

March 18, 2025

**BOROUGH OF BRADLEY BEACH
MONMOUTH COUNTY**

RESOLUTION 2025-113

**RESOLUTION AUTHORIZING THE PUBLIC SALE OF SURPLUS PROPERTY
CONSISTING OF CERTAIN ARTIFACTS AND OTHER ITEMS FROM THE
BOROUGH'S FORMER CHURCH PROPERTY AT 319 LAREINE AVENUE**

Mayor Gubitosi offered the following Resolution and moved its adoption:

WHEREAS, the Borough of Bradley Beach (the "Borough") owns and maintains a former church located at 319 Lareine Avenue, Bradley Beach, NJ 07720 (the "Property"); and

WHEREAS, the Borough intends to retain a qualified contractor to demolish the existing structures and grade its Property for subdivision and subsequent sale at public auction; and

WHEREAS, prior to demolition activities at the Property, the Borough desires to preserve certain artifacts and historic items from the Property (the "Surplus Property"); and

WHEREAS, the Borough desires to recover from the publicly-owned Property as much value as can be obtained for its taxpayers through a public auction of the Surplus Property; and

WHEREAS, under the Local Public Contracts Law, at N.J.S.A. 40A:11-36, the Borough is authorized to sell such Surplus Property no longer needed for public use; and

WHEREAS, the terms and conditions of the Proposal between the Borough and the auctioneer, Peter Costanzo of Auctioneers, Inc., is attached hereto as Exhibit A; and

WHEREAS, a list of the artifacts and other items, as well as groupings of artifacts and other items, being offered for public sale by the Borough is attached hereto as Exhibit B;

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Bradley Beach that the Proposal with Peter Costanzo of Auctioneers, Inc. attached hereto as Exhibit A is approved and the Surplus Property listed in Exhibit B attached hereto shall be sold at public auction to the highest bidder, as follows:

- (1) The public sale of the Surplus Property listed in Exhibit A shall be conducted by Peter Costanzo of Auctioneers, Inc. The terms and conditions of the agreement between the Borough and Peter Costanzo of Auctioneers, Inc. are attached hereto as Exhibit A, and are publicly available in the office of the Municipal Clerk.

- (2) The public sale will be conducted via timed online auction at www.nextlot.com on a date/time in April 2025 to be duly advertised under the Local Public Contracts Law.
- (3) The public sale shall be conducted pursuant to Local Finance Notice 2008-9. The Surplus Property shall be sold in “as-is” condition without express or implied warranties in accordance with the terms and conditions attached hereto as Exhibit A.
- (4) The Surplus Property to be sold is listed in Exhibit B and attached to this Resolution. The condition of the Surplus Property is unknown and is being sold “as-is” in all respects. The Surplus Property may be examined in advance of the auction in accordance with the terms and conditions attached hereto as Exhibit A.

Seconded by Greenblatt and adopted upon the following vote: +

	AYES	NAYS	ABSTAIN	ABSENT
Ms. DeNoble	X			
Ms. Greenblatt	X			
Mr. Nowicki	X			
Mr. Weber			X	
Mayor Gubitosi	X			

CERTIFICATION

I, Erica Kostyz, Borough Clerk of the Borough of Bradley Beach, Monmouth County, New Jersey, do hereby certify that the foregoing resolution was duly adopted by the Mayor and Council at the March 18, 2025 meeting.

Erica Kostyz
 Erica Kostyz, RMC, CMR
 Municipal Clerk

EXHIBIT A

Peter Costanzo Auctioneers, Inc.
22 Smock Street - Neptune City, NJ 07753

Re: Auction Proposal
Sale of Surplus Property
Located at 319 LaReine Avenue, Bradley Beach, NJ 07720

Peter Costanzo Auction is pleased to submit the following proposal for the sale at auction of all designated artifacts, stained glass, and architectural features, located in Bradley Beach, NJ.

1. **Items in Bradley Beach, NJ:** All designated artifacts, windows, furniture & fixtures shown to me on my initial site visit to 319 LaReine Ave. Bradley Beach, NJ in mid January.

2. **Method of Sale:** All items will be offered at public auction. All items will be sold on an absolute basis to the highest bidder in a timed online auction, through our internet bidding platform, powered by Nextlot.

3. **Date of Auction:** The Auction will be held on a mutually agreeable date in April 2025. Date will be determined. Typically, bidding in our online auctions takes place over a 2 week period. Generally the auction closes out on the following Wednesday. Customers are invoiced right after the auction closes and pick-up of the sold items is scheduled for the next two days, Thursday and Friday. We also host one or two onsite previews prior to the auction closing, at a cost of \$250 per day, with the assistance of Bradley Beach DPW.

4. **Commission:** A 15% commission will be charged on the gross auction proceeds, with a minimum of \$2,000.

5. **Advertising:** For the most effect advertising & promotion we propose an advertising budget of approximately \$1,500.00 to \$1,650.00. Will include but is not limited to:

- A. Full page color email notice sent to our computer database of approximately 15,000 customers four times prior to the auction.
- B. Posting on our website and our social media pages on Facebook and Instagram.
- C. A full color ad with photos and information placed on auctionzip.com on the New Jersey home page. AuctionZip.com is a nationwide auction locating service by item.
- D. We provide a call service to alert our previous customers.
- E. Posting on Craigslist, Facebook Marketplace, and other appropriate internet sites such as Gotoauction.com, Auction Look, etc.
- F. Newsprint & Online ads in the auction/classified sections of the appropriate newspapers including Asbury Park Press and Arts & Antique Weekly.

6. **Auction Labor & Staffing:** The auction company will provide labor and staffing for all the following functions: take photos, inventory, tag and catalog all items, prepare a sales catalog, conduct the online auction, invoice all customers, collect all COD balances. Auction & Labor Staffing for these functions is included in your commission. Bradley Beach to provide assistance for the preview, inventory list, and provide supervision & access for the removal of the items.

7. **Online Internet Bidding:** The inventory will be offered with online interactive bidding powered by Nextlot. Online bidding requires extensive preparation, additional photos, detailed product descriptions, and separate online catalog. The Nextlot fee associated to create the online auction is \$250.00 plus 3% commission paid to the online bidding platform with a \$225.00 minimum.

8. **Insurance endorsement and temporary event coverage** is N/A.

9. **Miscellaneous expense:** Auction Company shall notify seller of any additional auction related expenses that may be required.

10. **Bookkeeping and reports:** At the conclusion of the auction, the auction company will prepare all the sales invoices, collect all the balances due, and prepare an itemized list for you with a total of all items sold.

11. **Compliance:** Peter Costanzo Auctioneers is properly licensed, bonded, and insured to conduct auctions in the state of New Jersey.

12. **Final payment & Settlement:** The auction company will give a complete detailed, computerized sales report of each item sold after the auction. A detailed accounting of all expenses and charges and the net proceeds of the auction will be sent within 10 business days after all customer invoices are paid and all items have been picked up.

13. **Client deposit:** A good faith deposit of (not required) would be appreciated and required upon signing the auction listing agreement and credited towards the auction commission. All fees and expenses will be deducted from the gross sale proceeds.

14.) **Cancellation Fee:** If you have to cancel the auction, the minimum commission of \$2,000 is due plus reimbursement for all out-of-pocket expenses incurred by the auction company.

EXHIBIT B

Items for Sale

Item	Appraised Value
Stained Glass - Pair Large Wall Length	\$1,600.00
Stained Glass - Large Wall Length	\$1,100.00
Stained Glass - Half Wall Length	\$350.00
Stained Glass - Large Wall Length	\$600.00
Table - Small	\$100.00
Stained Glass - 6 Regular Sized Windows	\$1,200.00
Pews - 30	\$1,000.00
Stained Glass - Arched Lilies - Three	\$1,200.00
Stained Glass - Jesus	\$450.00
Stained Glass - Pair Large Wall Length	\$1,200.00
Stained Glass - Large Wall Length	\$450.00
Stained Glass - Large Wall Length	\$200.00
Stained Glass - 3' Arch - Three	\$750.00
Stained Glass - 4 Rectangular	\$700.00
Stained Glass - Transom Arch	\$80.00
Stained Glass - Window Length	\$140.00
Stained Glass - Window Length Transom with Side Windows	\$250.00

Item	Appraised Value
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Stained Glass - Window Length Transom with Side Windows	\$290.00
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Stained Glass - Transom Arch	\$150.00
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Throne Chairs - Four	\$140.00
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Throne Chairs - Pair	\$140.00
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Library Table	\$0.00
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Smaller Pulpit	\$0.00
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Small Table	\$0.00
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Items for Donation

Item	Appraised Value
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Claw Foot Table	\$0.00
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Organ	\$0.00
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All Remaining Stained Glass	\$0.00
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Main Altar	\$0.00
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Large Lectern	\$0.00
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Display Rack	\$0.00
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Handles for Rolling Overhead Doors	\$0.00
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Safe	\$0.00
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Arched Balustrade	\$0.00
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