

November 25, 2025

BOROUGH OF BRADLEY BEACH, MONMOUTH COUNTY

RESOLUTION 2025-343

**RESOLUTION AUTHORIZING THE SALE OF THE BOROUGH-OWNED PROPERTY
LOCATED AT 606 MADISON AVENUE, A/K/A BLOCK 41, LOT 1.03
TO THE SUCCESSFUL BIDDER AT PUBLIC AUCTION**

Mayor Gubitosi offered the following Resolution and moved its adoption:

WHEREAS, the Borough of Bradley Beach (the “Borough”) is the titled owner of the real property identified as 606 Madison Avenue, also known as Block 41, Lot 1.03; and

WHEREAS, the Borough determined that the aforesaid property has no potential for public use and the Borough finds no public benefit in retaining ownership of said property; and

WHEREAS, pursuant to N.J.S.A. 40A:12-13, on September 16, 2025, the Borough held an open public auction for the sale of the aforesaid property; and

WHEREAS, at the Borough’s open public auction held on September 16, 2025, Donato Mignone was the successful bidder(s) for the aforesaid property; and

WHEREAS, Donato Mignone has satisfied all terms and conditions of the duly advertised public auction, and subsequently assigned his winning bid to 8217 24th Avenue, LLC;

NOW THEREFORE, BE IT RESOLVED, that the Mayor and Council of the Borough of Bradley Beach, County of Monmouth, State of New Jersey, hereby authorize the sale of 606 Madison Avenue, also known as Block 41, Lot 1.03 to 8217 24th Avenue, LLC in accordance with the winning bid in the amount of \$1,225,000; and

BE IT FURTHER RESOLVED that the Borough Attorney is directed to effectuate the sale and transfer of the aforesaid property and the Mayor is hereby authorized to execute all documents necessary to sell and transfer of the aforesaid property.

Seconded by Councilperson DeNoble 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, Municipal Clerk of the Borough of Bradley Beach, Monmouth County, New Jersey, do hereby certify that the foregoing resolution was duly adopted by the Governing Body at the November 25, 2025 Special Council Meeting.

Erica Kostyz
Erica Kostyz, RMC, CMR
Municipal Clerk