

**BOROUGH OF BRADLEY BEACH  
COUNCIL BUSINESS MEETING MINUTES  
JULY 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 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 July 1, 2025 Council Business Meeting:**

**Governing Body Members: Ms. DeNoble (Zoom), Ms. Greenblatt, Mr. Nowicki, Mr. Weber (Zoom), 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, Jeanette M. Larrison  
Borough Engineer, Bennett Matlack**

**Resolution 2025-228 Appointment of Probationary Police Officer Gianna Trani.**

ON MOTION by Gubitosi/Greenblatt to approve Resolution 2025-228.

**ROLL CALL:**

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

**APPROVED**

**PRESENTATIONS & BIDS:**

**Mayor Gubitosi administered an Oath of Office for Probationary Police Officer Gianna Trani.**

**WORKSHOP(S):**

**Recreation Center – Bennett Matlack**

**Items discussed:**

- **Playground equipment**
- **Final decision on design**
- **Basketball, Pickleball, and Tennis Courts**
- **Funding**
- **Construction start and completion dates of the project.**
- **Signage replacement**
- **ADA compliance**

**Main Street – Bennett Matlack**

**Updates provided:**

- **Funding and Grants**
- **Design and aesthetics.**
- **Grading of sidewalks, pavers, and handicapped ramps.**
- **Completing the project in sections.**

**Public comments, questions, and opinions on the Workshops were offered by the following residents and addressed by Mr. Matlack:**

**Thomas J. Coan, 612 Third Avenue**

**Rick Bartolomei, 116 Newark Avenue**

**Eileen Shissias, 112 Fourth Avenue (via Zoom)**

**MINUTES APPROVAL**

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

**ROLL CALL:**

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

**APPROVED**

ON MOTION by Gubitosi/Greenblatt to approve the Executive Meeting Minutes of June 18, 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:**

**Beth Kepler, 504 Central Avenue, expressed concerns regarding Resolution 2025-236 Litigation Settlement for Hingston vs. Bradley Beach.**

**Thomas J. Coan, 612 Third Avenue, expressed concerns regarding the effects of residential taxes due to litigations.**

**Zoom: None**

**ORDINANCES:**

**Introduction(s):**

**BOND ORDINANCE 2025-19**

**BOND ORDINANCE AMENDING IN PART BOND ORDINANCE NO. 2023-08 ADOPTED ON JUNE 14, 2023, PROVIDING FOR SEWER IMPROVEMENTS ALONG PARK PLACE AVENUE AND FIFTH AVENUE, IN ORDER TO INCREASE THE APPROPRIATION THEREFOR BY \$500,000 FOR A TOTAL APPROPRIATION OF \$1,000,000, AND TO INCREASE THE AUTHORIZED BONDS AND NOTES TO BE ISSUED TO FINANCE A PORTION OF THE COSTS THEREOF BY \$250,000 FOR A TOTAL DEBT AUTHORIZATION OF \$725,000, AND TO INCREASE THE ALLOCATION OF THE APPROPRIATION TO COSTS PERMITTED UNDER N.J.S.A. 40A:2-20, AUTHORIZED IN AND BY THE BOROUGH OF BRADLEY BEACH, IN THE COUNTY OF MONMOUTH, NEW JERSEY.**

**Mayor Gubitosi explained the purpose of this ordinance is for a fiscal increase for the sewer improvement project.**

ON MOTION by Gubitosi/DeNoble to introduce Bond Ordinance 2025-19.

ROLL CALL:

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

**INTRODUCED**

**Mayor Gubitosi made a motion to move the adoption of Resolution 2025-237 Amending the Capital Budget, seconded by Councilwoman Greenblatt.**

ROLL CALL:

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

**2025-237 Amendment to the 2025 Capital Budget.**

ON MOTION by Gubitosi/Greenblatt to adopt Resolution 2025-237.

ROLL CALL:

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

**ADOPTED**

### **ORDINANCE 2025-20**

**AN ORDINANCE AMENDING ARTICLE VIII: “OFF-STREET PARKING, DRIVEWAY AND LOADING REQUIREMENTS” OF CHAPTER 450: “ZONING” OF THE BOROUGH’S REVISED GENERAL ORDINANCES TO ALLOW RESIDENTIAL RIBBON DRIVEWAYS.**

ON MOTION by Gubitosi/Nowicki to introduce Ordinance 2025-20.

ROLL CALL:

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

**INTRODUCED**

**ORDINANCE 2025-21**

**ORDINANCE AMENDING CHAPTER 160: “CONSTRUCTION CODES, UNIFORM; CERTIFICATES OF OCCUPANCY” OF THE BOROUGH’S REVISED GENERAL ORDINANCES TO UPDATE AND INCREASE CERTAIN FEES.**

**Mayor Gubitosi stated the purpose of this ordinance is to bring the fees up to date to cover costs and place the Borough in a competitive position so the Borough can provide these services to the community.**

ON MOTION by Gubitosi/Greenblatt to introduce Ordinance 2025-21.

**ROLL CALL:**

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

**NAYS:** None

**ABSENT:** None

**ABSTAIN:** None

**INTRODUCED**

**Adoptions:**

**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.**

**Mayor Gubitosi explained this ordinance is being tabled again pending further discussions for a better solution for use of the Borough Parking lot that will benefit employees and local businesses.**

ON MOTION by Gubitosi/Nowicki to table the adoption of Ordinance 2025-17.

**ROLL CALL:**

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

**NAYS:** None

**ABSENT:** None

**ABSTAIN:** None

**TABLED**

**COMMUNICATIONS:**

- **319 LaReine Avenue – update on asbestos removal and demolition provided by Business Administrator Matthew Doherty.**
- **Fifth Avenue Sewer – update on construction schedule provided by Councilman Nowicki.**

**CONSENT AGENDA RESOLUTIONS:**

**2025-229 Approval of an Outdoor Café License for Steady Hand Café.**

**2025-230 Approval of an Outdoor Café License for Hey Peach Bakery, LLC.**

**2025-231 Approval of an Outdoor Café License for The Buttered Biscuit.**

**2025-232 Approval of an Outdoor Café License for Panchos and Juanchos.**

**2025-233 Approval of an Outdoor Café License for DelPonte's Creamery & Café.**

**Councilman Weber requested the businesses be cognizant of ADA compliance.**

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

ROLL CALL:

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

NAYS: None

ABSENT: None

ABSTAIN: None

**ADOPTED**

**INDIVIDUAL RESOLUTIONS:**

**2025-214 Award of Bid for the Newark Avenue Concession to Linnie Lou's, LLC.**

**(Previously tabled 6-5-25 and 6-18-25)**

**Council members Greenblatt, Nowicki, and Weber stated they are glad a concession will be in place for the upcoming holiday and remainder of the beach season.**

ON MOTION by Gubitosi/Weber to adopt Resolution 2025-214.

ROLL CALL:

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

NAYS: None

ABSENT: None

ABSTAIN: None

**ADOPTED**

**2025-234 Approval of a Lien Redemption Refund for 509 McCabe Avenue in the amount of \$3,056.77.**

ON MOTION by Gubitosi/Greenblatt to adopt Resolution 2025-234.

ROLL CALL:

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

NAYS: None

ABSENT: None

ABSTAIN: None

**ADOPTED**

**2025-235 Authorizing retention of David F. Bauman, J.S.C. (Ret.) of Bressler, Amery & Ross, P.C. to serve as hearing officer to decide an appeal of an Outdoor Premises Expansion Permit Pursuant to N.J.S.A. 40:55D-166**

**Mr. Cannon explained the purpose of this resolution.**

**Councilwoman DeNoble asked if she could vote on this being she lives within two hundred feet of this business.**

**Mr. Cannon replied she can vote.**

ON MOTION by Gubitosi/Nowicki to adopt Resolution 2025-235.

ROLL CALL:

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

NAYS: None

ABSENT: None

ABSTAIN: None

**ADOPTED**

**2025-236 Authorizing the settlement of pending litigation before the Superior Court of New Jersey, Monmouth County entitled Hingston vs. Borough of Bradley Beach, DOCKET NO. MON-L-3790-24.**

ON MOTION by Gubitosi/Greenblatt to adopt Resolution 2025-236.

ROLL CALL:

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

NAYS: None

ABSENT: None

ABSTAIN: None

**ADOPTED**

**2025-238 Bill List for July 1, 2025.**

**Councilwoman Greenblatt inquired if a bill charged from the previous year gets withdrawn from the prior year or current year's budget.**

**Mayor Gubitosi explained if the bill was encumbered from the previous year's budget, it will be withdrawn from that year budget and not the current year.**

ON MOTION by Gubitosi/Weber to adopt Resolution 2025-238.

ROLL CALL:

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

NAYS: None

ABSENT: None

ABSTAIN: None

**ADOPTED**

**ANNOUNCEMENTS: None**

**ADMINISTRATOR REPORT: None**

**MAYOR AND COUNCIL REPORTS:**

**Councilman Weber:**

- The Environmental Commission will meet on July 7<sup>th</sup> to discuss a Knotweed removal.
- Congratulated the new Probationary Officer Gianna Trani

**Councilman Nowicki**

- Provided the Police activity report.
- Provided the Fire Department and First Aid Squad activity reports.
- Provided an update on the Sylvan Lake Bulkhead replacement.

**Councilwoman Greenblatt:**

- Provided reports for the Arts Council and the Recreation Committee.
- Provided an update on the aerator light for Fletcher Lake.

**Councilwoman DeNoble (Councilwoman Greenblatt spoke on behalf of Ms. DeNoble)**

- Congratulated the Mayor on his many accomplishments to the Borough and residents over the last six months.

**Mayor Gubitosi:**

- Congratulated the new Probationary Officer Gianna Trani,
- The DPW are working diligently to manage the lakes during the inclement weather,
- The Maritime Forest held last week was a success.
- Announced Grant funding has been secured for the Borough by Senator Vin Gopal.

**PUBLIC COMMENTS AND QUESTIONS:**

**In Person:**

Ray Castellano, 604 Bradley Boulevard, expressed concerns pertaining to Ordinance 2025-20.

Councilman Weber addressed this concern.

Thomas J. Coan, 612 Third Avenue, stated he is in favor of Ordinance 2025-20.

**Zoom: None**

**EXECUTIVE SESSION:**

Resolution 2025-239 Retire into Executive Session to discuss Litigation and Personnel Matters.

- Hall vs. Bradley Beach
- Police Department Staffing

ON MOTION by Gubitosi/Nowicki to retire into Executive Session at 8:05 p.m.

ROLL CALL:

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

ON MOTION by Gubitosi/Greenblatt to return from Executive Session at 9:00 p.m.

ROLL CALL:

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

**ADJOURNMENT:**

ON MOTION by Gubitosi/Nowicki to adjourn the Council Business Meeting at 9:00 p.m.

ROLL CALL:

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

**THE COUNCIL BUSINESS MEETING ADJOURNED AT 9:00 P.M.**

  
Erica Kostyz, RMC, CMR  
Municipal Clerk