

**BOROUGH OF BRADLEY BEACH
COUNCIL BUSINESS MEETING MINUTES
AUGUST 19, 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 AUGUST 19, 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 August 19, 2025 Council Business Meeting:

**Governing Body Members: Ms. DeNoble, Ms. Greenblatt, Mr. Nowicki, Mr. Weber, Mayor Gubitosi
Municipal Clerk, Erica Kostyz
Borough Attorney, Gregory Cannon
Deputy Municipal Clerk and Zoom Facilitator, Michele Whille
Police Captain, Terry Browning**

WORKSHOP(S): None

PRESENTATIONS & BIDS:

Turn the Towns Teal Proclamation – read by Councilwoman Greenblatt

WHEREAS, September has been designated as “National Ovarian Cancer Awareness Month;” and

WHEREAS. “Turn the Towns Teal” is a national campaign to create awareness of Ovarian Cancer and during the month of September volunteers tie teal ribbons throughout town; and

WHEREAS, “Turn the Towns Teal” was an inspiration of Gail MacNeil of Chatham, New Jersey and goes forward in her name and her honor; and

WHEREAS, Ovarian Cancer is called the “silent disease” because symptoms are often subtle and/or vague and often mimic other disorders; and

WHEREAS, Ovarian Cancer is the fifth leading cause of cancer death among women. Each year more than 20,000 women are diagnosed with the disease and approximately 13,000 dies from it; and

WHEREAS, if detected in its early stages, the five-year survival rate from ovarian cancer can be as high as ninety to ninety-five percent, however there is no screening test, so awareness of symptoms remains imperative and early detection awareness imperative; and

WHEREAS, the Borough of Bradley Beach will participate in the “Turn the Towns Teal” campaign, with ribbons adorning parts of Main Street and the boardwalk for the month of September.

NOW THEREFORE BE IT RESOLVED, the Governing Body of the Borough of Bradley Beach do hereby support the “Turn the Towns Teal Awareness Campaign” and proclaim September as “Ovarian Cancer Awareness Month.”

Plant Protection Strips on the Beachfront – Todd Pover, Conserve Wildlife Foundation

Items addressed and discussed in this presentation:

- **Beach Management Plan**
- **Importance of plant protection strips on the beach.**
- **Safeguards for endangered plant and wildlife species.**
- **Protecting Sea Beach Amaranth plants.**
- **Obtaining sturdier materials and better visibility to protect plant protection strips.**

The following resident presented an inquiry which was addressed by Mr. Pover.

Thomas J. Coan, 612 Third Avenue

MINUTES APPROVAL

ON MOTION by Gubitosi/DeNoble to approve the Council Business Meeting Minutes of August 5, 2025.

ROLL CALL:

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

NAYS: None

ABSENT: None

ABSTAIN: None

APPROVED

Public Comments and Questions on Agenda Items: None

ORDINANCES:

Introduction(s):

BOND ORDINANCE 2025-26

BOND ORDINANCE PROVIDING FOR SANITARY SEWER SYSTEM IMPROVEMENTS, APPROPRIATING \$2,000,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$2,000,000 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.

Councilman Nowicki explained the purpose of this Bond Ordinance is to help support the Borough obtain a grant from the NJDEP and the Water Infrastructure Bank that will give the \$2,000,000.00 and allow the Borough to complete the design of the Sewer System improvements.

ON MOTION by Nowicki/DeNoble to introduce Bond Ordinance 2025-26

ROLL CALL:

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

INTRODUCED

BOND ORDINANCE 2025-29

BOND ORDINANCE PROVIDING FOR RENOVATIONS TO THE BEACH BATHROOMS AND CONCESSION LOCATED AT 54 OCEAN AVENUE, APPROPRIATING \$500,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$500,000 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 the purpose of this ordinance is to renovate the old sewer pump building with bathrooms and a small concession area completed and functioning by Memorial Day of next year.

Councilman Weber inquired if grants will also be obtained for the funding of this project.

Mayor Gubitosi responded there are no available grants at this time.

Councilwoman DeNoble suggested using surplus, if possible, to offset the costs.

Councilwoman Greenblatt inquired if the bidding for the concession area can be done in advance of the summer season and completion of the project.

ON MOTION by Gubitosi/DeNoble to introduce Bond Ordinance 2025-29

ROLL CALL:

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

INTRODUCED

ORDINANCE 2025-30

ORDINANCE AMENDING CHAPTER 398: “STREETS AND SIDEWALKS” OF THE BOROUGH’S REVISED GENERAL ORDINANCES TO CLARIFY AND SIMPLIFY THE APPLICATION AND INSPECTION PROCESS FOR SIDEWALK REPAIRS WITHIN THE BOROUGH.

Mayor Gubitosi explained the purpose of this ordinance is to update the language in the application regarding fees and approval.

ON MOTION by Gubitosi/DeNoble to introduce Ordinance 2025-30

ROLL CALL:

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

INTRODUCED

Adoptions:

ORDINANCE 2025-28

ORDINANCE AMENDING CHAPTER 286: “LITTERING, SOLID WASTE, AND RECYCLABLES COLLECTION” OF THE BOROUGH’S REVISED GENERAL ORDINANCES TO SPECIFY TIMES FOR BULK WASTE COLLECTION.

ON MOTION by Gubitosi/DeNoble to open the public hearing for the adoption of Ordinance 2025-28.

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 2025-28.

ROLL CALL:

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

ADOPTED

COMMUNICATIONS: None

CONSENT AGENDA RESOLUTIONS: None

INDIVIDUAL RESOLUTIONS:

2025-271 Approval of an Outdoor Café License for LaFogata Ideal, LLC.

ON MOTION by Gubitosi/DeNoble to adopt Resolution 2025-271.

ROLL CALL:

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

ADOPTED

2025-272 Approving D’Arcy’s Tavern to have Live Music in its parking lot on Sunday, August 31, 2025 from 2:00 p.m. to 5:00 p.m.

Councilwoman DeNoble and Mayor Gubitosi abstained because they live within two hundred feet of the establishment.

Councilmembers Greenblatt, Nowicki, and Weber all agreed D’Arcy’s have abided to their agreement regarding outdoor live music and approved this special event application for this date only.

ON MOTION by Nowicki/Weber to adopt Resolution 2025-272.

ROLL CALL:

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

ADOPTED

2025-273 Amendment to Resolution 2025-263 appointing Bryant Curry as a Part-Time Construction Official, Fire sub-code Official, and Fire Inspector.

ON MOTION by Gubitosi/Greenblatt to adopt Resolution 2025-273.

ROLL CALL:

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

ADOPTED

2025-274 Approving amendments to the Shared Services Agreement with the Borough of Avon-by-the-Sea for the Engineering and Construction services to replace the Sylvan Lake Stormwater Outlet Control Gate.

Councilman Nowicki highlighted the changes proposed by Avon and explained the importance of this agreement.

ON MOTION by Gubitosi/DeNoble to adopt Resolution 2025-274.

ROLL CALL:

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

ADOPTED

2025-275 A Resolution supporting the New Jersey Climate Superfund Act.

Councilman Weber explained the purpose of this resolution.

ON MOTION by Gubitosi/DeNoble to adopt Resolution 2025-275.

ROLL CALL:

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

ADOPTED

ON MOTION by Gubitosi/DeNoble to adopt Resolution 2025-267.

ROLL CALL:

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

ADOPTED

2025-276 Authorizing a payout of accumulated sick time to Leonard Guida, retired Chief of the Bradley Beach Police Department for Calendar Year 2025.

ON MOTION by Gubitosi/Nowicki to adopt Resolution 2025-268.

ROLL CALL:

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

ADOPTED

2025-277 Rejection of Bids for the Recreation Center Improvements received August 13, 2025 and authorization to advertise for re-bid.

Discussion ensued regarding the reason for rebid and construction schedule for this project.

ON MOTION by Gubitosi/DeNoble to adopt Resolution 2025-277.

ROLL CALL:

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

ADOPTED

2025-278 Appointing Kelly L. Hellwig, CMCA as the Certified Municipal Court Administrator effective August 18, 2025.

ON MOTION by Gubitosi/DeNoble to adopt Resolution 2025-278.

ROLL CALL:

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

ADOPTED

2025-279 Bill List for August 19, 2025

ON MOTION by Gubitosi/DeNoble to adopt Resolution 2025-279.

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:

- Spoke about the success of National Night Out that occurred on 8/5.
- The Environmental Commission will have a Japanese Knotweed removal at the Maritime Forest on Saturday, 8/23 from 10:00 a.m. to 2:00 p.m.
- The DPW Sharing Shed is working well.
- Presented a 319 LaReine Avenue sign to resident Paul Neshamkin.
- Mr. Weber contacted the State Heritage Tree Registry in hopes of preserving the tree on the 319 LaReine Avenue property.
- Requested additional signage to prevent access to the beach dunes.

Councilman Nowicki:

- Thanked all volunteers involved with National Night Out.
- Provided an activity report for the Police Department and an operational report for the First Aid Squad.
- Thanked all volunteers involved with the Fire Department 5K.
- Spoke about the ceremony that took place for the Brinley Avenue Inn Fire.
- The Sylvan Lake Commission will meet on Wednesday, 8/20.
- Mentioned a potential Community Information Session for Monday 9/8 to discuss the Sylvan Lake Restoration project.

Councilwoman Greenblatt:

- Spoke about the Brinley Avenue Inn Fire Anniversary Ceremony.
- Participated in the Fire Department 5K.
- Provided reports for the Arts Council, the Fletcher Lake Commission, and Recreation Committee.

Councilwoman DeNoble:

- Provided reports for the Tourism Commission and the Shade Tree Commission.

Mayor Gubitosi:

- Spoke about the success of National Night Out and the Fire Department 5K.
- The Fire Department are making plans to purchase a monument in 2026 to place in Riley Park in memorial of the Brinley Inn Fire that occurred in 1980.
- Congratulated Court Administrator Patricia Megill on her recent retirement and welcomed the new Court Administrator Kelly Hellwig.
- Mentioned a potential shared service with a local Municipal Court in a surrounding town.
- Mentioned Hurricane Erin safety precautions.
- Commended the Lifeguards for a recent lifesaving occurrence on the beach.

Public Comments and Questions:

In Person:

Joe Kulick, 509 Monmouth Avenue, expressed concerns about costs for broken lampposts on Main Street and the intent for the US Auto building which were addressed by Mayor Gubitosi.

Jean Leahy, Park Place Avenue, expressed concerns regarding safety during concerts in the park and Air B&B rentals.

Maria Toback, 304 Monmouth Avenue, expressed concerns regarding the plan to narrow Bradley Boulevard.

Zoom:

Paul Neshamkin, 411 ½ LaReine Avenue, suggested placing QR codes on the signs on the Boardwalk and announced several upcoming Historical Society events.

Mayor Gubitosi announced the Mayor's Wellness Committee Walk will take place on Saturday 8/23/25.

EXECUTIVE SESSION: None

ADJOURNMENT:

ON MOTION by Gubitosi/to adjourn the Council Business Meeting at 8:15 p.m.

ROLL CALL:

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

NAYS: None

ABSENT: None

ABSTAIN: None

THE COUNCIL BUSINESS MEETING ADJOURNED AT 8:17 P.M.

Erica Kostyz

Erica Kostyz, RMC, CMR
Municipal Clerk