

**BOROUGH OF BRADLEY BEACH  
COUNCIL BUSINESS MEETING MINUTES  
SEPTEMBER 16, 2025 AT 4:30 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 SEPTEMBER 16, 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 4:30 P.M.**

**Present at the September 16, 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 Chief, James Arnold**

**WORKSHOP(S): None**

**MINUTES APPROVAL**

**ON MOTION by DeNoble/Weber to approve the Council Business Meeting Minutes of September 2, 2025.**

**ROLL CALL:**

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

**APPROVED**

ON MOTION by Gubitosi/Nowicki to approve the Special Council Meeting Minutes of September 8, 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): None**

**Adoptions: None**

**COMMUNICATIONS:**

**Mr. Doherty provided an update on the Fifth Avenue Sanitary Sewer Project. Governing Body raised concerns regarding sprinkler systems, planting strips, and school drop-off locations which were addressed by Mr. Doherty and Mr. Cannon.**

**CONSENT AGENDA RESOLUTIONS:**

**2025-296 Approval of Cadet/Junior Firefighter Appointments.**

**2025-297 Approval of Probationary Firefighter Appointment.**

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:**

**2025-298 Approving a Shared Service Agreement Renewal with the Borough of Allenhurst for Municipal Court Services 2026 through 2028.**

**Councilman Weber confirmed with Mayor Gubitosi the annual fees were increased in this three-year agreement.**

ON MOTION by Gubitosi/Weber to adopt Resolution 2025-298.

ROLL CALL:

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

NAYS: None

ABSENT: None

ABSTAIN: None

**ADOPTED**

**2025-299 Approving a Shared Service Agreement with the Borough of Neptune City for Municipal Court Services.**

**Mayor Gubitosi explained this is a new shared service agreement that will generate approximately \$80,000.00 for the Borough.**

**Discussion amongst the Governing Body ensued regarding length of agreement and the start date.**

ON MOTION by Gubitosi/Greenblatt to adopt Resolution 2025-299.

ROLL CALL:

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

NAYS: None

ABSENT: None

ABSTAIN: None

**ADOPTED**

**2025-300 Resolution adding Kelly I. Hellwig, CMCA as a signatory for Bradley Beach Municipal Court Bail and General Accounts.**

ON MOTION by Gubitosi/DeNoble to adopt Resolution 2025-300.

ROLL CALL:

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

NAYS: None

ABSENT: None

ABSTAIN: None

**ADOPTED**

**2025-301 Authorizing a refund in the amount of \$850.00 for a Street Opening Deposit and Application Fee for 506 LaReine Avenue.**

ON MOTION by Gubitosi/DeNoble to adopt Resolution 2025-301.

**ROLL CALL:**

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

**ADOPTED**

**2025-302 Bill List September 16, 2025**

**Councilman Weber inquired about bill list items. Mr. Doherty addressed these inquiries.**

ON MOTION by Gubitosi/Greenblatt to adopt Resolution 2025-302.

**ROLL CALL:**

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

**ADOPTED**

**ANNOUNCEMENTS: None**

**ADMINISTRATOR REPORT:**

- **The Bradley Beach Lifeguards, while not on duty, have continued their presence beyond the end of the beach season and have been performing water rescue emergencies on a regular basis to include the towns of Avon and Ocean Grove.**
- **Mr. Doherty thanked everyone that assisted with the public property auction taking place this evening.**

**MAYOR AND COUNCIL REPORTS:**

**Councilwoman Greenblatt:**

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

**Councilman Weber:**

- **Congratulated the appointed Probationary Firefighter and Junior Cadets and mentioned an email received praising the Police Department and Fire Department for their assistance with a fire that occurred on 9/7/25.**
- **Reminded residents to place their trash bags in a can with a lid.**
- **The Environmental Commission needs a chairperson.**
- **Announced the 5 Minute Beach Clean-up signs are in place on the south end of town.**
- **Mr. Weber expressed his thoughts on not having a meeting room big enough to accommodate all residents.**

**Councilman Nowicki:**

- Provided activity reports for the Police Department and the Fire Department.
- Read the resident email regarding the 9/7 fire commending the Fire and Police Department.
- Provided a report for the Sylvan Lake Commission.
- Provided an update on the Ocean Park Outfall Pipe repair.

**Councilwoman DeNoble:**

- Thanked all First Responders that assisted with the fire that occurred on 9/7.
- Provided reports for the Tourism Commission and the Shade Tree Commission.

**Mayor Gubitosi:**

- Provided additional information regarding funding on the Ocean Park Avenue Outfall Pipe repair.
- Thanked the Agudath Achim Congregation for their hospitality luncheon on 9/13 for First Responders.
- Announced the two 9/11 flags will fly until 9/30/25.
- Thanked Linda Curtiss, Paula Gavin, the Police Department, and DPW for their efforts and planning of the Local Summer event that was cancelled this past weekend due to the weather.
- Beach lockers will remain in place until 9/30.
- Announced the Borough will receive additional Grant funding of \$100,000.00 for the Recreation Center Pickle Ball Courts in 2026.

**PUBLIC COMMENTS AND QUESTIONS:**

**In Person:**

Mea Molin, 302 Fourth Avenue, voiced concerns, and complaints regarding the Recreation Center project for the combined Pickleball/Tennis Court.

Michele Collins, 1102 Ocean Avenue, thanked the Governing Body for allowing the Turn the Towns' Teal event for the month of September and advocated for a separate Pickleball Court.

Nancy Meadow, 805 Beach Avenue, voiced complaints pertaining to paid parking, the website, and town events.

Resident at 102 Third Avenue, voiced concerns regarding the Recreation Center project for the combined Pickleball/Tennis Court.

Eileen Shissias, commended the Governing Body, Administration, and employees for their efforts to accommodate the residents.

Joe Kulick, 509 Madison Avenue, asked for a status on the repair of the broken lamp posts and the greenhouse located on the Recreation Center property.

Paul Neshamkin, announced the Historical Society will have an Open House for the UMC artifacts event on Sunday, 9/21/25 from 4:00 p.m. to 6:00 p.m. at the Biase Center.

Larry Bagwell, 305 Park Place Avenue, requested tree protection for a tree on one of the lots being auctioned this evening.

Zig Panek, licensed tree expert and tree advocate offered several ideas for protecting trees located on the Madison Avenue lot that is being auctioned this evening.

**Zoom:**

MaryAnn Spilman, inquired about her suggestions for amending the verbiage in Bond Ordinance 2025-29 which were addressed by Mr. Doherty and Mayor Gubitosi.

Ronald Minsky, 706 LaReine Avenue, thanked the Governing Body for recognizing the Fire Department.

**EXECUTIVE SESSION: None**

Mayor Gubitosi made a motion to recess the Council Meeting at 6:55 p.m. and reconvene at 6:30 p.m. for the Presentations and Bids, seconded by Councilwoman DeNoble.

Councilman Weber announced he would not be present when the meeting reconvenes at 6:30.

ROLL CALL:

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

NAYS: None

ABSENT: None

ABSTAIN: None

The Council Business Meeting re-opened at 6:30 p.m.

**PRESENTATIONS & BIDS:**

- Open Public Property Auction – conducted by Mr. Doherty

Auction winners and amounts are as follows:

315 LaReine Avenue Block 41, Lot 1.04 sold to Joseph Goodman for \$1,250,000.00.

317 LaReine Avenue Block 41, Lot 1.02 sold to Caryl and Danny Greenberg for \$1,100,000.00.

321 LaReine Avenue Block 41, Lot 1.01 sold to Frank Aloia for \$1,300,000.00

606 Madison Avenue Block 41, Lot 1.03 sold to Donato Mignone for \$1,225,000.00.

**ADJOURNMENT:**

ON MOTION by Gubitosi/DeNoble to adjourn the Council Business Meeting at 7:15 p.m.

ROLL CALL:

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

NAYS: None

ABSENT: None

ABSTAIN: None

**THE COUNCIL BUSINESS MEETING ADJOURNED AT 7:15 P.M.**

*Erica Kostyz*

Erica Kostyz, RMC, CMR  
Municipal Clerk