

**BOROUGH OF BRADLEY BEACH
COUNCIL BUSINESS MEETING MINUTES
SEPTEMBER 2, 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 September 2, 2025 Council Business Meeting:

**Governing Body Members: Ms. DeNoble, Ms. Greenblatt, Mr. Nowicki, Mr. Weber
Municipal Clerk, Erica Kostyz
Borough Attorney, Gregory Cannon
Deputy Municipal Clerk and Zoom Facilitator, Michele Whille
Police Chief, James Arnold**

WORKSHOP(S): None

PRESENTATIONS & BIDS:

Oath of Office was given for Probationary Police Officer Stephen Scott by Council President DeNoble

Chief Arnold thanked the Administration for addressing staff concerns for the Police Department which allowed him to hire Mr. Scott as a Probationary Police Officer for the Borough.

Officer Scott thanked the Administration for this opportunity.

Resolution 2025-280 Appointment of Probationary Police Officer Stephen Scott.

ON MOTION by DeNoble/Greenblatt to adopt Resolution 2025-280.

ROLL CALL:

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

ADOPTED

9/11 Remembrance Day – read by Councilman Nowicki

WHEREAS, September 11, 2001, was etched into America’s memory when nineteen terrorists attacked us with barbarity unequalled in our history; and

WHEREAS, while we continue to recover from the loss of innocent lives, the spirit of the United States of America has been revitalized, giving way to expressions of patriotism; and

WHEREAS, we, as a community, wish to honor the heroic service, actions, and sacrifices of First Responders, Law Enforcement Personnel, State and Local Officials, Volunteers, and countless others who aided the innocent victims of those attacks, risking and often sacrificing their own lives; and

WHEREAS, from the tragedy of September 11th emerged a stronger nation, renewed by a spirit of national pride, and a true love of country; and

WHEREAS, we honor and cherish the memory of the thousands of innocent victims that were lost and we extend our thoughts and prayers to the victims’ families and honor the heroic men and women who risked and sacrificed their lives so others might survive; and

NOW, THEREFORE BE IT RESOLVED, on behalf of the Governing Body of the Borough of Bradley Beach, do hereby proclaim Wednesday, September 11, 2025, as:

“SEPTEMBER 11th REMEMBRANCE DAY”

in the Borough of Bradley Beach, and urge our citizens to set aside September 11th as a day to mourn, reflect and rededicate ourselves to ending terrorism, and honor the victims of September 11th by reaffirming our commitment to sustaining our newfound patriotism.

MINUTES APPROVAL

ON MOTION by DeNoble/Weber to approve the Council Business Meeting Minutes of August 19, 2025.

ROLL CALL:

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

APPROVED

PUBLIC COMMENTS AND QUESTIONS ON AGENDA ITEMS:

The following residents expressed their concerns and opinions regarding the upcoming improvement project at the Recreation Center Park in relation to the resurfacing of the court utilized for Pickle Ball and Tennis. Additionally, comments were expressed regarding the greenhouse building.

Mea Molin, 302 Fourth Avenue
Ray Castellano, 405 Bradley Boulevard
Paul Neshamkin, 411 ½ LaReine Avenue
Resident at 102 Third Avenue
Resident from 115 Second Avenue
Thomas J. Coan, 612 Third Avenue
Eileen Shissias, 112 Fourth Avenue
Mary Montane, Asbury Park resident

Zoom:

MaryAnne Spilman, 906 Ocean Avenue, feels the verbiage for Bond Ordinance 2025-29 is not clear enough and requested the Ordinance be redone.

Council President DeNoble and Councilman Nowicki addressed Ms. Spilman's comments.

ORDINANCES:

Introduction(s): None

Adoptions:

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 DeNoble/Nowicki to open the public hearing for the adoption of Bond Ordinance 2025-26.

ROLL CALL:

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

Public Comment:

Lori Fusco, 302 Monmouth Avenue, inquired about the length of the Bond Ordinance and the affect it will have on residential taxes.

Councilman Nowicki addressed this inquiry.

ON MOTION by Gubitosi/Greenblatt to close the public hearing and adopt Bond Ordinance 2025-26.

ROLL CALL:

AYES: DeNoble, Greenblatt, Nowicki, Weber

NAYS: None

ABSENT : Mayor Gubitosi

ABSTAIN : None

ADOPTED

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.

ON MOTION by DeNoble/Weber to open the public hearing for the adoption of Bond Ordinance 2025-29.

ROLL CALL:

AYES: DeNoble, Greenblatt, Nowicki, Weber

NAYS: None

ABSENT: Mayor Gubitosi

ABSTAIN: None

Public Comment:

Thomas J. Coan, 612 Third Avenue, confirmed the funds for this project are through a grant, no exhaust system for the concession, and a tax to the beach utility and not to the taxpayers. Mr. Coan also stated he feels the Bond Ordinance verbiage is acceptable as is.

MaryAnne Spilman, 906 Ocean Avenue, stated again she feels the Bond Ordinance verbiage is not clear and needs to be changed.

Councilman Weber and Councilwoman Greenblatt addressed Ms. Spilman's comments.

ON MOTION by DeNoble/Nowicki to close the public hearing and adopt Bond Ordinance 2025-29.

ROLL CALL:

AYES: DeNoble, Greenblatt, Nowicki, Weber

NAYS: None

ABSENT : Mayor Gubitosi

ABSTAIN : None

ADOPTED

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.

ON MOTION by DeNoble/Weber to open the public hearing for the adoption of Ordinance 2025-30.

ROLL CALL:

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

Public Comment: None

ON MOTION by DeNoble/Nowicki to close the public hearing and adopt Bond Ordinance 2025-30.

ROLL CALL:

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

ADOPTED

COMMUNICATIONS:

Council President DeNoble announced the following Full-Time promotions:

Amy Hall - Tourism & Communications Director effective 8/15/25.

Allison Ferrell – Community Development Administrative Assistant effective 9/16/25.

Patsy White – Court Violations Clerk effective 8/15/25.

Jesus Maynor Hernandez – DPW Laborer, effective 8/11/25.

William Young – Code Enforcement Officer, effective 9/2/25.

CONSENT AGENDA RESOLUTIONS:

2025-281 Authorizing a Block Party for the 200 Block of Second Avenue for September 20, 2025.

2025-282 Approval of an Outdoor Café License for Skratch Kitchen.

2025-283 Approval of a Lien Redemption Refund for 906 Main Street.

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

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

ROLL CALL:

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

ADOPTED

INDIVIDUAL RESOLUTIONS:

2025-284 A Resolution adopting the 2026 Monmouth County Multi-Jurisdictional Hazard Mitigation Plan.

ON MOTION by DeNoble/Nowicki to adopt Resolution 2025-284.

ROLL CALL:

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

ADOPTED

2025-285 Adopting a new and updated State mandated Emergency Operations Plan (EOP) and Monmouth County Intra-Mutual Aid and Assistance Agreement (MAA).

ON MOTION by DeNoble/Greenblatt to adopt Resolution 2025-285.

ROLL CALL:

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

ADOPTED

2025-286 Authorizing Engineering Services with CME Associates for Sanitary Sewer Design and Preparation of estimated construction costs for the first two blocks of Ocean Park Avenue.

ON MOTION by DeNoble/Nowicki to adopt Resolution 2025-286.

ROLL CALL:

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

ADOPTED

2025-287 Authorizing Award of Proposal for Professional Engineering Services with CME Associates for Promenade Extension – Phase.

ON MOTION by DeNoble/Greenblatt to adopt Resolution 2025-287.

ROLL CALL:

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

ADOPTED

2025-288 Authorization to Award the Recreation Center Park Improvements to Shore Top Construction in the amount of \$340,275.00.

Councilman Nowicki based on public opinion regarding there is an opportunity to explore the Pickle Ball Court and Tennis Court issue.

ON MOTION by DeNoble/Weber to adopt Resolution 2025-288.

ROLL CALL:

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

ADOPTED

2025-289 Awarding a Fair and Open Professional Services Contract to Phoenix Advisors, LLC to conduct a Financial Analysis of the Borough's Sewer Utility to establish appropriate connection fees and explore privatizing the Sewer Utility.

Mr. Doherty thanked residents Rick Bartolomei and Jim Shissias for their assistance with sewer system research.

Councilwoman Greenblatt stated this is an analysis to consider the asset versus the improvements the Borough is investing in the current system and decide whether to eliminate a Borough utility.

ON MOTION by DeNoble/Weber to adopt Resolution 2025-289.

ROLL CALL:

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

ADOPTED

2025-290 Approving amended Settlement Agreement resolving the matter of Hingston V. Borough of Bradley Beach, DOCKET NO. MON-L-3790-24, pending in the Monmouth County Superior Court.

ON MOTION by DeNoble/Greenblatt to adopt Resolution 2025-290.

ROLL CALL:

AYES: DeNoble, Greenblatt, Nowicki, Weber

NAYS: None

ABSENT: Mayor Gubitosi

ABSTAIN: None

ADOPTED

2025-291 A Resolution accepting the Fair Market Value Determination of the N.J. Department of Transportation and authorizing the execution of a temporary site work agreement relating to the replacement of an ADA Curb Ramp by the N.J. Department of Transportation at Main Street and Lareine Avenue.

ON MOTION by DeNoble/Nowicki to adopt Resolution 2025-291.

ROLL CALL:

AYES: DeNoble, Greenblatt, Nowicki, Weber

NAYS: None

ABSENT: Mayor Gubitosi

ABSTAIN: None

ADOPTED

2025-292 Authorizing execution of the Subdivision Plat for 315-317-321 Lareine Avenue and 606 Madison Avenue for recordation and perfection of the Borough's Subdivision Application.

ON MOTION by DeNoble/Nowicki to adopt Resolution 2025-292.

ROLL CALL:

AYES: DeNoble, Greenblatt, Nowicki

NAYS: None

ABSENT: Mayor Gubitosi

ABSTAIN: Weber

ADOPTED

2025-293 Authorizing the Solicitation of Bids at an Open Public Auction to be held September 16, 2025 at 6:30pm for the sale of four (4) Borough-owned Residential Lots, each with a required minimum bid, and with the Borough reserving the right to reject all bids where the highest bid is not accepted.

ON MOTION by DeNoble/Greenblatt to adopt Resolution 2025-293.

ROLL CALL:

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

ADOPTED

2025-294 Bill List September 2, 2025

ON MOTION by DeNoble/Weber to adopt Resolution 2025-294.

ROLL CALL:

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

ADOPTED

ANNOUNCEMENTS: None

ADMINISTRATOR REPORT:

Mr. Doherty provided an update on beach revenue for the 2025 season in the amount of Two Million, Twenty-One Thousand Dollars.

MAYOR AND COUNCIL REPORTS:

Councilman Nowicki:

- **Provided activity reports for the Fire Department, First Aid Squad and the Police Department.**
- **The Sylvan Lake Commission held a meeting three weeks ago to discuss upcoming improvements and grant money.**
- **Announced a Special Council Meeting will be held on Monday, September 8th at 6:00 p.m. to discuss the Sylvan Lake and Bradley Boulevard Improvement Project.**

Councilwoman Greenblatt:

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

Councilman Weber:

- **Congratulated Probationary Police Officer Stephen Scott.**
- **Thanked everyone involved with the recent Knotweed removal event at the Maritime Forest this past Saturday.**
- **Thanked the DPW for keeping the beachfront clean.**

Councilwoman DeNoble:

- The Shade Tree Commission will meet on 9/3/25.
- Provided reports for the Board of Education and Tourism.

PUBLIC COMMENTS AND QUESTIONS:

In Person:

Ray Castellano, 604 Bradley Boulevard, expressed concerns regarding the costs for the Sylvan Lake improvement project.

Thomas J. Coan, 612 Third Avenue,

James Frederick, 704 Fourth Avenue, inquired on the status of repairs to broken streetlights which was addressed by Council President DeNoble.

Mea Molin, 302 Fourth Avenue, inquired if the Recreation Committee meetings are public.

Paula Gavin, 106 Evergreen Avenue, announced upcoming Local Summer events.

Lori Fusco, 302 Monmouth Avenue, made suggestions regarding the sidewalk for the Sylvan Lake Improvement project.

Zoom:

Robert Patton, 207 Evergreen Avenue, also expressed concerns regarding the costs for the Sylvan Lake improvement project.

Carol Casagrande, 424 Monmouth Avenue, inquired about the funding for the Recreation Center Improvement Project which was addressed by Councilman Nowicki.

Councilman Weber spoke in favor of the Sylvan Lake Improvements and the Recreation Center.

EXECUTIVE SESSION: None

ADJOURNMENT:

ON MOTION by DeNoble/Greenblatt to adjourn the Council Business Meeting at 8:00 p.m.

ROLL CALL:

AYES: DeNoble, Greenblatt, Nowicki, Weber

NAYS: None

ABSENT: Mayor Gubitosi

ABSTAIN: None

THE COUNCIL BUSINESS MEETING ADJOURNED AT 8:00 P.M.

Erica Kostyz

Erica Kostyz, RMC, CMR

Municipal Clerk