

**BOROUGH OF BRADLEY BEACH**

**BUDGET AMENDMENT INTRODUCTION PUBLIC HEARING &  
COUNCIL BUSINESS MEETING MINUTES**

**JUNE 5, 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 JUNE 5, 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.**

**The meeting has been noticed publicly according to the Open Public Meetings Act requirement for the “Annual Notice” and posted on the official bulletin board in the Borough Office.**

**ROLL CALL AT 6:30 P.M.**

**Present at the June 5, 2025 Budget Amendment Introduction Public Hearing and Council Business Meeting:**

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

**2025 Introduced Municipal Budget Public Hearing:**

**Mayor Gubitosi gave the following overview:**

- **There will be an open public hearing for the audience to comment or ask questions to address the current budget that has been introduced.**
- **Once the public hearing has been closed, there will be Council discussion about introducing a budget amendment. Mayor Gubitosi explained public comment pertaining to the amendment will be reserved for the next meeting on June 18<sup>th</sup>.**

ON MOTION by Gubitosi/DeNoble to open the Public Hearing for the 2025 Introduced Municipal Budget.

ROLL CALL:

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

NAYS: None

ABSENT: None

ABSTAIN: None

**Public Comments and Questions on the 2025 Introduced Municipal Budget:**

**In Person:**

**Gregory Fehrenbach, Bradley Boulevard, expressed several concerns pertaining to the fiscal integrity of the Borough and the amount of surplus being used in this budget. Mr. Fehrenbach also stated he has not received the PERC cost out report requested in March. Mr. Fehrenbach stated he would be interested in reviewing this administration’s surplus rebuilding analysis that should have been performed. Mr. Fehrenbach also mentioned the lack of certification of funds listed in Resolution 2025-150 for the demolition of 319 LaReine Avenue.**

**Mayor Gubitosi explained the oversight of the certification of funds for resolution 2025-150 is the purpose of the budget amendment discussion this evening.**

**Further discussion ensued between the Mayor and Mr. Fehrenbach pertaining to the UFCW negotiations and new personnel.**

**Herb Kenny, 216 Brinley Avenue, inquired about the legal fees for the UFCW negotiations and reserve rebuild. Mayor Gubitosi addressed inquiries.**

**Thomas J. Coan, 612 Third Avenue, inquired about a surplus rebuilding analysis for 2023 and 2024 – Mayor Gubitosi addressed inquiry.**

ON MOTION by Greenblatt/DeNoble to close the Public Hearing for the 2025 Introduced Municipal Budget.

ROLL CALL:

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

NAYS: None

ABSENT: None

ABSTAIN: None

ON MOTION by Gubitosi/Weber to re-open the Public Hearing for the 2025 Introduced Municipal Budget.

**ROLL CALL:**

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

**ZOOM:**

**Mary Backstrom, 218 Third Avenue, commended the Mayor and Council for their diligence and transparency.**

**Resolution 2025-196 Municipal Budget Amendment Introduction.**

**Mayor Gubitosi explained that a large portion of this amendment is for the demolition costs of the 319 LaReine Avenue Church.**

ON MOTION by Gubitosi/Nowicki to the adopt Resolution 2025-196 amending the 2025 Municipal Budget.

**ROLL CALL:**

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

**APPROVED**

**WORKSHOP(S):**

**Boardwalk Promenade – Borough Engineer, Bennett Matlack**

**Items presented and discussed:**

- **Funding source**
- **Conceptual plan**
- **Existing conditions**
- **Materials to be used.**
- **Extension of the promenade and bulkhead**

**Main Street Improvements – Borough Engineer, Bennett Matlack**

**Items presented and discussed:**

- **Advancing a preliminary design.**
- **Coordinating with NJDOT.**
- **Review of the street light design and layout.**
- **Design consideration.**
- **Speed limit reduction.**
- **Bike lane and parking options.**
- **Pavers and sidewalks**
- **Grant funding**

ON MOTION by Gubitosi/Greenblatt to open public comments and questions on these two workshops.

ROLL CALL:

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

NAYS: None

ABSENT: None

ABSTAIN: None

**Public comments and questions pertaining to both workshops were offered by the following residents:**

**Rick Bartolomei, 116 Newark Avenue**

**Peter Sharpe, 301 Second Avenue**

**Mea Molin, 302 Fourth Avenue**

**Mark Rosenberg, 220 Lake Terrace**

**Fletcher Lake Light Installation:**

**Lynda Brown (FLC member), her spouse Eric Brown, and members of the FLC to include William Grafton, Linda Henderson, and Mark Rosenthal presented the idea of a trial lighting system that would use LED lights on a timer.**

**The discussion included topics concerning algae growth, the length of time the lights would be on, wildlife on and around the lake, cost, and the overall effect this would have on the community and surrounding residents.**

**Public comments on for this workshop were offered by:**

**Rich Despina, 600 Third Avenue**

**Main Street (Route 71) Speed Limit**

**Mayor Gubitosi stated he is collaborating with the Mayors of surrounding towns Avon and Neptune with the hopes of having a consistent speed limit of 25 MPH on Main Street.**

**Public comments and opinions for this workshop were offered by:**

**Mea Molin, 302 Fourth Avenue**

**Eileen Shissias, 112 Fourth Avenue**

**Dave Rakowski, 304 Third Avenue**

**PRESENTATIONS:**

**A Proclamation recognizing Juneteenth was read by Councilwoman DeNoble.**

**WHEREAS, Juneteenth, also known as Emancipation Day, is the oldest known celebration commemorating the end of enslavement in America; and**

**WHEREAS, Juneteenth is a day of reflection, a day of renewal, a pride-filled day. It is a moment in time taken to appreciate the progress and contributions made by African Americans to this society; and**

**WHEREAS, Juneteenth is inclusive of all races, ethnicities, and nationalities – recognized by Americans everywhere as a symbolic milestone in our journey toward a more perfect union; and**

**WHEREAS, it is a day where we take one step closer together – to better utilize the energy wasted on racism. Juneteenth is a day that we pray for peace and liberty for all, a celebration of freedom.**

**NOW THEREFORE BE IT RESOLVED, by the Mayor and Council of the Borough of Bradley Beach, do hereby proclaim, Thursday, June 19, 2025 as “JUNETEENTH” in the Borough of Bradley Beach and encourage all citizens young and old to pay tribute to the journey, embrace the past, as well as the future that unity, respect and appreciation brings.**

**MINUTES APPROVAL**

ON MOTION by Gubitosi/Greenblatt to approve the Council Business Meeting Minutes of May 20, 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, expressed concerns about the speed limit reduction on Main Street, the budget amendment, potential tax revenue for 319 LaReine Avenue properties and inquired about the executive session topic.**

**Jim Shissias, 112 Fourth Avenue, stated he is in favor of Resolution 2025-211 authorizing an RFP for a Financial Consultant to analyze the sale of the sewer system.**

**Thomas J. Coan, 612 Third Avenue, made several suggestions pertaining to the potential revenue for the 319 LaReine Avenue once the lots are auctioned. Mr. Coan also thanked the Mayor and Council for several agenda items.**

**ZOOM: None**

**ORDINANCE INTRODUCTION(S): None**

**ORDINANCE ADOPTION(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.**

ON MOTION by Gubitosi/Weber to table the public hearing and adoption for Ordinance 2025-17 pending further discussion with surrounding businesses.

**ROLL CALL:**

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

**TABLED**

**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 open the public hearing for Ordinance 2025-17.

ROLL CALL:

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

NAYS: None

ABSENT: None

ABSTAIN: None

**Public Comment on Ordinance 2025-18 - None**

ON MOTION by Gubitosi/Greenblatt to close the public hearing and adopt Ordinance 2025-18.

ROLL CALL:

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

NAYS: None

ABSENT: None

ABSTAIN: None

**ADOPTED**

**COMMUNICATIONS:**

- **319 LaReine Avenue update – Councilwoman Greenblatt provided a schedule for the upcoming demolition.**
- **Financial Task Force Memo.**
- **Financial update – Mayor Gubitosi stated Mr. Fred Ebenau will be ready to present his financial findings report at the next Council Business Meeting on June 18<sup>th</sup>.**
- **Infrastructure Projects update – Councilman Nowicki is in the process of implementing an Infrastructure Communication Plan and Infrastructure Public Awareness Meetings to better serve the public and offer more communication tools.**

**CONSENT AGENDA RESOLUTIONS:**

**2025-197 Approval of Annual Renewal of Alcoholic Beverage Liquor License for Swami Charan, Inc. T/A Shore Wines & Liquors.**

**2025-198 Approval of Annual Renewal of Alcoholic Beverage Liquor License for KDK of Bradley, LLC, T/A Bradley Beach Bowl.**

**2025-199 Approval of Annual Renewal of Alcoholic Beverage Liquor License for Gladys & Carlotta, Inc. T/A Bradley Liquors.**

**2025-201 Approval of Annual Renewal of Alcoholic Beverage Liquor License for Vic’s Bar & Restaurant, Inc.**

**2025-202 Approval of Annual Renewal of Alcoholic Beverage Liquor License for UVA on Main, LLC, T/A Pagano’s UVA Restaurant and Wine Bar.**

**2025-203 Approval of Annual Renewal for Inactive Alcoholic Beverage Control Liquor License for EMAM LAB, LLC, T/A The Bradley.**

**2025-204 Bradley Beach Fire Department Cadet/Junior Firefighter Appointments.**

ON MOTION by DeNoble/Greenblatt to vote on Resolution 2025-200 separately.

**2025-200 Approval of Annual Renewal of Alcoholic Beverage Liquor License for Portuguese Shamrock, LLC T/A Elbow Room Bar and Kitchen.**

ROLL CALL:

AYES: DeNoble, Greenblatt, Nowicki, Weber

NAYS: None

ABSENT: None

ABSTAIN: Mayor Gubitosi

**ADOPTED**

ON MOTION by Gubitosi/Weber to adopt the remainder of Consent Agenda Resolutions.

ROLL CALL:

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

NAYS: None

ABSENT: None

ABSTAIN: None

**RESOLUTIONS ADOPTED**

**INDIVIDUAL RESOLUTIONS:**

**2025-205 A Resolution Opposing the inclusion of New Offshore Oil and Gas Leasing off the Coast of New Jersey in the 11<sup>th</sup> National Outer Continental Shelf Oil and Gas Leasing Program.**

ON MOTION by Gubitosi/Greenblatt to adopt Resolution 2025-205.

ROLL CALL:

AYES: DeNoble, Greenblatt, Nowicki, Mayor Gubitosi

NAYS: None

ABSENT: None

ABSTAIN: Weber

**ADOPTED**

**2025-206 Authorizing the disposition or salvage of vehicles and equipment in the possession of the Borough at auction on govdeals.com and other disposal in accordance with N.J.S.A. 40A:11-36.**

ON MOTION by Gubitosi/DeNoble to adopt Resolution 2025-206.

ROLL CALL:

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

NAYS: None

ABSENT: None

ABSTAIN: None

**ADOPTED**

**2025-207 Awarding Verizon Business Solutions for Wireless Telecommunications and Television Services.**

ON MOTION by Gubitosi/DeNoble to adopt Resolution 2025-207.

ROLL CALL:

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

NAYS: None

ABSENT: None

ABSTAIN: None

**ADOPTED**

**2025-208 Authorizing a competitive contracting process for the hiring of a vendor for Police “Extra Duty” scheduling and processing.**

ON MOTION by Gubitosi/Greenblatt to adopt Resolution 2025-208.

ROLL CALL:

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

NAYS: None

ABSENT: None

ABSTAIN: None

**ADOPTED**

**2025-209 A Resolution requesting the New Jersey Department of Transportation to reduce the speed limit on State Route 71 (Main Street) from Thirty to Twenty-Five miles per hour.**

ON MOTION by Gubitosi/DeNoble to adopt Resolution 2025-209.

ROLL CALL:

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

NAYS: None

ABSENT: None

ABSTAIN: None

**ADOPTED**

**2025-210 Authorizing a Memorandum of Understanding with Neptune Fire District No. 2 for the temporary provision of Fire Hose Equipment to the Bradley Beach Fire Department.**

ON MOTION by Gubitosi/Nowicki to adopt Resolution 2025-210.

**ROLL CALL:**

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

**ADOPTED**

**2025-211 Authorizing Solicitation of Proposals by a Fair-and-Open process for Professional Financial Consulting Services to conduct a Financial Analysis of the Borough's Sewer Utility to establish appropriate connection fees and explore the possibility of privatizing the Borough's Sewer Utility.**

**Councilwoman Greenblatt inquired about the time frame for this which was addressed by Mr. Doherty.**

**Councilman Nowicki commented this will help in deciding what path to take before investing in the replacement of the sewer system.**

ON MOTION by Gubitosi/Greenblatt to adopt Resolution 2025-211.

**ROLL CALL:**

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

**ADOPTED**

**2025-212 Authorizing Award of Professional Engineering Services with CME Associates for the Sylvan Lake Bulkhead Development.**

**Councilman Nowicki explained the purpose of this resolution.**

ON MOTION by Nowicki/Greenblatt to adopt Resolution 2025-212.

**ROLL CALL:**

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

**ADOPTED**

**2025-213 Bill List for June 5, 2025**

ON MOTION by Gubitosi/Nowicki to adopt Resolution 2025-213.

**ROLL CALL:**

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

NAYS: None

ABSENT: None

ABSTAIN: None

**ADOPTED**

**2025-214 Award of bid for Newark Avenue Concession.**

**Mayor Gubitosi explained there were no bidders.**

ON MOTION by Gubitosi/DeNoble to table Resolution 2025-214.

**ROLL CALL:**

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

NAYS: None

ABSENT: None

ABSTAIN: None

**TABLED**

**ANNOUNCEMENTS: None**

**MAYOR AND COUNCIL REPORTS:**

**Councilman Weber**

**The Environmental Commission will be removing Knotweed from the Maritime Forest on Saturday, June 7<sup>th</sup> from 10:00 a.m. to 12:00 p.m.**

**Councilwoman Greenblatt**

**Provided reports for the Fletcher Lake Commission, the Arts Council, and the Recreation Committee.**

**Councilwoman DeNoble**

**Provided reports for the Tourism Committee, Board of Education, and the Shade Tree Commission.**

**Councilman Nowicki**

**Provided reports for the Police Department, the Fire Department, and the First Aid Squad.**

**Mayor Gubitosi:**

**Thanked all the volunteers that participated in the Memorial Day festivities and announced the Bradley Food Pantry in conjunction with the BBBCA will be doing a food pick-up on Saturday, June 7<sup>th</sup> starting at 9:00 a.m.**

**Public Comments and Questions:**

**In Person:**

**Julie Nutaitis, 605 Newark Avenue, thanked all involved with the Memorial Day festivities and suggested rotating food trucks for the Newark Avenue Concession.**

**Mea Molin, 302 Fourth Avenue, expressed concerns about the amount of Mobi Mats at the beach and beach patrons that do not use headphones when playing music on the beach.**

**Ray Castellano, 604 Bradley Boulevard, complained of not being able to get a beach locker and feels lockers should be available to residents only.**

**A lengthy discussion ensued regarding the legality of only offering beach lockers to residents only.**

**Rick Bartolomei, 116 Newark Avenue, suggested lowering the fee for the Newark Avenue Concession License.**

**ZOOM:**

**Dave Rakowski, 304 Third Avenue, feels the one-way sign on Evergreen and Hammond needs to be moved closer to the corner.**

**EXECUTIVE SESSION :**

**Resolution 2025-215 Retire into Executive Session to discuss a Litigation Matter.**

- **Hingston vs. Bradley Beach**

ON MOTION by Gubitosi/DeNoble to retire into Executive Session at 9:25 p.m. to discuss a Litigation Matter.

**ROLL CALL:**

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

**NAYS: None**

**ABSENT: None**

**ABSTAIN: None**

ON MOTION by Fox/Weber to return from Executive Session at 9:45 p.m.

**ROLL CALL:**

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

**NAYS: None**

**ABSENT: None**

**ABSTAIN: None**

**ADJOURNMENT:**

ON MOTION by Gubitosi/Weber to adjourn at 9:45 p.m.

ROLL CALL:

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

NAYS: None

ABSENT: None

ABSTAIN: None

**THE COUNCIL BUSINESS MEETING ADJOURNED AT 9:45 P.M.**

*Erica Kostyz*

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Erica Kostyz, RMC, CMR  
Municipal Clerk