

**BOROUGH OF BRADLEY BEACH
COUNCIL BUSINESS MEETING MINUTES
JULY 15, 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 JULY 15, 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 15, 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 Captain, Terry Brown
Interim Chief Financial Officer, Jeanette M. Larrison**

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

ROLL CALL:

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

PRESENTATIONS & BIDS:

Office of Emergency Management & Meteorology Hurricane Preparedness – Joe Martucci, Meteorologist & Norman Goldfarb, OEM Coordinator.

Mr. Goldfarb suggested residents view the information for hurricane preparedness located on the Borough Website and sign up for the emergency notification system to receive mobile, text, and email alerts.

Mr. Martucci, Meteorologist and Drone Specialist, gave an in-depth presentation on hurricane season to include previous storms in New Jersey and their financial impacts during hurricane seasons.

5 Minute Beach Clean-up.

Sea Girt residents Hope and Charlotte Perry gave a presentation on this program they developed in 2023 which consists of collecting visible trash and debris on the beach, placing the full bag in the trash and/or recycle bins depending on the items, and replacing with another clean empty bag for another patron to use for this purpose.

Resident Eva Carella also spoke favorably of this program and requested to see this implemented in the Borough.

Mr. Weber stated he is in the process of implementation for this program with the Department of Public Works.

WORKSHOP(S):

“Skip the Stuff” – Councilman Weber

This refers to adopting an ordinance pertaining to receiving condiments and utensils by request when ordering take-out meals from eateries and restaurants to avoid waste of unused or unwanted items. Currently the town of Red Bank has this ordinance in place and has given out ninety-four percent less stuff.

Brian Thompson, resident and Environmental Commission member of Monmouth Beach, spoke in favor of this program and highly recommends this to every municipality.

DPW Sharing Shed – Councilman Weber

This refers to the rules of the recently built Sharing Shed located in the DPW Yard.

- **Items must be clean, reusable, and fully assembled.**
- **Items can be donated by residents only.**
- **Anyone from another town can take items from the shed.**
- **Users take complete responsibility for the items.**
- **The shed will only be open during the DPW yard hours.**

Councilman Weber suggested using social media to promote the Sharing Shed.

The National Night Out Proclamation - read by Mayor Gubitosi:

WHEREAS, the National Association of Town Watch (NATW) is sponsoring a unique, nationwide crime prevention program on August 5, 2025 entitled “National Night Out”; and

WHEREAS, the Annual “National Night Out” provides a unique opportunity for the Borough of Bradley Beach to join forces with thousands of other communities across the country in promoting cooperative, Police-Community Crime Prevention efforts; and

WHEREAS, it is essential that all citizens of the Borough of Bradley Beach be aware of the importance of crime prevention programs and the impact that their participation can have on reducing crime in the Borough; and

WHEREAS, Police-Community partnerships, neighborhood safety, awareness, and cooperation are important themes of the “National Night Out” Program; and

WHEREAS, a celebration is planned for Neighborhood Watch Groups in the Borough of Bradley Beach from 6:00 p.m. to 8:00 p.m. on August 5, 2025 at the Beachfront on Ocean Avenue.

NOW THEREFORE BE IT RESOLVED, by the Governing Body of the Borough of Bradley Beach, proclaim August 5, 2025 as “National Night Out 2025.”

MINUTES APPROVAL

ON MOTION by Gubitosi/DeNoble to approve the Council Business Meeting Minutes of July 1, 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 July 1, 2025.

ROLL CALL:

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

APPROVED

PUBLIC COMMENTS & QUESTIONS ON AGENDA ITEMS:

In Person:

Heidi Sirota, 502 Monmouth Avenue, stated she is in favor of the DPW Sharing Shed and suggested allowing used paint if in good condition.

Lauren Egbert, 404 ½ Brinley Avenue, expressed several concerns pertaining to Ordinance 2025-25 Amendment to Chapter 5-31 Hiring of Police Officers which were addressed at length by Mr. Cannon.

Zoom:

Donald Greenberg, 302 Park Place Avenue, inquired and suggested an educational component with restaurants for “Skip the Stuff” law which addressed by Councilman Weber and made an inquiry regarding two hour parking at Cliff Avenue that is listed in Ordinance 2025-22.

ORDINANCES:

Introduction(s):

ORDINANCE 2025-22

ORDINANCE AMENDING CHAPTER 9: “TRAFFIC” OF THE BOROUGH’S REVISED GENERAL ORDINANCES TO UPDATE PARKING REGULATIONS AROUND BOROUGH HALL TO BETTER SHARE AVAILABLE SPACES BETWEEN RESIDENTS, VISITORS, AND BOROUGH EMPLOYEES.

Mayor Gubitosi presented a diagram for the public showing the new plan for the parking lot and Main Street.

ON MOTION by Gubitosi/Greenblatt to introduce Ordinance 2025-22.

ROLL CALL:

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

NAYS: None

ABSENT: None

ABSTAIN: None

INTRODUCED

BOND ORDINANCE 2025-23

BOND ORDINANCE PROVIDING FOR SEWER IMPROVEMENTS ALONG OCEAN PARK AVENUE, APPROPRIATING \$975,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$975,000 BONDS AND NOTES TO FINANCE A PORTION OF THE COSTS THEREOF, AUTHORIZED IN AND BY THE BOROUGH OF BRADLEY BEACH, IN THE COUNTY OF MONMOUTH, NEW JERSEY.

Mayor Gubitosi explained this ordinance will include soft costs tied to design and permitting as well as hard costs for construction. Mayor Gubitosi stated this project is happening to remedy issues on Ocean Park Avenue.

ON MOTION by Gubitosi/Nowicki to introduce Bond Ordinance 2025-23.

ROLL CALL:

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

NAYS: None

ABSENT: None

ABSTAIN: None

INTRODUCED

ORDINANCE 2025-24

ORDINANCE AMENDING CHAPTER 330: “PARKING” OF THE BOROUGH’S REVISED GENERAL ORDINANCES TO PROHIBIT THE PARKING OF CERTAIN LARGE VEHICLES, TRAILERS, BOATS, AND RECREATIONAL VEHICLES WITHIN THE FRONT YARD AREAS OF RESIDENTIAL PROPERTIES.

Mayor Gubitosi explained the purpose of this ordinance is to constrain the parking of large/oversized vehicles to the side or back of a house to be respectful of neighbors concerned with the optic of large vehicles.

Further discussion ensued amongst the Governing Body and Mr. Cannon regarding commercial vehicles.

ON MOTION by Gubitosi/DeNoble to introduce Ordinance 2025-24.

ROLL CALL:

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

NAYS: None

ABSENT: None

ABSTAIN: None

INTRODUCED

ORDINANCE 2025-25

ORDINANCE AMENDING CHAPTER 5: “ADMINISTRATION OF GOVERNMENT” OF THE BOROUGH’S REVISED GENERAL ORDINANCES TO PROVIDE FLEXIBILITY TO THE BOROUGH IN THE HIRING OF PATROL OFFICERS TO ENSURE PUBLIC SAFETY.

A lengthy discussion ensued amongst the Governing Body and Mr. Cannon pertaining to verbiage referencing the minimum number of Police Officers that can be hired.

Adoptions:

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.

ON MOTION by Gubitosi/DeNoble to open the public hearing for the adoption of Bond Ordinance 2025-19.

ROLL CALL:

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

Public Comment: None

ON MOTION by Gubitosi/Nowicki to close the public hearing and adopt Bond Ordinance 2025-19.

ROLL CALL:

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

ADOPTED

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.

ON MOTION by Gubitosi/Weber the public hearing for the adoption of Ordinance 2025-21.

ROLL CALL:

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

Public Comment: None

ON MOTION by Gubitosi/Greenblatt to close the public hearing and adopt Ordinance 2025-21.

ROLL CALL:

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

ADOPTED

COMMUNICATIONS:

- **Monmouth County 250th Anniversary Program Liaison Appointment Memo. – Amy Hall, Tourism Director and Paul Neshamkin, President of the Bradley Beach Historical Society.**

CONSENT AGENDA RESOLUTIONS:

2025-240 Approval for Special Olympics New Jersey to conduct their 5K Race on Saturday, November 15, 2025 from 10:00 a.m. to 12:00 p.m. (Pass through only)

2025-241 Appointing Paul Neshamkin as Borough Historian.

Councilwoman Greenblatt read aloud Resolution 2025-241 and congratulated Mr. Neshamkin.

Mr. Neshamkin thanked the Governing Body for the appointment of Borough Historian.

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

ROLL CALL:

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

ADOPTED

INDIVIDUAL RESOLUTIONS:

2025-242 Approving Certification of the U.S. Equal Employment Opportunity Commission.

ON MOTION by Gubitosi/DeNoble to adopt Resolution 2025-242.

ROLL CALL:

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

ADOPTED

2025-243 Approval of an increase in the Bid Threshold pursuant to N.J.S.A. 40A:11-3.

ON MOTION by Gubitosi/Greenblatt to adopt Resolution 2025-243.

ROLL CALL:

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

NAYS: None

ABSENT: None

ABSTAIN: None

ADOPTED

2025-244 Approving and Authorizing the use of the Purchasing Procedures Manual and Vendor Manual.

ON MOTION by Gubitosi/DeNoble to adopt Resolution 2025-244.

ROLL CALL:

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

NAYS: None

ABSENT: None

ABSTAIN: None

ADOPTED

2025-245 Authorizing Procurement of Vehicles and Accessories through New Jersey State Contract 23-Fleet-34933, pursuant to New Jersey State Contract Division of Purchase and Property.

ON MOTION by Gubitosi/DeNoble to adopt Resolution 2025-245.

ROLL CALL:

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

NAYS: None

ABSENT: None

ABSTAIN: None

ADOPTED

2025-246 Authorizing an Emergency HVAC Unit Repair at the Carmen A. Biase Center.

ON MOTION by Gubitosi/DeNoble to adopt Resolution 2025-246.

ROLL CALL:

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

NAYS: None

ABSENT: None

ABSTAIN: None

ADOPTED

2025-247 Authorizing a second Emergency HVAC Unit Repair at the Carmen A. Biase Center.

ON MOTION by Gubitosi/Nowicki to adopt Resolution 2025-247.

ROLL CALL:

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

ADOPTED

2025-248 Authorizing Emergency Storm Drain and Roadway Repair at Evergreen and Central Avenues.

Councilwoman Greenblatt inquired what this was caused by.

Mr. Doherty and Councilman Nowicki addressed this inquiry.

ON MOTION by Gubitosi/Greenblatt to adopt Resolution 2025-248.

ROLL CALL:

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

ADOPTED

2025-249 Authorizing General Engineering Services with CME Associates for Sylvan Lake Outlet Control Gate Replacement.

Councilman Nowicki explained the necessity of replacing the gate for safety purposes.

ON MOTION by Gubitosi/Nowicki to adopt Resolution 2025-249.

ROLL CALL:

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

ADOPTED

2025-250 Authorizing a request to change the time-limit on parking spaces on the west side of Main Street in front of the Police Department.

ON MOTION by Gubitosi/DeNoble to adopt Resolution 2025-250.

ROLL CALL:

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

ADOPTED

2025-251 Authorizing the retention of expert witness, WJH Engineering, for Zoning Enforcement in the matter of Garrison, et al. vs. Bradley beach, et al. – Docket No. MON-L-3458-22.

Mr. Cannon gave a summary of this resolution.

ON MOTION by Gubitosi/Greenblatt to adopt Resolution 2025-251.

ROLL CALL:

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

ADOPTED

2025-252 Authorizing the Settlement of Pending Litigation before the Superior Court of New Jersey, Monmouth County entitled Hall vs. Borough of Bradley Beach, Docket No. MON-L-2713-24.

Discussion ensued amongst the Borough Attorney and the Governing Body.

ON MOTION by Gubitosi/DeNoble to adopt Resolution 2025-252.

ROLL CALL:

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

ADOPTED

2025-253 Bill List July 15, 2025

Councilman Nowicki requested to pull a payment to T&M Associates for further research prior to payment.

ON MOTION by Gubitosi/Greenblatt to adopt Resolution 2025-253 excluding the T&M Associates invoice pending further research.

ROLL CALL:

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

ADOPTED

ANNOUNCEMENTS: None

ADMINISTRATOR REPORT:

Mr. Doherty reported on the following:

- **319 LaReine Avenue Demolition**
- **Part-time Code Enforcement Officer and summer Intern.**
- **The D’Arcy’s Tavern Zoning Permit Appeal Hearing.**
- **Beach revenue**
- **Interviews for the Court Administrator.**

MAYOR AND COUNCIL REPORTS:

Councilman Weber:

- **Spoke about the importance of flattening cardboard boxes before putting them out for recycle/garbage collection.**
- **Mr. Weber gave a statement regarding the 319 LaReine Avenue Church. In this statement Mr. Weber expressed the need for a Community Center in Bradley Beach and stated the church would have been ideal for this and wished there had been more collaboration and efforts to obtain grant funding to save the church building.**

Councilwoman Greenblatt

Provided reports for the Arts Council, Fletcher Lake Commission, Recreation Department, and thanked the Council for approving the Atlantic Avenue Block Party.

Councilman Nowicki:

Provided reports for the Police Department, First Aid Squad, and Sylvan Lake Commission.

Councilwoman DeNoble:

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

Mayor Gubitosi:

- **Congratulated Mr. Neshamkin on the Borough Historian appointment.**
- **Provided an update on the Financial Task Force.**
- **Provided updates on Code Enforcement and Host Compliance.**
- **Recognized the volunteers and employees involved with recent Borough events.**
- **Mentioned a potential Shared Service Agreement between the Borough DPW and the Bradley Beach Elementary School for grounds maintenance.**

PUBLIC COMMENTS AND QUESTIONS:

In Person:

Robert West, 518 Newark Avenue, expressed concerns about the water level in Sylvan Lake.

Rick Bartolomei, mentioned the food variety at the Newark Avenue Concession, thanked the Governing Body for the Sewer Financial Analysis bid, and expressed concerns with hanging utility wires.

Zoom: None

ADJOURNMENT:

ON MOTION by Gubitosi/Weber to adjourn the Council Business Meeting at 9:20 p.m.

ROLL CALL:

AYES: Greenblatt, Nowicki, Mayor Gubitosi

NAYS: None

ABSENT: None

ABSTAIN: None

THE COUNCIL BUSINESS MEETING ADJOURNED AT 9:20 P.M.

Erica Kostyz

Erica Kostyz, RMC, CMR
Municipal Clerk