

BOROUGH OF BRADLEY BEACH

**REORGINIZATION MEETING
MAYOR AND COUNCIL
JANUARY 1, 2026 AT 12:00 P.M.**

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, BEING BROADCAST FROM BOROUGH HALL, 701 MAIN STREET, BRADLEY BEACH, NJ 07720. PUBLIC PARTICIPATION FOR THIS COUNCIL REORGANIZATION MEETING OF JANUARY 1, 2026 WAS AVAILBLE IN PERSON OR THROUGH THE ZOOM LINK POSTED TO THE WEBSITE. THE REMAINDER OF COUNCIL MEETINGS (RESOLUTION 2025-349 ADOPTED DECEMBER 16, 2025) FOR CALENDAR YEAR 2026 WAS ADVERTISED IN THE COAST STAR, THE NEW COASTER, AND THE ASBURY PARK PRESS ON DECEMBER 18, 2025.

WITH ADEQUATE NOTICE HAVING BEEN GIVEN, THE MUNICIPAL CLERK IS DIRECTED TO INCLUDE THIS STATEMENT IN THE MINUTES OF THIS MEETING.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

OPEN PUBLIC MEETINGS ACT STATEMENT

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 fourth 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 a Full Three-Year Terms.

ADMINISTRATION OF OATH OF OFFICE

Council Members Mitchell J. Karp, Paul D. Nowicki, Jane DeNoble, and Shana Greenblatt were administered the “Oath of Office” by Mayor Gubitosi.

ROLL CALL 12:00 P.M.

Present: Ms. DeNoble, Ms. Greenblatt, Mr. Karp, Mr. Nowicki, Mayor Gubitosi

FIRE DEPARTMENT AND FIRST AID SQUAD OATHS OF OFFICE

Fire Department Members Ronald B. Minsky and Joseph SanFelice were administered the “Oath of Office” by Mayor Gubitosi.

First Aid Squad Members John W. Zech, Ronald B. Minsky, Joseph G. Walsh, and Vito Massa, were administered the “Oath of Office” by Mayor Gubitosi.

APPROVAL OF MINUTES

ON MOTION by Gubitosi/Greenblatt to approve the Council Business Meeting Minutes of December 16, 2025.

ROLL CALL:

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

APPROVED

ORDINANCE INTRODUCTION

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.

ROLL CALL:

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

INTRODUCED

ORGANIZATION OF MAYOR AND BOROUGH COUNCIL

Mayor Gubitosi announced Jane DeNoble for Nomination of Council President for the term commencing January 1, 2026 to December 31, 2026.

Resolution 2026-1 Nomination of Council President.

ON MOTION by Gubitosi/Greenblatt to adopt Resolution 2026-1.

ROLL CALL:

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

ADOPTED

Mayor Gubitosi announced the Council Liaison Assignments for 2026.

<u>Fletcher Lake Commission</u>	<u>Councilwoman Greenblatt</u>
<u>Sylvan Lake Commission</u>	<u>Councilman Nowicki</u>
<u>Recreation Board</u>	<u>Councilwoman Greenblatt</u>
<u>Mayor's Wellness Committee</u>	<u>Mayor Gubitosi</u>
<u>Tourism Commission</u>	<u>Councilwoman DeNoble</u>
<u>Library</u>	<u>Mayor Gubitosi</u>
<u>Environmental Commission</u>	<u>Councilman Karp</u>
<u>Shade Tree Commission</u>	<u>Councilwoman DeNoble</u>
<u>Board of Education</u>	<u>Councilwoman DeNoble</u>
<u>Arts Council</u>	<u>Councilwoman Greenblatt</u>
<u>Land Use Board, Class III</u>	<u>Councilman Nowicki</u>
<u>Police Liaison</u>	<u>Councilman Nowicki</u>
<u>Fire/EMS Liaison</u>	<u>Councilman Karp</u>

CONSENT AGENDA OF MAYOR AND COUNCIL

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 Jalloh & Jalloh, 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.

ON MOTION by Gubitosi/DeNoble to approve the Consent Agenda Resolutions.

ROLL CALL

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

ADOPTED

INDIVIDUAL RESOLUTIONS OF THE MAYOR AND COUNCIL

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

ON MOTION by Gubitosi/Greenblatt to adopt Resolution 2026-32.

ROLL CALL:

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

ADOPTED

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

ON MOTION by Gubitosi/Nowicki to adopt Resolution 2026-33.

ROLL CALL:

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

ADOPTED

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

ON MOTION by Gubitosi/Nowicki to adopt Resolution 2026-34.

ROLL CALL:

AYES: DeNoble, Greenblatt, Karp, Nowicki, Mayor Gubitosi

NAYS: None

ABSENT: None

ABSTAIN: None

ADOPTED

2026-35 Land Use Board Appointment Update.

ON MOTION by Gubitosi/Greenblatt to adopt Resolution 2026-35.

ROLL CALL:

AYES: DeNoble, Greenblatt, Karp, Nowicki, Mayor Gubitosi

NAYS: None

ABSENT: None

ABSTAIN: None

ADOPTED

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

Mayor Gubitosi explained this funding mechanism should allow employees to save money on their medical health coverage contributions and emphasized this approval is for a one-year period to be reviewed again next year.

ON MOTION by Gubitosi/Karp to adopt Resolution 2026-36.

ROLL CALL:

AYES: DeNoble, Greenblatt, Karp, Nowicki, Mayor Gubitosi

NAYS: None

ABSENT: None

ABSTAIN: None

ADOPTED

COMMUNICATIONS:

Mayor Gubitosi announced Councilman Mitchell Karp will serve on the Land Use Board as the Mayor’s designee.

MAYOR AND COUNCIL COMMENTS

Councilman Karp stated he is looking forward to contributing serving at the pleasure of the people.

Councilwoman Greenblatt provided meeting information for the Fletcher Lake Commission, the Arts Council, and the Recreation Committee and the Recreation Center activities.

Councilman Nowicki commended the employees, volunteer first responders, and the Committees/Commissions he has worked with in 2025.

Councilwoman DeNoble thanked the Commissions, employees and the Mayor for their part in the accomplishments that occurred in 2025.

Mayor Gubitosi thanked Council, employees, and volunteers for their dedication in 2025.

Mr. Doherty announced the Borough has secured a 1.5 million dollar grant for Main Street.

PUBLIC COMMENT

John Weber, 313 LaReine Avenue, thanked Council for their accomplishments.

Allan Rapaport, 512 Newark Avenue, commended the Mayor and Police Chief on their accomplishments for 2025.

Mayor Gubitosi thanked Mr. Doherty and Paula Gavin of the BBBCA for their service to the Borough in 2025.

ADJOURNMENT

ON MOTION by Gubitosi/DeNoble moved to adjourn the Council Reorganization Meeting.

THE COUNCIL REORGANIZATION MEETNG ADJOURNED AT 1:15 P.M.


Erica Kostyz, RMC, CMR
Municipal Clerk