

**BOROUGH OF BRADLEY BEACH
COUNCIL BUSINESS MEETING MINUTES
JANUARY 20, 2026 AT 5:30 P.M.**

A Meeting of the Mayor and Council of the Borough of Bradley Beach was held in the Meeting Room, 701 Main Street, Bradley Beach, New Jersey on the above date and time.

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, BROADCAST FROM BOROUGH HALL, 701 MAIN STREET, BRADLEY BEACH, NJ 07720. PUBLIC PARTICIPATION FOR THIS COUNCIL BUSINESS MEETING OF NOVEMBER 6, 2025 WAS AVAILABLE IN PERSON OR THROUGH THE ZOOM LINK POSTED TO THE WEBSITE. THE COUNCIL MEETINGS (RESOLUTION 2025-348 ADOPTED DECEMBER 16, 2025) FOR CALENDAR YEAR 2026 WERE ADVERTISED IN THE NEW COASTER, THE COAST STAR, 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

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

Sunshine Law was read.

ROLL CALL AT 5:30 P.M.

Present at the January 20, 2026 Council Business Meeting:

**Governing Body Members: Ms. DeNoble, Ms. Greenblatt, Mr. Karp, Mayor Gubitosi
Municipal Clerk, Erica Kostyz
Borough Attorney Alternate, William McGuinn
Deputy Municipal Clerk and Zoom Facilitator, Michele Whille
Police Chief, James Arnold**

WORKSHOP(S):

Intersection Mural Art – PowerPoint Presentation given by resident Lauren Saracene

Items proposed in the presentation:

- **Benefits (traffic safety, community involvement)**
- **Areas of focus (locations to include two Fifth and Fourth Avenues)**
- **Committee members**
- **Budget and funding**

Council Members, Chief Arnold, and Ms. Saracene discussed the following:

- **Traffic safety**
- **Design/size**
- **Maintenance**
- **Artwork design and art materials to be used.**
- **Location**
- **Involving the Bradley Beach Arts Council and Asbury Park Art Community**
- **Timeframe**
- **Grant funding**

Mayor Gubitosi made a motion to table Resolution 2026-47 pending approval from Fair Share Housing for edits from Council presented earlier in the afternoon, seconded by Councilwoman Greenblatt.

ROLL CALL:

AYES: DeNoble, Greenblatt, Karp, Mayor Gubitosi

NAYS: None

ABSENT: Nowicki

ABSTAIN: None

TABLED

PRESENTATIONS & BIDS:

- **Certificate of Appreciation for Rona Parker of the Environmental Commission**

MINUTES APPROVAL

ON MOTION by Gubitosi/DeNoble approve the Council Reorganization Minutes of January 1, 2026.

ROLL CALL:

AYES: DeNoble, Greenblatt, Karp, Mayor Gubitosi

NAYS: None

ABSENT: Nowicki

ABSTAIN: None

APPROVED

PUBLIC COMMENTS AND QUESTIONS ON AGENDA ITEMS:

In Person:

Thomas J. Coan, 612 Third Avenue, inquired about the 2024 Audit being posted on the website.

Jeanne Leahy, 419 Park Place Avenue, made several inquiries about Ordinance 2026-1 which were addressed by Mayor Gubitosi.

Zoom Participation: None

ORDINANCES:

Introduction(s):

ORDINANCE 2026-2

ORDINANCE AMENDING CHAPTER 60: “LAND USE PROCEDURES” OF THE BOROUGH’S REVISED GENERAL ORDINANCES TO ACKNOWLEDGE THE CLASS 1 DESIGNEE ON THE BOROUGH’S LAND USE BOARD, PURSUANT TO THE NEW JERSEY MUNICIPAL LAND USE LAW.

ON MOTION by Gubitosi/DeNoble to introduce Ordinance 2026-2.

ROLL CALL:

AYES: DeNoble, Greenblatt, Karp, Mayor Gubitosi

NAYS: None

ABSENT: Nowicki

ABSTAIN: None

INTRODUCED

ORDINANCE 2026-3

ORDINANCE AMENDING ARTICLE III: “ENVIRONMENTAL COMMISSION” OF CHAPTER 24: “COMMISSIONS AND COMMITTEES” OF THE BOROUGH’S REVISED GENERAL ORDINANCES TO UPDATE MEMBERSHIP/OFFICER DUTIES.

ON MOTION by Gubitosi/Greenblatt to introduce Ordinance 2026-3.

ROLL CALL:

AYES: DeNoble, Greenblatt, Karp, Mayor Gubitosi

NAYS: None

ABSENT: Nowicki

ABSTAIN: None

INTRODUCED

ORDINANCE 2026-4

ORDINANCE CREATING NEW ARTICLE IV: “THIRD-PARTY PAYROLL DISBURSEMENT” OF CHAPTER 78: “PERSONNEL POLICIES” OF THE BOROUGH’S REVISED GENERAL ORDINANCES IN COMPLIANCE WITH N.J.S.A. 52:27D-20.1 AND N.J.A.C. 5:30-17.1 ET SEQ.

ON MOTION by Gubitosi/DeNoble to introduce Ordinance 2026-3.

ROLL CALL:

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

INTRODUCED

ORDINANCE 2026-5

ORDINANCE AMENDING CHAPTER 9: “TRAFFIC” OF THE BOROUGH’S REVISED GENERAL ORDINANCES TO REVISE REGULATIONS PERTAINING TO SPECIAL PARKING PERMITS.

Mayor Gubitosi explained the various edits made to this ordinance previously tabled in December to accommodate full and part-time residents and caregivers.

Additional edits were discussion ensued between Chief Arnold and the Governing Body regarding further edits pertaining to placards, stickers, caregivers, enforcement, administrative requirements,

ON MOTION by Gubitosi/DeNoble to introduce Ordinance 2026-3.

ROLL CALL:

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

INTRODUCED

Adoptions:

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.

Mayor Gubitosi explained the purpose of this ordinance.

ON MOTION by Gubitosi/DeNoble to open the public hearing for the adoption of Ordinance 2026-1.

ROLL CALL:

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

Public Comment:

Jeanne Leahy, 419 Park Place Avenue, asked for further clarification of this ordinance pertaining to the number of units allowable. Mayor Gubitosi addressed Ms. Leahy's concerns.

Thomas J. Coan, 612 Third Avenue, provided further clarification of the building plans, number of units, and parking plan.

ON MOTION by Gubitosi/DeNoble to close the public hearing and adopt Ordinance 2026-1.

ROLL CALL:

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

ADOPTED

COMMUNICATIONS:

- **Shade Tree Commission Alternate II Appointment – Michael Heidelberg**
- **Environmental Commission Chair Appointment – John Weber**
- **Finance Committee Appointments**

CONSENT AGENDA RESOLUTIONS:

2026-37 Authorizing a refund for property tax overpayment for 48 Main Street in the amount of 3,676.74.

2026-38 Approval of a Lien Redemption Refund for 707 Ocean Avenue Unit B in the amount of \$1970.75.

2026-39 Governing Body Certification of the 2024 Annual Audit.

2026-40 Adopting a Personnel Policy and Procedures Manual.

2026-41 Approving an Agreement with the MCSPCA for 2026 Animal Control Services within the Borough.

2026-42 Memorializing the Bradley Beach Business Community Alliance Memorandum of Understanding for 2026.

2026-43 Approval of Probationary Firefighter Appointment Eric C. Schreiber.

2026-44 Elected Fire Department Officers Deputy Chief and Lieutenant for 2026.

2026-45 Authorizing the Appointments of Special Class I Law Enforcement Officers attending the May class at the Monmouth County Police Academy.

2026-46 Approval of an On-Premises 50/50 Cash Raffle License and an On-Premises Gift Basket Auction Raffle License on Sunday, March 29, 2026, and waiver of the Municipal Raffle License Application Fee for the BBPTA.

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

ROLL CALL:

AYES: DeNoble, Greenblatt, Karp Mayor Gubitosi

NAYS: None

ABSENT: Nowicki

ABSTAIN: None

ADOPTED

INDIVIDUAL RESOLUTIONS:

2026-48 Approval to apply for a \$250,000.00 grant through the New Jersey Department of Human Services (DHS) to support a Senior Wellness Program.

ON MOTION by Gubitosi/DeNoble to adopt Resolution 2026-48.

ROLL CALL:

AYES: DeNoble, Greenblatt, Karp Mayor Gubitosi

NAYS: None

ABSENT: Nowicki

ABSTAIN: None

ADOPTED

2026-49 Approval of an increase to Summer Camp Fees.

ON MOTION by Gubitosi/DeNoble to adopt Resolution 2026-49.

ROLL CALL:

AYES: DeNoble, Greenblatt, Karp Mayor Gubitosi

NAYS: None

ABSENT: Nowicki

ABSTAIN: None

ADOPTED

2026-50 Permitting Back-In-Time Café signage within Riley Park for 2026.

ON MOTION by Gubitosi/DeNoble to adopt Resolution 2026-50.

ROLL CALL:

AYES: DeNoble, Greenblatt, Karp Mayor Gubitosi

NAYS: None

ABSENT: Nowicki

ABSTAIN: None

ADOPTED

2026-51 Awarding a Non- Fair and Open Professional Service Contract Appointment for a Fair Share Housing Attorney – Andrew Bayer Esq.

ON MOTION by Gubitosi/DeNoble to adopt Resolution 2026-51.

ROLL CALL:

AYES: DeNoble, Greenblatt, Karp Mayor Gubitosi

NAYS: None

ABSENT: Nowicki

ABSTAIN: None

ADOPTED

2026-52 Awarding Non-Fair and Open Professional Service Contract Appointments for Alternate Tax Appeal Attorneys.

ON MOTION by Gubitosi/DeNoble to adopt Resolution 2026-52.

ROLL CALL:

AYES: DeNoble, Greenblatt, Karp Mayor Gubitosi

NAYS: None

ABSENT: Nowicki

ABSTAIN: None

ADOPTED

2026-53 Awarding a Non-Fair and Open Professional Service Contract Appointment for Municipal Grant Writing Services – The Aubrey Group, LLC.

ON MOTION by Gubitosi/DeNoble to adopt Resolution 2026-53.

ROLL CALL:

AYES: DeNoble, Greenblatt, Karp Mayor Gubitosi

NAYS: None

ABSENT: Nowicki

ABSTAIN: None

ADOPTED

2026-54 Bill List for January 20, 2026.

ON MOTION by Gubitosi/DeNoble to adopt Resolution 2026-54.

ROLL CALL:

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

ADOPTED

ANNOUNCEMENTS: None

ADMINISTRATOR REPORT: None

MAYOR AND COUNCIL REPORTS:

Councilwoman DeNoble

Provided reports for Board of Education, Shade Tree Commission, and Tourism Commission

Councilman Karp

Provided reports for Community Development, Environmental Commission, First Aid Squad, Fire Department, and the Police Department.

Councilwoman Greenblatt

Provided reports for the Arts Council, Fletcher Lake Commission, and Recreation Committee.

Mayor Gubitosi

Announced the Community Library activities and provided an update on Affordable Housing.

PUBLIC COMMENTS AND QUESTIONS:

In Person:

Jeanne Leahy, 419 Park Place Avenue, expressed concerns regarding the time frame for the grant application being applied for in Resolution 2026-48 and announced the day and time the Senior Club meets.

William Psiuk, 110 Fifth Avenue, stated a correction needs to be made to the Veteran plaque in the meeting room.

Bob West, 518 Newark Avenue, inquired about site plans for Ordinance 2026-1.

Zoom:

Drew Borders, 120 Cliff Avenue, thanked the Governing Body for making edits to Ordinance 2026-5 to benefit the part-time residents.

EXECUTIVE SESSION: None

ADJOURNMENT:

ON MOTION by Gubitosi/DeNoble to adjourn the Council Business Meeting at 7:30 p.m.

ROLL CALL:

AYES: DeNoble, Greenblatt, Karp, Mayor Gubitosi

NAYS: None

ABSENT: Nowicki

ABSTAIN: None

THE COUNCIL BUSINESS MEETING ADJOURNED AT 7:30 P.M.

Erica Kostyz

Erica Kostyz, RMC, CMR
Municipal Clerk