

**BOROUGH OF BRADLEY BEACH  
COUNCIL BUSINESS MEETING MINUTES  
AUGUST 5, 2025 AT 4:00 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 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.**

**ROLL CALL AT 4:00 P.M.**

**Present at the August 5, 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 Chief, James Arnold  
Borough Engineer, Bennett Matlack**

**WORKSHOP(S):**

**Sylvan Lake Restoration Program**

**Councilman Paul Nowiki provided an update on the Sylvan Lake Restoration and Bulkhead project and addressed the following points.:**

- **Protection of the Borough.**
- **Town enhancements**
- **Eco-system safety**
- **Water quality and infrastructure of the lake.**
- **Grant funding**
- **Sharing the financial costs with the Borough of Avon**
- **Holding future public sessions in September.**

**Borough Engineer, Bennett Matlack, gave a Power Point presentation which addressed the following:**

- **Bulkhead materials**
- **Living Shoreline Improvement Project**
- **Project area**
- **Grant funding and schedule**

**The Governing Body inquired and expressed their concerns about the following:**

- **Reducing the width of Bradley Boulevard.**
- **Paid parking spaces.**
- **Meeting with the NJDEP to discuss an emergency permit.**
- **Health of the lake.**

**PRESENTATIONS & BIDS: None**

**MINUTES APPROVAL**

**ON MOTION by Gubitosi/DeNoble to approve the Council Business Meeting Minutes of July 15, 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:**

**The following residents expressed their concerns pertaining to the Sylvan Lake repair and improvements costs and reducing the road on Bradley Boulevard:**

**Sandy Chattman, 506 Burlington Avenue**

**Lori Fusco, 302 Monmouth Avenue**

**Dan Fusco, 302 Monmouth Avenue**

**Dennis Luba, 600 Bradley Boulevard**

**Edward Condit, 401 Fourth Avenue**

**Linda Duffy, 312 Brinley Avenue, expressed concerns about Ordinances 2025-22 and 2025-28.**

**Zoom: 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.**

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

ROLL CALL:

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

NAYS: None

ABSENT: None

ABSTAIN: None

**INTRODUCED**

**ORDINANCE 2025-27**

**AN ORDINANCE AMENDING ARTICLE IX: “OFF-STREET PARKING, DRIVEWAY AND LOADING REQUIREMENTS” OF CHAPTER 450: “ZONING” OF THE BOROUGH’S REVISED GENERAL ORDINANCES TO PROHIBIT FRONT YARD FENCES.**

ON MOTION by Gubitosi/Greenblatt to introduce Ordinance 2025-27

ROLL CALL:

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

NAYS: None

ABSENT: None

ABSTAIN: None

**INTRODUCED**

**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 introduce Ordinance 2025-28

**ROLL CALL:**

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

**INTRODUCED**

**Adoptions:**

**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/DeNoble to open the public hearing for the adoption of Ordinance 2025-20.

**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 2025-20.

**ROLL CALL:**

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

**ADOPTED**

**ORDINANCE 2025-22**

**ORDINANCE AMENDING CHAPTER 9: “TRAFFIC” OF THE BOROUGH’S REVISED GENERAL ORDINANCES TO CREATE SPECIFIC PUBLIC ACCESS TWO-HOUR PARKING IN THE BOROUGH HALL PARKING LOT.**

ON MOTION by Gubitosi/DeNoble to open the public hearing for the adoption of Ordinance 2025-22.

**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 2025-22.

**ROLL CALL:**

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

**ADOPTED**

**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.**

ON MOTION by Gubitosi/Weber to open the public hearing for the adoption of Bond Ordinance 2025-23.

**ROLL CALL:**

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

**Public Comment: None**

ON MOTION by Gubitosi/DeNoble to close the public hearing and adopt Bond Ordinance 2025-23.

ROLL CALL:

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

**ADOPTED**

**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.**

ON MOTION by Gubitosi/Greenblatt to open the public hearing for the adoption of Ordinance 2025-22.

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 2025-22.

ROLL CALL:

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

**ADOPTED**

**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.**

ON MOTION by Gubitosi/DeNoble to open the public hearing for the adoption of Ordinance 2025-25.

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 2025-25.

**ROLL CALL:**

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

NAYS: None

ABSENT : None

ABSTAIN : None

**ADOPTED**

**COMMUNICATIONS:**

- **Protocol for Annual Budgets of Boards, Committees, and Commissions – Lengthy discussion occurred between the Governing Body regarding proper protocol.**

**CONSENT AGENDA RESOLUTIONS:**

**2025-254 Approval of an Off-Premises 50/50 Cash Raffle License number 2025-9 and waiver of the Municipal Fee for the Bradley Beach Elementary School PTA to be held on 12/11/25.**

**2025-255 Approval of an On-Premises Raffle License number 2025-10 for Kaleidoscope of Hope Foundation to be held during their Special Event Race/Walk on 9/20/25.**

**2025-256 Approval of an Outdoor Café License for Bamboo Leaf Thai Eatery.**

**2025-257 Approval of an Outdoor Café License for Elbow Room Bar & Kitchen.**

**2025-258 Approval of an Outdoor Café License for Fins – TropiCali Cuisine.**

**2025-259 Approval of an Outdoor Café License for Heals Marketplace (D/B/A Hatch 44 Café).**

**2025-260 Approval of an Outdoor Café License for Rocco’s Pizza, LLC (D/B/A Brooklyn Square).**

**2025-261 Appointment of a Class II Special Law Enforcement Officer.**

**2025-262 Authorizing cancellation of Tax Charges for 603 Brinley Avenue in the amount of \$277.57.**

**Councilman Weber requested all businesses practice ADA compliance on the sidewalk while operating their Outdoor Cafés.**

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

**ROLL CALL:**

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

NAYS: None

ABSENT: None

ABSTAIN: None

**ADOPTED**

**INDIVIDUAL RESOLUTIONS:**

**2025-225 Award of contract for Fifth Avenue Sanitary Sewer Improvements, Phase I.  
(Previously tabled 6-18-25).**

ON MOTION by Gubitosi/DeNoble to adopt Resolution 2025-225.

ROLL CALL:

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

**ADOPTED**

**2025-263 Appointing Bryant Curry as a part-time Construction Official, Fire Protection Subcode Official,  
and Fire Inspector.**

**Councilman Weber made a motion to table this resolution to the August 19<sup>th</sup> meeting to collect more  
information on this candidate, seconded by Councilman Nowicki.**

ROLL CALL:

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

ON MOTION by Gubitosi/DeNoble to adopt Resolution 2025-263.

ROLL CALL:

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

**ADOPTED**

**2025-264 Amending Resolution 2025-209 requesting the New Jersey Department of Transportation  
(NJDOT) to reduce the Speed Limit on State Route 71 (Main Street) from 30 MPH to 25 MPH.**

ON MOTION by Gubitosi/DeNoble to adopt Resolution 2025-264.

ROLL CALL:

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

**ADOPTED**

**2025-265 Authorizing the Mayor and Municipal Clerk to execute a Shared Service Agreement between the Borough of Bradley Department of Public Works and the Bradley Beach Elementary School for Seasonal Grounds Maintenance Services.**

ON MOTION by Gubitosi/DeNoble to adopt Resolution 2025-265.

ROLL CALL:

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

NAYS: None

ABSENT: None

ABSTAIN: None

**ADOPTED**

**2025-266 Approving a Shared Service Agreement with the Borough of Avon-by-the-Sea for the Engineering and Construction services to replace the Sylvan Lake Stormwater Outlet Control Gate.**

ON MOTION by Gubitosi/Greenblatt to adopt Resolution 2025-266.

ROLL CALL:

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

NAYS: None

ABSENT: None

ABSTAIN: None

**ADOPTED**

**2025-267 Authorizing Emergency Sewer Chimney repair at the 200 block of Ocean Park Avenue that occurred on July 28, 2025.**

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**

**2025-268 Authorizing invitation for Bid for Ocean Park Avenue Sewer Replacement.**

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

**ROLL CALL:**

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

**ADOPTED**

**2025-269 Bill List for August 5, 2025**

**Councilwoman Greenblatt inquired about invoices from Bernstein and Associates.**

**Ms. Greenblatt also requested information regarding usage of the SCAT Agreement within the Borough.**

ON MOTION by Gubitosi/DeNoble to adopt Resolution 2025-269.

**ROLL CALL:**

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

**ADOPTED**

**ANNOUNCEMENTS: None**

**ADMINISTRATOR REPORT:**

**Mr. Doherty provided updates on the following:**

- **Beach Badge Revenue**
- **319 LaReine Avenue**

**MAYOR AND COUNCIL REPORTS:**

**Councilman Nowicki:**

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

**Councilwoman DeNoble:**

**The Board of Education held their meeting on July 22, 2025.**

**Councilwoman Greenblatt:**

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

**Councilman Weber:**

- **The Sharing Shed had a ribbon cutting ceremony earlier today.**
- **Mr. Weber mentioned Fletcher Lake is also facing challenges that need attention.**
- **Spoke favorably about the beach badge revenue.**

**Mayor Gubitosi:**

- Announced the tax bill will be mailed out later this week.
- Spoke about the tax rate.
- The Tax Assessor will hold a meeting on Thursday, August 14<sup>th</sup> at 6:30 p.m.

**Public Comments and Questions:**

**In Person:**

Susan Mikaitis, Atlantic Highlands, requested the Council consider passing a resolution supporting the Superfund Act at their next meeting on August 19<sup>th</sup>.

**Zoom: None**

**EXECUTIVE SESSION: None**

**ADJOURNMENT:**

ON MOTION by Gubitosi/to adjourn the Council Business Meeting at 6:15 p.m.

ROLL CALL:

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

NAYS: None

ABSENT: None

ABSTAIN: None

**THE COUNCIL BUSINESS MEETING ADJOURNED AT 6:17 P.M.**

*Erica Kostyz*

Erica Kostyz, RMC, CMR  
Municipal Clerk