

BOROUGH OF BRADLEY BEACH
SPECIAL COUNCIL MEETING MINUTES

SEPTEMBER 8, 2025 AT 6:00 P.M.

CALL TO ORDER

Mayor Gubitosi opened the meeting with a salute to the flag.

Sunshine Law

The meeting has been noticed publicly according to the Open Public Meetings Act requirement.

ROLL CALL 6:00 P.M.

Present at the September 8, 2025 Special Meeting:

Governing Body Members: Ms. DeNoble, Ms. Greenblatt, Mr. Nowicki, Mr. Weber, Mayor Gubitosi
Borough Engineer, Bennett Matlack
Municipal Clerk, Erica Kostyz

Mayor Gubitosi and Councilman Nowicki thanked the residents in attendance and gave a detailed explanation for the purpose of this Special Council Meeting to discuss the issues that need to be addressed concerning the restoration of Sylvan Lake and narrowing of Bradley Boulevard. Mayor Gubitosi stated this meeting is also to engage with and listen to their input ideas pertaining to the issues with the and the potential changes to Bradley Boulevard. Mayor Gubitosi stated the resolution to be voted on later this evening is to announce the long-term vision for the lake and Bradley Boulevard. Councilman Nowicki stated he has been coordinating with the professionals hired to do this work to understand what they are bringing to the table.

Councilman Nowicki stated resident and Environmental Commission Member Captain Al Modjeski will speak on an environmental prospective and Borough Engineer Bennett Matlack will be presenting wall replacement project along Bradley Boulevard between Madison Avenue and Main Street. In addition, Mr. Nowicki gave a brief update on the Ocean Park Avenue Outfall Pipe repair project and the Sylvan Lake Stormwater Gate replacement project.

WORKSHOP(S)

- **Sylvan Lake and Bradley Boulevard Improvements**

Captain Al Modjeski gave a Power Point presentation which included the following:

- **Overview of Sylvan Lake.**
- **Wildlife support.**
- **Challenges to include sedimentation, water quality, stormwater run-off, algae, and failing infrastructure.**
- **Readiness and Environmental Protection Integration Planning (REPI) Grant.**
- **Technical Advisory Planning Team.**
- **Living Shorelines.**

- Stormwater run-off and sheeting.
- Advantages and disadvantages of bulkheads.

Borough Engineer, Bennett Matlack of CME gave a Power Point presentation to include the following:

- Repair of the failing bulkhead
- Design options include striping changes, dedicated bike lanes, water quality curb line changes, and flood storage.
- Bioswale Living Shoreline

Discussion amongst the Governing Body included:

- Items listed in Resolution 2025-295.
- Borough expenses and Grant funding.
- Traffic and pedestrian safety along Bradley Boulevard
- Bulkhead repair
- Lake dredging and sediment disposal.
- The necessity of narrowing Bradley Boulevard in relation to restoring Sylvan Lake.

PUBLIC COMMENTS AND QUESTIONS ON THE AGENDA ITEM:

The following residents expressed their opinions and concerns to include:

- The narrowing of Bradley Boulevard.
- Expenses
- Bonding and placing a referendum on a future General Election Ballot.
- Streetlights and sewer placement.
- Conducting a pedestrian study.
- Parking revenue.

Ray Castellano, 604 Bradley Boulevard

Terence Wright, 406 Madison Avenue

Sandy Chattman, 506 Burlington Avenue

Jeanette Sznajderman, 508 Bradley Boulevard

Kevin McGuire, 402 Bradley Boulevard

Joe Kulick, 509 Monmouth Avenue

Eileen Shissias, 112 Fourth Avenue

Jim Shissias, 112 Fourth Avenue

Kara Vlahos, 513 Burlington Avenue

Steve Eckart, 506 Monmouth Avenue

Lori Haddad-Fusco, 302 Monmouth Avenue

Peter Politi, 512 Bradley Boulevard

Richard Dweck, 302 Bradley Boulevard

Dan Bagley, 300 Third Avenue

William Psiuk, 110 Fifth Avenue

Thomas J. Coan, 612 Third Avenue

Joe DeFranco, 2 Atlantic Avenue

Robert Patten, 207 Evergreen Avenue

Andrew Yosha, 414 Burlington Avenue

David Critelli, 212 Evergreen Avenue

Dennis Luba, 600 Bradley Boulevard

Rex Lazewski, 202 Bradley Boulevard

Richard Dilouie, 514 Bradley

Mayor Gubitosi and Councilman Nowicki addressed the residents' questions and concerns.

The Governing Body discussed the items to be amended in Resolution 2025-295.

RESOLUTIONS:

2025-295 A Resolution approving project plans for Improvements to Sylvan Lake along Bradley Boulevard.

ON MOTION: by Gubitosi/DeNoble to amend several items listed in resolution 2025-295.

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

NAYS: None

ABSENT: None

ABSTAIN: None

APPROVED

ON MOTION: by Gubitosi/Weber to approve Resolution 2025-295 with the discussed amendments.

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

APPROVED

Adopted resolution below for reference.

RESOLUTION 2025-295

**RESOLUTION APPROVING PROJECT PLANS FOR IMPROVEMENTS
TO SYLVAN LAKE ALONG BRADLEY BOULEVARD**

offered the following Resolution and moved its adoption:

WHEREAS, the Borough of Bradley Beach (the “Borough”) is responsible for the caretaking, maintenance, and repair of the improvements surrounding Sylvan Lake, as well as Bradley Boulevard as a municipal thoroughfare; and

WHEREAS, the Borough Engineer presented certain project plans during the Borough’s Special Council Meeting on September 8, 2025; and

WHEREAS, while maintaining the standards of a collector roadway accommodating multiple traffic lanes, the contemplated project will replace the Sylvan Lake bulkhead along Bradley Boulevard and will further:

- Provide for environmental mitigation by enlarging Sylvan Lake and reduce impervious roadway pavement.
- Provide a living shoreline along Sylvan Lake, including the creation of peninsulas for wildlife for protection and support of wildlife; and including bioremediation swales and living shorelines to improve the quality of Sylvan Lake that do not significantly impede lake views.
- Increase the stormwater storage capacity of Sylvan Lake to reduce local flooding.
- Enhance pedestrian safety by providing a pervious walkway between Sylvan Lake and Bradley Boulevard.
- Create additional open space for recreation along Sylvan Lake, and maximize pervious coverage area surrounding Sylvan Lake.
- Enhance traffic safety by providing multi-directional bicycle lanes and vehicle lanes, as well as parking spaces along the north side of Bradley Boulevard.

- Eliminate parking on the south side of Bradley Boulevard.
- Install a manufactured stormwater treatment device to improve the water quality in Sylvan Lake.
- Pursue dredging of Sylvan Lake and/or the creation of an alternative water quality channel.

WHEREAS, the Borough Engineer recommends that the project plans be approved for the foregoing reasons benefiting Borough residents, visitors, and the environment.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor & Council of the Borough of Bradley Beach, County of Monmouth, State of New Jersey that the project plans presented by the Borough Engineer at the Borough's Special Council Meeting on September 8, 2025 are hereby approved.

ADJOURNMENT

Gubitosi/Weber moved to adjourn the Special Meeting at 9:35 p.m.

MEETING ADJOURNED: 9:35 P.M.


Erica Kostyz, RMC, CMR
Municipal Clerk