

**BOROUGH OF BRADLEY BEACH
MAYOR AND COUNCIL
REORGANIZATION MEETING AGENDA**

THURSDAY, JANUARY 1, 2026 AT 12:00 P.M.

- 1. Call to Order**
- 2. Pledge of Allegiance**
- 3. Open Public Meetings Act Statement**

4. Statement of Determination

“A Statement of the Determination of the Board of County Canvassers relative to an election held in the Borough of Bradley Beach on the 4th day of November, in the year Two Thousand and Twenty-Five for the election of Municipal Officers for said Borough of Bradley Beach. The said Board to determine that at said Election Mitchell J. Karp, Paul D. Nowicki, Jane DeNoble and Shana Greenblatt were duly elected to the Office of Borough Council for Full Three-Year Terms.

5. Administration of Oath of Office – Mayor Gubitosi

**Councilpersons: Mitchell J. Karp, Paul D. Nowicki, Jane DeNoble and
Shana Greenblatt**

Fire Department and First Aid Squad Oaths of Office – Mayor Gubitosi

- 6. Roll Call for Attendance**
- 7. Approval of Minutes – December 16, 2025 Council Business Meeting**
- 8. Ordinance(s)**

Introduction(s):

ORDINANCE 2026-1

**AN ORDINANCE AMENDING AND SUPPLEMENTING THE BOROUGH
CODE OF THE BOROUGH OF BRADLEY BEACH, CHAPTER 450
ENTITLED “ZONING” TO ESTABLISH A NEW ZONE ENTITLED
AFFORDABLE HOUSING - 4 (AH-4) ZONE.**

**9. Organization of Mayor and Borough Council:
Nomination of Council President**

- Resolution 2026-1 Nomination of Council President**

Council Liaison Assignments

10. New Business Consent Agenda Resolutions 2026-2 to 2026-31

2026-2 Appointments for Employees, Boards, Committees, and Commissions.

2026-3 Establishes Depositories for funds received by the Borough.

2026-4 Designates a Cash Management Plan for the Deposit of all monies received by the Borough.

2026-5 Establishes Change Funds for 2025.

2026-6 Establishes Petty Cash Funds for the Year 2025.

2026-7 Granting authority for approval of certain purchases through New Jersey State Contracts and/or Purchasing Cooperatives for 2026.

2026-8 Granting authority for approval of certain purchases in excess of the Bid Threshold through New Jersey State contracts and/or Purchasing Cooperatives for 2026.

2026-9 Establishes the Grace Period for Delinquent Tax Payments for 2026.

2026-10 Authorizing the cancellation of Tax and Sewer Payments under the amount of \$10.00.

2026-11 Authorizing the Tax Assessor to act as an agent for the Borough for the purpose of filing and settling Tax Appeals up to \$20,000.00, on behalf of the Tax District for the 2026 Tax Year.

2026-12 Designation of Newspapers and the Borough Website as advertisement for the Borough of Bradley Beach.

2026-13 Authorizing the Borough Council to donate two 2026 Adult Seasonal each Badges to various Bradley Beach Non-Profit Organizations.

2026-14 Elected Fire Department Officials for 2026.

2026-15 Elected First Aid Squad Officers for 2026.

2026-16 Approving a Professional Services Contract with The Canning Group, LLC and appointing Sean P. Canning as the Qualified Purchasing Agent for 2026 at a cost not to exceed \$10,000.00.

2026-17 Professional Service Appointment, Jason Shamy, Esq., as the Borough Prosecutor from January 1, 2026 to December 31, 2026.

2026-18 Professional Service Appointment, Ian Goldman of Levin, Shea, Pfeffer, and Goldman, P.A., as the Alternate Borough Prosecutor from January 1, 2026 to December 31, 2026.

- 2026-19 Professional Service Appointment, Clifford Yannone, Esq. of Starkey, Kelly, Keneally, Cunningham, as the Borough Public Defender from January 1, 2026 to December 31, 2026.**
- 2026-20 Professional Service Appointment, Donald Greer, Esq. of Greer Law Firm, LLC, as the Alternate Public Defender from January 1, 2026 to December 31, 2026.**
- 2026-21 Professional Service Appointment, Cannon & McGuinn, LLC, as the Borough Attorney and the Borough OPRA Attorney from January 1, 2026 to December 31, 2026.**
- 2026-22 Professional Service Appointment, Rainone, Coughlin, Minchello as Special Counsel for Conflicts from January 1, 2026 to December 31, 2026**
- 2026-23 Professional Service Appointment, Ruderman & Roth, LLC, as the Borough Labor Attorney from January 1, 2026 to December 31, 2026.**
- 2026-24 Professional Service Appointment, Gregory Pasquale, Esq. of Jollah & Jollah, LLC, as the Borough Tax Appeal Attorney from January 1, 2026 to December 31, 2026.**
- 2026-25 Professional Service Appointment, Dilworth Paxon, LLP, as the Bond Counsel from January 1, 2026 to December 31, 2026.**
- 2026-26 Professional Service Appointment, Supplee, Clooney & Company, as the Borough Auditor from January 1, 2026 to December 31, 2026.**
- 2026-27 Professional Service Appointment, Phoenix Advisors as the Financial Advisor from January 1, 2026 to December 31, 2026.**
- 2026-28 Professional Service Appointment, CME Associates, as Borough Engineer from January 1, 2026 to December 31, 2026.**
- 2026-29 Professional Service Appointments, Leon S. Avakian, Boswell, CME Associates, Colliers Engineering & Design, PEI, Remington & Vernick Engineers (RVE), Suburban Consulting Engineers, ACT Engineers Inc., and ENGenuity Infrastructure as the Special Engineer Consulting Pool from January 1, 2026 to December 31, 2026.**
- 2026-30 Professional Service Appointment, Leon S. Avakian, Inc., as the Borough Planner from January 1, 2026 to December 31, 2026.**
- 2026-31 Professional Service Appointment, Brown & Brown Insurance, as the Borough Risk Management Consultant from January 1, 2026 to December 31, 2026.**

11. Individual Resolutions 2026-32 to 2026-37

2026-32 Authorization to award the 54 Ocean Avenue Re-Utilization of existing building to MTB, LLC in the amount of \$624,209.00.

2026-33 Authorizing a Competitive Contracting process for the hiring of a Sports Recreational Vendor.

2026-34 Adopting the Temporary Operating Budget for the year 2026 inclusive of the Temporary Debt Service Budget for 2026.

2026-35 Land Use Board Appointment Update.

2026-36 Appointing EB Employee Solutions, LLC, D/B/A “The Difference Card” to provide HRA services for the Borough of Bradley Beach

12. Communications

13. Mayor and Council Comments

14. Public Comments - (Five-minute limit and single instance to speak per participant whether in person or virtual).

15. Adjournment

NEXT BUSINESS MEETING: Tuesday, January 20, 2026 at 5:30 p.m.

Please be advised that public access for Council Meetings through Zoom is not mandatory and courtesy only. If for any reason Zoom fails or is disconnected, the in-person meeting will continue without interruption, and action can and will be provided there is an in-person Council Quorum.

For the public to participate remotely please follow the instructions:

Topic: Borough of Bradley Beach Council Reorganization Meeting

Time: Thursday, January 1, 2026 at 12:00 p.m. Eastern Time (US and Canada)

Join Zoom Meeting

<https://us06web.zoom.us/j/84860053562?pwd=UcRz26B1lnmkmCHJinWe8bZsRiGy98.1>

Meeting ID: 848 6005 3562

Passcode: 058881

One tap mobile

+16465588656,,84860053562#,,,,*058881# US (New York)

+16469313860,,84860053562#,,,,*058881# US

Join instructions

<https://us06web.zoom.us/join/84860053562/invitations?signature=AGAzamLTUIruyhnkhVrLAXaRofbPTQ2zOoCMe28K2rU>

The meeting will be streamed live on our regular YouTube Board Meeting Channel for public viewing only.

<https://www.youtube.com/channel/UCrn8buRB6-0XVnSbhBYnHDg/videos>