal Budget Synopsis Presentation – Interim CFO, Jeanette M. Larrison

Mayor Gubitosi announced a public comment session will be opened after the presentation. In addition, the Mayor also stated there will be at least one amendment to the introduced budget and the State is currently reviewing the budget. The budget cannot be adopted until the formal review is completed. The hope is to have the review completed soon.

Mayor Gubitosi stated there will be another public hearing at the June 5th Council Meeting for the Budget Amendment and to introduce and adopt the amendment. Next, there will be a third public hearing and adoption of the Amended Municipal Budget at the June 17th meeting.

Ms. Larrison gave a detailed Power Point presentation of the 2025 Introduced Municipal Budget Synopsis. The presentation covered the following:

Current Fund Overview to include:

- Expenditure
- Revenues
- Surplus
- Taxation
- Capital
- Appropriations
- Salaries
- Beach and Sewer Utilities
- State Aid
- Municipal Tax Impact
- Tax Rate & Tax Levy

Resident comments and questions were offered by:

Mea Molin, 302 Third Avenue

Linda Duffy, 312 Brinley Avenue

Mary Backstrom, 218 Fourth Avenue

Herb Kenny, 216 Brinley Avenue

Rick Bartolomei, 116 Newark Avenue

Beth Kepler, 504 Central Avenue

MINUTES APPROVAL

ON MOTION by Gubitosi/Greenblatt to approve the Council Business Meeting Minutes of May 6, 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:

Mea Molin, 302 Fourth Avenue, suggested items be broken down by the calendar year for the next presentation.

Zoom: None

ORDINANCES:

Introduction(s):

ORDINANCE 2025-17

ORDINANCE AMENDING CHAPTER 9: “TRAFFIC” OF THE BOROUGH’S REVISED GENERAL ORDINANCES TO LIMIT THE BOROUGH HALL PARKING LOT TO EMPLOYEE PARKING AND BUSINESS VISITORS OF THE BOROUGH OFFICES ONLY FROM 8:00AM TO 4:00PM.

Councilman Gubitosi explained the purpose of this ordinance is to restrict the Borough Hall parking lot to employees and visitors conducting Borough related business during weekly business hours.

Councilwoman DeNoble confirmed the Senior Club and Historical Society members can park in the lot for meetings at the Biase Center during working hours.

Councilwoman Greenblatt confirmed there will be signage for this change placed in the parking lot.

Councilman Weber requested leniency in the first few weeks this goes into effect.

ON MOTION by Gubitosi/DeNoble to introduce Ordinance 2025-17

ROLL CALL:

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

INTRODUCED

ORDINANCE 2025-18

ORDINANCE AMENDING CHAPTER 78: “PERSONNEL POLICIES” OF THE BOROUGH’S REVISED GENERAL ORDINANCES TO REVISE THE BOROUGH’S EMPLOYEE MILITARY LEAVE POLICY.

ON MOTION by Gubitosi/DeNoble to introduce Ordinance 2025-17

ROLL CALL:

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

INTRODUCED

Adoptions:

ORDINANCE 2025-16

ORDINANCE SUPPLEMENTING CHAPTER 115: “ANIMALS” OF THE BOROUGH’S REVISED GENERAL ORDINANCES TO INCLUDE NEW ARTICLE IX: “PET WASTE” TO COMPORT WITH NJDEP STORMWATER REGULATIONS AND MODEL ORDINANCE.

ON MOTION by Gubitosi/DeNoble to open the public hearing for the adoption of Ordinance 2025-16.

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 2025-16.

ROLL CALL:

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

ADOPTED

COMMUNICATIONS:

- **Environmental Commission Appointment Memo – Carol Conway**
- **Arts Council Alternate Appointment Memo – Dave Rosenblatt**
- **Business Open Forum – Mayor Gubitosi stated this will take place 4:00 p.m. on May 28th at the Firehouse.**
- **Financial updates – Mayor Gubitosi provided updates on the 2024 audit, Budget Public Hearing dates for the amendment and adoption, and a status on a draft financial report from Mr. Fred Ebanau.**
- **319 LaReine Avenue – Mayor Gubitosi provided an update on the artifacts disposition and maintenance of the property.**

Mayor Gubitosi additionally explained PNC bank accounts that were supposed to be closed out were still open. The Borough is currently working with PNC Bank to close these accounts and transfer these funds to the Provident Bank, which is currently the bank used by the Borough. Mayor Gubitosi is also working with PNC Bank to have analytic fees that were charged reversed.

CONSENT AGENDA RESOLUTIONS:

2025-186 Appointing Daniel Iradi as Bradley Beach Emergency Management Deputy Coordinator.

2025-187 Appointing Summer Seasonal Beach Lifeguards.

2025-188 Appointing Summer Seasonal Beach Gate Guards and Cashiers.

2025-189 Appointing Summer Camp Counselors.

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

ROLL CALL:

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

ADOPTED

INDIVIDUAL RESOLUTIONS:

**2025-180 Authorizing the Borough of Bradley Beach to enter into a Cooperative Pricing Agreement with the Educational Services Commission of New Jersey Cooperative Pricing System.
(Previously tabled)**

ON MOTION by Gubitosi/DeNoble to adopt Resolution 2025-180.

ROLL CALL:

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

ADOPTED

2025-190 Authorizing participation in the North Jersey Wastewater Cooperative Pricing System of Passaic Valley Sewerage Commission (PVSC).

ON MOTION by Gubitosi/Nowicki to adopt Resolution 2025-190.

ROLL CALL:

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

ADOPTED

2025-191 Authorizing Contract through New Jersey Division of Purchase and Property Contracts 19-Food-01096/19-Fleet-00969 to Riggins, Incorporated.

ON MOTION by Gubitosi/DeNoble to adopt Resolution 2025-191.

ROLL CALL:

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

ADOPTED

2025-192 Authorizing a Memorandum of Understanding between the Borough and Laborers' International Union of North America, Local 77 for the temporary employment of Local Union Labor, as may be needed by the Borough.

ON MOTION by Gubitosi/Greenblatt to adopt Resolution 2025-192.

ROLL CALL:

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

ADOPTED

2025-193 Approval of a Lien Redemption Refund for 611 Park Place Avenue in the amount of \$1,418.73.

ON MOTION by Gubitosi/Weber to adopt Resolution 2025-194.

ROLL CALL:

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

ADOPTED

2025-194 Establishing the Bid Threshold to \$44,000.00 for Calendar Year 2025.

ON MOTION by Gubitosi/Greenblatt to adopt Resolution 2025-194.

ROLL CALL:

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

NAYS: None

ABSENT: None

ABSTAIN: None

ADOPTED

ROLL CALL:

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

NAYS: None

ABSENT: None

ABSTAIN: None

ADOPTED

2025-195 Bill List for May 20, 2025.

Councilwoman Greenblatt inquired about an Avakian invoice on the bill list which was addressed by Mayor Gubitosi.

ON MOTION by Gubitosi/Greenblatt to adopt Resolution 2025-195.

ROLL CALL:

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

NAYS: None

ABSENT: None

ABSTAIN: None

ADOPTED

ANNOUNCEMENTS: None

ADMINISTRATOR REPORT:

- **Mr. Doherty complimented the Recreation Director, Courtney Pappas, on her diligence with staffing for summer camp.**
- **Announced the Borough will be accepting credit card payments in the future.**
- **Mr. Doherty advised residents to contact him for access to 319 LaReine Avenue.**
- **Commended the Memorial Day Committee for their hard work with the Memorial Day Parade.**

MAYOR AND COUNCIL REPORTS:

Councilwoman Greenblatt:

- Presented a Recreation Committee report. Their next meeting will be June 9th at 6:30 p.m.
- Presented a Fletcher Lake Commission Report. Their next meeting will be June 12th at 6:00 p.m.
- Presented an Arts Council report. Their next meeting will be June 30th at 2:30 p.m.

Councilman Nowicki:

- Presented the weekly Police activity report.
- Presented operational reports for the Fire Department and First Aid Squad.
- Announced the next Sylvan Lake Commission Meeting will be May 22nd.

Councilman Weber:

- Thanked everyone involved in the celebration of Hannah Marcus's 100th birthday celebration.
- Thanked the Memorial Day Committee.
- Requested residents to use and place garbage in a can with a lid.
- Reminded residents that bamboo is an invasive species in the Borough.
- The Environmental Commission will remove Japanese Knotweed growing in the Maritime Forest on June 7th.
- Commended the Mayor for doing beach budgeting correctly.

Councilwoman DeNoble

- Announced Pat Roddy will be performing at Riley Park on May 24th.
- Presented a Shade Tree Commission report.
- The Bradley Beach Education Foundation Scholarship Committee presented three scholarships this evening at the BOE meeting.

Mayor Gubitosi:

- A Business Open Forum will take place on Wednesday, May 28th at the Fire House Banquet Hall at 4:00 p.m.
- The Library will be closed for Memorial Day and the week following (May 27th – June 2nd) due carpet installation and will reopen on Tuesday, June 3rd.
- The Land Use Board will hold a Special Meeting on Thursday, May 29th to present the 10-year plan for Fair Share Housing.
- Announced the upcoming Borough Memorial Day events and festivities planned for the upcoming weekend.

Public Comments and Questions:

In Person:

The following residents expressed their concerns regarding the recent issue with PNC Bank, all of which were addressed by Mayor Gubitosi and Ms. Larrison.

Herb Kenney, 216 Brinley Avenue

Brigitte McGuire, 610 Brinley Avenue

Thomas J. Coan, 612 Third Avenue

Beth Kepler, 504 Central Avenue

Zoom:

Paul Neshamkin, 411 ½ LaReine Avenue, thanked for the donations received for the removal of the stained-glass windows and the church bell at 319 LaReine Avenue. Mr. Neshamkin also requested the hymnals and bibles be given to the families that originally donated them.

EXECUTIVE SESSION: None

ADJOURNMENT:

ON MOTION by Gubitosi/to adjourn the Council Business Meeting at 8:55 p.m.

ROLL CALL:

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

NAYS: None

ABSENT: None

ABSTAIN: None

THE COUNCIL BUSINESS MEETING ADJOURNED AT 8:55 P.M.

Erica Kostyz

Erica Kostyz, RMC, CMR
Municipal Clerk