

**BOROUGH OF BRADLEY BEACH  
COUNCIL BUSINESS MEETING MINUTES  
FEBRUARY 17, 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 FEBRUARY 17, 2026 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 February 17, 2026 Council Business Meeting:**

**Governing Body Members: Ms. DeNoble, Ms. Greenblatt, Mr. Karp, Mr. Nowicki, 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): None**

**PRESENTATIONS & BIDS:**

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

**MINUTES APPROVAL**

ON MOTION by Gubitosi/Greenblatt to approve the Council Meeting Minutes of February 3, 2026.

ROLL CALL:

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

**APPROVED**

**PUBLIC COMMENTS AND QUESTIONS ON AGENDA ITEMS:**

**In Person:**

**Thomas J. Coan, 612 Third Avenue, recommended several edits to Ordinance 2026-9 due to be introduced this evening.**

**Mayor Gubitosi thanked Mr. Coan and Councilman Karp for their diligence and attention to this ordinance.**

**Zoom Participation: None**

**ORDINANCES:**

**Introduction(s):**

**ORDINANCE 2026-9**

**AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER 450 (“ZONING”), ARTICLE V (“ZONE REGULATIONS”), AND AMENDING CHAPTER 451, ARTICLE XI, OF THE BOROUGH CODE OF THE BOROUGH OF BRADLEY BEACH TO CONSOLIDATE AND CODIFY AFFORDABLE HOUSING OVERLAY ZONES AH-1 THROUGH AH-5, INCLUDING RELOCATION OF AH-4.**

**A lengthy discussion ensued amongst the Governing Body regarding the several amendments suggested by Mr. Coan.**

ON MOTION by Gubitosi/Karp to introduce Bond Ordinance 2026-9 to include the edits discussed.

ROLL CALL:

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

**INTRODUCED**

**ORDINANCE 2026-10**

**ORDINANCE AMENDING CHAPTER 9: “TRAFFIC” OF THE BOROUGH’S REVISED GENERAL ORDINANCES TO REVISE TEMPORARY PARKING REGULATIONS APPLICABLE DURING SNOW EMERGENCIES.**

ON MOTION by Gubitosi/Greenblatt to introduce Ordinance 2026-10.

ROLL CALL:

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

**INTRODUCED**

**ORDINANCE 2026-11**

**ORDINANCE AMENDING CHAPTER 398: “STREETS AND SIDEWALKS” OF THE BOROUGH’S REVISED GENERAL ORDINANCES TO REVISE TEMPORARY PARKING REGULATIONS.**

ON MOTION by Gubitosi/DeNoble to introduce Ordinance 2026-11.

ROLL CALL:

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

**INTRODUCED**

**ORDINANCE 2026-12**

**ORDINANCE AMENDING CHAPTER 365: “RENTAL PROPERTY” OF THE BOROUGH’S REVISED GENERAL ORDINANCES TO UPDATE THE ADMINISTRATION OF OCCUPANCY TAX ON CERTAIN RENTALS.**

ON MOTION by Gubitosi/DeNoble to introduce Ordinance 2026-12.

**ROLL CALL:**

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

**INTRODUCED**

**ORDINANCE 2026-13**

**ORDINANCE AMENDING CHAPTER 425: “TREES” OF THE BOROUGH’S REVISED GENERAL ORDINANCES TO ENHANCE THE OPERATIONS AND REGULATIONS OF THE BOROUGH’S SHADE TREE COMMISSION.**

**Councilwoman DeNoble explained the purpose of this ordinance.**

ON MOTION by DeNoble/Greenblatt to introduce Ordinance 2026-13.

**ROLL CALL:**

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

**INTRODUCED**

**Adoptions:**

**BOND ORDINANCE 2026-06**

**BOND ORDINANCE PROVIDING FOR RENOVATIONS TO THE BEACH PROMENADE AND THE ACQUISITION OF BEACH MOBI-MATS, APPROPRIATING \$450,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$450,000 BONDS AND NOTES TO FINANCE A PORTION OF THE COSTS THEREOF, AUTHORIZED IN AND BY THE BOROUGH OF BRADLEY BEACH, IN THE COUNTY OF MONMOUTH, NEW JERSEY.**

ON MOTION by Gubitosi/Karp to open the public hearing for the adoption of Bond Ordinance 2026-6.

**ROLL CALL:**

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

**Public Comment:**

**John Weber, 313 LaReine Avenue, inquired what kind of mats are being purchased.**

**Gregory Fehrenbach, 408 Bradley Boulevard, expressed concerns about the funding for these items and suggested the Borough seek funding through Community Development Block Grant ADA programs.**

**Thomas J. Coan, 612 Third Avenue, suggested increasing the daily beach badge fee to fund this project.**  
ON MOTION by Gubitosi/Karp to close the public hearing and adopt Ordinance Bond 2026-6.

ROLL CALL:

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

NAYS: None

ABSENT : None

ABSTAIN : None

**ADOPTED**

### **ORDINANCE 2026-7**

**ORDINANCE AMENDING CHAPTER 160: “CONSTRUCTION CODES, UNIFORM; CERTIFICATES OF OCCUPANCY” OF THE BOROUGH’S REVISED GENERAL ORDINANCES TO ELIMINATE CERTAIN FEES INCONGRUENT WITH THE BOROUGH’S OVERALL PROHIBITION AS TO GARBAGE DISPOSALS.**

ON MOTION by Gubitosi/DeNoble to open the public hearing for the adoption of Ordinance 2026-7.

ROLL CALL:

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

NAYS: None

ABSENT: None

ABSTAIN: None

**Public Comment: None**

ON MOTION by Gubitosi/DeNoble to close the public hearing and adopt Ordinance 2026-7.

ROLL CALL:

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

NAYS: None

ABSENT : None

ABSTAIN : None

**ADOPTED**

### **ORDINANCE 2026-8**

**ORDINANCE AMENDING ARTICLE VII: “ARTS COMMITTEE” OF CHAPTER 24: “COMMISSIONS AND COMMITTEES” OF THE BOROUGH’S REVISED GENERAL ORDINANCES TO AUGMENT THE ARTS COMMITTEE WITH ADDITIONAL MEMBERS.**

ON MOTION by Greenblatt/Gubitosi to open the public hearing for the adoption of Ordinance 2026-8.

ROLL CALL:

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

**Public Comment: None**

ON MOTION by Gubitosi/Greenblatt to close the public hearing and adopt Ordinance 2026-8.

ROLL CALL:

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

**ADOPTED**

**COMMUNICATIONS:**

- **Arts Council Member Appointments Memo**

**CONSENT AGENDA RESOLUTIONS:**

**2026-69 Bill List for February 17, 2026**

**2026-70 Approval for the Brain Injury Alliance of New Jersey to conduct their annual 5K Walk on Saturday, October 10, 2026 from 8:30 a.m. to 11:30 p.m. (Pass through only, no Borough assistance needed).**

ON MOTION by Gubitosi/DeNoble to adopt the Consent Agenda Resolutions 2026-69 and 2026-70.

ROLL CALL:

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

**ADOPTED**

**Councilwoman DeNoble made a motion to vote on Resolution 2026-72 separately due to a conflict, seconded by Mayor Gubtosi.**

**2026-71 Approving D’Arcy’s Tavern host a live band and serve outdoor food and beverage in its parking lot on Sunday, March 1, 2026 for the St. Patrick’s Day Parade.**

**Councilwoman DeNoble and Mayor Gubitosi stated they would be recusing themselves from the vote due due to a conflict of where they live in proximity to D’Arcy’s Tavern.**

ON MOTION by Greenblatt/Nowicki to adopt Resolution 2026-71

ROLL CALL:

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

**ADOPTED**

**INDIVIDUAL RESOLUTIONS:**

**2026-47 Mediation Agreement before the Affordable Housing Dispute Resolution Program (Previously tabled 1/20/26 for amendments).**

ON MOTION by Gubitosi/DeNoble to adopt Resolution 2026-47.

ROLL CALL:

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

**ADOPTED**

**2026-72 72 Approving Shared Services Agreement with the Borough of Neptune City for the provision of Commercial Cleaners to clean the Neptune City Community Center.**

ON MOTION by Gubitosi/DeNoble to adopt Resolution 2026-72.

ROLL CALL:

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

**ADOPTED**

**2026-73 Rejection of all Bids for Beach Access Matting Systems.**

ON MOTION by Gubitosi/DeNoble to adopt Resolution 2026-73.

ROLL CALL:

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

**ADOPTED**

**2026-74 Awarding Bid for Lead Paint Inspection Services to Low Environmental Services.**

ON MOTION by Gubitosi/DeNoble to adopt Resolution 2026-74

**ROLL CALL:**

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

**ADOPTED**

**2026-75 Authorizing Amendments to the Temporary Budget.**

ON MOTION by Gubitosi/DeNoble to adopt Resolution 2026-67.

**ROLL CALL:**

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

**ADOPTED**

**2026-76 Adopting Policy on acceptance of Holiday and Nominal Gifts by Employees.**

ON MOTION by Gubitosi/DeNoble to adopt Resolution 2026-76.

**ROLL CALL:**

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

**ADOPTED**

**ANNOUNCEMENTS: None**

**ADMINISTRATOR REPORT:**

**Mr. Doherty announced the Govpilot program will have a new application for the public to report a concern and check for open permits.**

**MAYOR AND COUNCIL REPORTS:**

**Councilman Nowicki**

**Provided reports for Police activity and provided status on various NJDEP projects.**

**Councilman Karp:**

**Provided an activity report for the First Aid Squad and thanked Amy Baker for the fantastic job she did organizing the Blood Drive that occurred in the Borough today.**

**Councilwoman Greenblatt**

**Provided reports for the Recreation Committee, the Arts Council, and the Fletcher Lake Commission. Ms. Greenblatt also thanked Mayor Gubitosi and Freeholder Arnone for the newly installed lights at the Memorial Drive intersection.**

**Councilwoman DeNoble**

Provided reports for the Board of Education, the Shade Tree Commission, and the Tourism Commission. Ms. DeNoble thanked Tourism Director Amy Baker for an outstanding job promoting and organizing the Jazz Festival.

**Mayor Gubitosi**

- Provided a Library report.
- Announced the Second Avenue Concession will be up for bid.
- The Borough will recognize the historic Brinley Inn Fire on July 26<sup>th</sup>.

**PUBLIC COMMENTS AND QUESTIONS:**

**In Person:**

John Weber, 313 LaReine Avenue, made inquiries on the “Skip the Stuff” ordinance, plant protection strips on the beach which were addressed by Mayor Gubitosi, and requested a policy be put in place against using heavy equipment on the beach.

Julie Nutaitis, 605 Newark, stated she was glad to volunteer for the Jazz Fest Event, thanked the DPW and the Mayor for clearing her street during the snowstorm, and expressed concerns regarding challenges regarding snow removal listed in Ordinance 2026-10 which were addressed by Mayor Gubitosi.

Peter Sharpe, 301 Second Avenue, expressed concerns regarding clearing snow from handicapped ramps pertaining to Ordinance 2026-10.

Bob West, 518 Newark Avenue, presented verbiage suggestions regarding Ordinance 2026-9.

**Zoom: None**

**EXECUTIVE SESSION: None**

**ADJOURNMENT:**

ON MOTION by Gubitosi/DeNoble to adjourn the Council Business Meeting at 7:20 p.m.

ROLL CALL:

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

**THE COUNCIL BUSINESS MEETING ADJOURNED AT 7:20 P.M.**



Erica Kostyz, RMC, CMR  
Municipal Clerk