

**BOROUGH OF BRADLEY BEACH
COUNCIL BUSINESS MEETING MINUTES
MAY 6, 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 6, 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 6, 2025 Council Business Meeting:

**Governing Body Members: Ms. DeNoble, Ms. Greenblatt, 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
Borough Engineer, Bennett Matlack**

WORKSHOP(S):

Sewer Pump Station – Borough Engineer, Bennett Matlack

Mr. Matlack provided an overview of the Asset Activation Planning Grant in the amount of \$50,000.00 awarded to the Borough for the re-purpose of the old Sewer Pump Station (A/K/A 54 Ocean Avenue) to use as a functional building.

Mr. Matlack recently met with the Borough Administrator, the Mayor, DPW Director, and architect to assess the existing conditions of the building and potential layouts to best utilize the space of the building.

Mr. Matlack presented a floor plan that included two restrooms with changing stations, storage closets, and a concession area.

Council discussion with Mr. Matlack included:

- **ADA compliance**
- **Lighting in the evening**
- **Heating/air conditioning**
- **Permit requirements**
- **Completion**
- **Borough costs**
- **Additional Grant funding**

The following residents expressed their opinions, suggestions, and concerns to include location of the bathrooms, adding a family bathroom, concession stand, funding, storage tank removal, and mechanical room.

Rick Bartolomei, 116 Newark Avenue

Linda Duffy, 312 Brinley Avenue

Nancy Meadow, 805 Beach Avenue

Eileen Shissias, 112 Fourth Avenue

Paul Neshamkin, 411 ½ LaReine Avenue

Victoria Leahy, 419 Park Place Avenue

Bob West, 518 Newark Avenue

Thomas J. Coan, 612 Third Avenue

Beth Kepler, 504 Central Avenue

Mea Molin (Zoom), 302 Fourth Avenue

Eva Silbert (Zoom), 216 Park Place Avenue

Borough Logo – Councilman John Weber

The goal of this project is to create a unique and unified logo for the whole town versus the many different formats currently existing.

Items addressed in this workshop:

- **Volunteer members on the Unified Branding Committee**
- **Fonts & colors**
- **ADA compliance**

The following residents addressed their opinions on the various Logo ideas presented:

Brigitte McGuire, 610 Brinley Avenue

Paul Neshamkin, 411 ½ LaReine Avenue

Thomas J. Coan, 612 Third Avenue

Nancy Meadow, 805 Beach Avenue

Beth Kepler, 504 Central Avenue

Don Greenberg (Zoom), 302 Park Place Avenue

PRESENTATIONS & BIDS:

Municipal Clerk's Week Proclamation – Read by Councilwoman Greenblatt

WHEREAS, The Office of the Professional Municipal Clerk, a time honored and vital part of local government exists throughout the world, and

WHEREAS, The Office of the Professional Municipal Clerk is the oldest among public servants, and

WHEREAS, The Office of the Professional Municipal Clerk provides the professional link between the citizens, the local Governing Bodies and Agencies of Government at other levels; and

WHEREAS, Professional Municipal Clerks have pledged to be ever mindful of their neutrality and impartiality, rendering equal service to all.

WHEREAS, The Professional Municipal Clerk serves as the information center on functions of Local Government and community.

WHEREAS, Professional Municipal Clerks continually strive to improve the administration of the affairs of the Office of the Professional Municipal Clerk through participation in education programs, seminars, workshops and the annual meetings of their state, provincial, county, and international professional organizations.

WHEREAS, it is most appropriate that we recognize the accomplishments of the Office of the Professional Municipal Clerk.

NOW, THEREFORE BE IT RESOLVED, Governing Body of the Borough of Bradley Beach , do recognize the week of May 4 through 10, 2025, as Professional Municipal Clerks Week, and further extend appreciation to all Professional Municipal Clerks for the vital services they perform and their exemplary dedication to the communities they represent.

National Public Works Week Proclamation – Read by Councilwoman DeNoble

WHEREAS, Public Works services provided in our community are an integral part of our citizen’s everyday lives; and

WHEREAS, the support of an understanding and informed public is vital to the efficient operation of Public Works systems and programs including water, sewer, streets, public buildings, solid waste collection, landfill, wastewater disposal, code enforcement and engineering to provide these essential services to our citizens; and

WHEREAS, the health, safety and comfort of this community greatly depends on these facilities and services; and

WHEREAS, the quality and effectiveness of these facilities, as well as their planning, design, and construction, is vitally dependent upon the efforts and skills of public works officials; and

WHEREAS, the efficiency of the qualified and dedicated personnel who staff the Public Works Departments are materially influenced by the people’s attitude and understanding the importance of the work they perform.

NOW, THEREFORE BE IT RESOLVED, the Governing Body of the Borough of Bradley Beach, do hereby proclaim the week of May 18-24, 2025 as

**Public Works Week
“Building for Today, Planning for Tomorrow”**

in the Borough of Bradley Beach and call upon all citizens and civic organizations to acquaint themselves with the issues involved in providing our public works and to recognize the contributions which Public Works officials make every day to our health, safety, comfort, and quality of life.

MINUTES APPROVAL

ON MOTION by Weber/Greenblatt to approve the Council Business Meeting Minutes of April 15, 2025.

ROLL CALL:

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

APPROVED

ON MOTION by Gubitosi/Greenblatt to approve the Special Council Meeting Minutes of April 29, 2025.

ROLL CALL:

AYES: DeNoble, Greenblatt, Mayor Gubitosi

NAYS: None

ABSENT: Nowicki

ABSTAIN: Weber

APPROVED

Public Comments and Questions on Agenda Items:

In Person:

Eileen Shissias, 112 Fourth Avenue, requested the Borough be mindful of the vendors selected for the Memorial Day Parade.

Rick Bartolomei, 116 Newark Avenue, expressed concerns about the Newark Avenue Concession and requested a vendor that offers a variety of food choices.

Linda Duffy, 312 Brinley Avenue, suggested increasing the daily beach badge price.

Zoom: None

ORDINANCES:

Introduction(s):

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.

Councilman Weber with Mr. Cannon this ordinance is a state mandate to slightly change language on an existing ordinance.

ON MOTION by Gubitosi/DeNoble to introduce Ordinance 2025-16

ROLL CALL:

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

NAYS: None

ABSENT: Nowicki

ABSTAIN: None

INTRODUCED

Adoptions:

ORDINANCE 2025-14

ORDINANCE AMENDING ARTICLE VII: “ARTS COMMITTEE” OF CHAPTER 24: “COMMISSIONS AND COMMITTEES” OF THE BOROUGH’S REVISED GENERAL ORDINANCES TO RENAME THE BOROUGH’S ARTS COUNCIL IN HONOR OF JULIA SANDRA RAND AND ADDING ALTERNATE MEMBERS TO THE ARTS COUNCIL.

ON MOTION by Gubitosi/Greenblatt to open the public hearing for the adoption of Ordinance 2025-14.

ROLL CALL:

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

Public Comment: None

ON MOTION by Gubitosi/Greenblatt to close the public hearing and adopt Ordinance 2025-14.

ROLL CALL:

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

ADOPTED

ORDINANCE 2025-15

ORDINANCE AMENDING CHAPTER 335: “PARKING REGULATED” OF THE BOROUGH’S REVISED GENERAL ORDINANCES IN ORDER TO IMPLEMENT THE BOROUGH’S NEW PARKMOBILE SYSTEM.

Councilwoman Greenblatt confirmed the parking spot numbers and pay stations will be removed and replaced with the Parkmobile system.

Mayor Gubitosi explained Parkmobile signage will be placed on the beachfront with the QR code and the Parkmobile logo will be painted in every parking spot.

ON MOTION by Gubitosi/Weber to open the public hearing for the adoption of Ordinance 2025-15.

ROLL CALL:

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

Public Comment: None

ON MOTION by Gubitosi/DeNoble to close the public hearing and adopt Ordinance 2025-15.

ROLL CALL:

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

ADOPTED

COMMUNICATIONS:

- OEM Deputy Coordinator Appointment – Daniel Iradi
- 2025 Budget Update

Mayor Gubitosi stated the Interim CFO, Jeanette Larrison will be present at the May 20th meeting for Public Hearing and Adoption of the 2025 Municipal Budget to answer questions.

CONSENT AGENDA RESOLUTIONS:

2025-164 Authorizing Rally Cap Sports to conduct Volleyball for participants with special needs on Wednesdays in July and August from 6:00 p.m. to 8:00 p.m. at Cliff and Ocean Avenue Beach. (No Borough assistance required)

2025-165 Approval for the Surfrider Foundation, Jersey Shore Chapter to conduct a Beach clean-up on the Park Place Avenue Beach for Thursday, May 8th with a rain date of Friday, May 9th from 10:00 a.m. to 2:00 p.m.

2025-166 Approval for the United Engine & Fire Company (BBFD) to conduct their 5K Run for Saturday, August 16, 2025 from 6:30 a.m. to 12:00 p.m.

2025-167 Approving a Block Party for Burlington Avenue for Saturday, July 19, 2025 with a rain date of Sunday, July 20, 2024 from 5:00 p.m. to 9:00 p.m.

2025-168 Land Use Board Appointment Updates.

2025-169 Authorizing the Appointment of a Special Class II Law Enforcement Officer attending the 60th Class at the Monmouth County Police Academy in July.

2025-170 Approval of Part-Time Employees for the Department of Public Works.

2025-171 Approval of Summer Seasonal Employees for Department of Public Works.

2025-172 Appointing Summer Seasonal Beach Gate Guards.

2025-173 Appointing Summer Seasonal Beach Cashiers.

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

ROLL CALL:

AYES: DeNoble, Greenblatt, Weber, Mayor Gubitosi

NAYS: None

ABSENT: Nowicki

ABSTAIN: None

ADOPTED

INDIVIDUAL RESOLUTIONS:

2025-174 Beach Operation Schedule for 2025.

Mayor Gubitosi stated there will be a half hour change in beach badge checker's hours for weekdays and weekends.

ON MOTION by Gubitosi/Greenblatt to adopt Resolution 2025-174.

ROLL CALL:

AYES: DeNoble, Greenblatt, Weber, Mayor Gubitosi

NAYS: None

ABSENT: Nowicki

ABSTAIN: None

ADOPTED

2025-175 Daily and Weekly Beach Badge costs for 2025.

The Governing Body decided to stay with the current rate of \$13.00 and \$45.00 for Weekly and Daily beach badges for 2025.

ON MOTION by Gubitosi/DeNoble to adopt Resolution 2025-175.

ROLL CALL:

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

NAYS: None

ABSENT: Nowicki

ABSTAIN: None

ADOPTED

2025-176 Authorizing the Qualified Purchasing Agent to receive certain bids in accord with N.J.A.C. 5:34-5.1, E-Procurement.

ON MOTION by Gubitosi/DeNoble to adopt Resolution 2025-176.

ROLL CALL:

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

ADOPTED

2025-177 Authorizing the use of Sourcewell National Cooperative.

ON MOTION by Gubitosi/Greenblatt to adopt Resolution 2025-177.

ROLL CALL:

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

ADOPTED

2025-178 Authorizing the use of Omnia Partners, formerly known as U.S. Communities National Cooperative.

ON MOTION by Gubitosi/DeNoble to adopt Resolution 2025-178.

ROLL CALL:

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

ADOPTED

2025-179 Authorizing the Borough of Bradley Beach to enter into a Cooperative pricing agreement with the Hunterdon County Educational Services Cooperative Purchasing.

ON MOTION by Gubitosi/Greenblatt to adopt Resolution 2025-179.

ROLL CALL:

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

ADOPTED

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 (ESCNJS).

Discussion ensued amongst the Governing Body regarding the electricity cooperative described in the agreement. It was decided to table this resolution for further clarity.

ON MOTION by Gubitosi/Weber to table Resolution 2025-180 pending further inquiries.

ROLL CALL:

AYES: DeNoble, Greenblatt, Weber, Mayor Gubitosi

NAYS: None

ABSENT: Nowicki

ABSTAIN: None

TABLED

2025-181 Authorizing to Advertise for bids for the Newark Avenue Concession.

Discussion ensued amongst the Governing Body regarding placing a request for healthy foods in the RFP.

ON MOTION by Gubitosi/DeNoble to adopt Resolution 2025-181.

ROLL CALL:

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

NAYS: None

ABSENT: Nowicki

ABSTAIN: None

ADOPTED

2025-182 Designating Handicapped Parking Access and Drop-Off areas at the Borough's Beachfront: (1) Within its Cliff Avenue parking lot; and (2) Adjacent to the public beach entrance at the intersection of Ocean Avenue and Evergreen Avenue.

ON MOTION by Gubitosi/DeNoble to adopt Resolution 2025-182.

ROLL CALL:

AYES: DeNoble, Greenblatt, Weber, Mayor Gubitosi

NAYS: None

ABSENT: Nowicki

ABSTAIN: None

ADOPTED

2025-183 Authorizing right of entry for temporary work area in connection with Sylvan Lake Flume Replacement Project.

Mr. Doherty explained the purpose of this resolution is to permit the NJDEP the ability to use part of the beach behind the current pump station in the southern part of town as a staging area for sand. The equipment will be on the Avon side.

ON MOTION by Gubitosi/Weber to correct the resolution certification date.

ROLL CALL:

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

NAYS: None

ABSENT: None

ABSTAIN: None

ON MOTION by Gubitosi/Weber to adopt Resolution 2025-183.

ROLL CALL:

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

NAYS: None

ABSENT: None

ABSTAIN: None

ADOPTED

2025-184 Authorizing a grant application to the New Jersey Economic Development Authority for up to \$50,000 for pre-development planning to renovate the retired Utility Building at 54 Ocean Avenue.

Mr. Doherty explained the grant for this project was already awarded however the funds were not asked for or received by prior administration, which is the purpose for this resolution.

ON MOTION by Gubitosi/DeNoble to adopt Resolution 2025-184.

ROLL CALL:

AYES: DeNoble, Greenblatt, Weber, Mayor Gubitosi

NAYS: None

ABSENT: Nowicki

ABSTAIN: None

ADOPTED

2025-185 Bill List for May 6, 2025.

ON MOTION by Gubitosi/Greenblatt to adopt Resolution 2025-185.

ROLL CALL:

AYES: DeNoble, Greenblatt, Weber, Mayor Gubitosi

NAYS: None

ABSENT: Nowicki

ABSTAIN: None

ADOPTED

ANNOUNCEMENTS: None

ADMINISTRATOR REPORT: None

MAYOR AND COUNCIL REPORTS:

Councilwoman Greenblatt:

- Provided liaison reports and meeting dates for the Recreation Department, the Arts Council, and the Fletcher Lake Commission

Councilwoman DeNoble:

- Provided liaison reports for the Shade Tree Commission, the Tourism Commission, and the Board of Education.

Councilman Weber:

- Councilman Weber attended the BBBCA Brad Talk event.
- The DPW is building a shed to place discarded usable bulk items that can be repurposed.
- The Code Enforcement Department has been issuing violations for throwing trash on the train track side of their properties.
- The Environmental Commission meeting is continuing to work on Sustainable New Jersey.
- Announced the Borough will be celebrating a resident centenarian's 100th birthday with a procession in front of her house on May 15th at 4:00 p.m. and encouraged the audience members to join.
- Provided liaison operational reports for the Fire and Police Departments on behalf of Councilman Nowicki.

Mayor Gubitosi:

- Announced the upcoming Library community events.
- Mayor Gubitosi held his first Mayor's Wellness Walk on April 27th and encouraged residents to attend future walks.
- There will be a "Business Town Hall" at 4:00 p.m. to speak with the Mayor and BA to gather feedback and suggestions to provide opportunities for businesses.
- The Fire Department purchased a new truck using its own funding with no financial assistance from the Borough by choice.
- Mayor Gubitosi commended the Fire and First Aid for their response time and assistance with a carbon monoxide incident in his home recently.

Public Comments and Questions:

In Person:

Lou Ann Barlett, 312 Main Street, requested an update on the removal of the D'Arcy's structure which was addressed by Mr. Doherty. Ms. Bartlett expressed concerns regarding the parking issues she feels this structure has been causing.

Beth Kepler, 504 Central Avenue, expressed concerns about D'Arcy's parking lot issues and the prior Administration.

Mr. Cannon addressed Ms. Kepler's inquiries.

Brigitte McGuire, 610 Brinley Avenue, expressed concerns about Borough finances and the former Interim CFO.

Paul Neshamkin, 411 ½ LaReine Avenue, spoke about the expense removal of the stained-glass windows at 319 LaReine Avenue and requested donations on behalf of the Bradley Beach Historical Society.

Robert West, 518 Newark Avenue, expressed concerns regarding the shed in the DPW yard that will be storing discarded reusable bulk items.

Zoom: None

EXECUTIVE SESSION: None

ADJOURNMENT:

ON MOTION by Gubitosi/to adjourn the Council Business Meeting at 9:25 p.m.

ROLL CALL:

AYES: DeNoble, Greenblatt, Weber, Mayor Gubitosi

NAYS: None

ABSENT: Nowicki

ABSTAIN: None

THE COUNCIL BUSINESS MEETING ADJOURNED AT 9:25 P.M.


Erica Kostyz, RMC, CMR
Municipal Clerk