

**BOROUGH OF BRADLEY BEACH
COUNCIL BUSINESS MEETING MINUTES
FEBRUARY 3, 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 3, 2026 WAS AVAILBLE 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 3, 2026 Council Business Meeting:

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

WORKSHOP(S): None

PRESENTATIONS & BIDS:

- Asbury Fresh Market – Brett Morgan

Mr. Morgan and the Governing Body discussed the various vendors, engagement with local businesses and the BBBCA, produce purchase location, and vendor parking.

MINUTES APPROVAL

ON MOTION by Gubitosi/Greenblatt to approve the Council Meeting Minutes of January 20, 2026.

ROLL CALL:

AYES: DeNoble, Greenblatt, Karp, Mayor Gubitosi

NAYS: None

ABSENT: None

ABSTAIN: Nowicki

APPROVED

PUBLIC COMMENTS AND QUESTIONS ON AGENDA ITEMS:

In Person:

Thomas J. Coan, 612 Third Avenue, made inquiries for Ordinance 2026-7 and Resolution 2026-68 which were addressed by Mayor Gubitosi and thanked the Governing Body for Ordinance 2026-2.

Zoom Participation:

Drew Borders, 120 Cliff Avenue, requested an extension deadline for permit applications pertaining to Special Parking and thanked the Governing Body for the amendments to Ordinance 2026-5.

ORDINANCES:

Introduction(s):

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/DeNoble to introduce Bond Ordinance 2026-6.

ROLL CALL:

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

NAYS: None

ABSENT: None

ABSTAIN: None

INTRODUCED

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 introduce Ordinance 2026-7.

ROLL CALL:

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

INTRODUCED

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.

Councilwoman Greenblatt explained the purpose of this ordinance.

ON MOTION by Gubitosi/DeNoble to introduce Ordinance 2026-8.

ROLL CALL:

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

INTRODUCED

Adoptions:

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 open the public hearing for the adoption of Ordinance 2026-2.

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 2026-2.

ROLL CALL:

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

ADOPTED

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/DeNoble to open the public hearing for the adoption of Ordinance 2026-3.

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 2026-3.

ROLL CALL:

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

ADOPTED

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 open the public hearing for the adoption of Ordinance 2026-4.

ROLL CALL:

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

Public Comment: None

ON MOTION by Gubitosi/Karp to close the public hearing and adopt Ordinance 2026-4.

ROLL CALL:

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

ADOPTED

ORDINANCE 2026-5

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

ON MOTION by Gubitosi/DeNoble to open the public hearing for the adoption of Ordinance 2026-4.

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 2026-4.

ROLL CALL:

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

ADOPTED

COMMUNICATIONS:

- **Sylvan Lake Commission Appointments Memo**
- **Deputy Tax Collector Memo – Cathy Liput**

CONSENT AGENDA RESOLUTIONS:

2026-55 Bill List for February 3, 2026

2026-56 Approval of a Lien Redemption Refund for 606 Brinley Avenue in the amount of \$3,596.25.

2026-57 Approval to apply for a Local Recreation Improvement Grant with the DCA for Recreation Facility preservation improvements.

2026-58 Authorizing the County of Monmouth Mosquito Control Division to conduct Aerial Mosquito Control Operations within the Borough of Bradley Beach.

2026-59 Approval for the Kaleidoscope of Hope Foundation to conduct their Annual Walk for Saturday, September 26, 2026 with a rain date of Sunday, September 27, 2026 from 6:00 a.m. to 12:00 p.m.

2026-60 Approval for the Tears Foundation to conduct their Walk for Child Loss Support on Sunday, May 17, 2026 from 7:00 a.m. to 1:00 p.m.

2026-61 Approval for the Bradley Beach Business Community Alliance to conduct their various community events for 2026.

2026-62 Approval for Clean Ocean Action to hold their 2026 Annual Spring and Fall Beach Sweeps.

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

ROLL CALL:

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

ADOPTED

INDIVIDUAL RESOLUTIONS:

2026-63 Authorizing the Transfer of Appropriations in the Fiscal Year 2025 Budget.

ON MOTION by Gubitosi/DeNoble to adopt Resolution 2026-63.

ROLL CALL:

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

ADOPTED

2026-64 Authorizing and providing for the issuance and sale of \$10,063,600 Bond Anticipation Notes of the Borough of Bradley Beach, County of Monmouth, New Jersey to the Monmouth County Improvement Authority and determining various matters in connection therewith.

ON MOTION by Gubitosi/Greenblatt to adopt Resolution 2026-64.

ROLL CALL:

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

NAYS: None

ABSENT: None

ABSTAIN: None

ADOPTED

2026-65 Award of Proposal for General Engineering Services with CME Associates.

ON MOTION by Gubitosi/DeNoble to adopt Resolution 2026-65.

ROLL CALL:

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

NAYS: None

ABSENT: None

ABSTAIN: None

ADOPTED

2026-66 Award of Professional Engineering Services with CME Associates for Sanitary Sewer Improvements to Ocean Park Avenue.

Councilman Nowicki provided an explanation for this resolution.

ON MOTION by Gubitosi/Greenblatt to adopt Resolution 2026-66

ROLL CALL:

AYES: DeNoble, Greenblatt, Karp, Nowicki Mayor Gubitosi

NAYS: None

ABSENT: None

ABSTAIN: None

ADOPTED

2026-67 Award of Professional Engineering Services with CME Associates for MS4 Permit Watershed Inventory Report.

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

2026-68 Authorizing the settlement of pending litigation before the Superior Court of New Jersey, Monmouth County entitled Montoya-Merino vs. Borough of Bradley Beach, Docket No. MON-L-3181-25.

ON MOTION by Gubitosi/DeNoble to adopt Resolution 2026-68.

ROLL CALL:

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

ADOPTED

ANNOUNCEMENTS: None

ADMINISTRATOR REPORT:

Mr. Doherty commended DPW and the Police Department for their assistance during the snowstorm and spoke about the overall improvement in employee morale over the last year.

MAYOR AND COUNCIL REPORTS:

Councilwoman DeNoble

- **Provided reports for the Board of Education, the Shade Tree Commission, the Tourism Commission.**
- **Ms. DeNoble stated she attended the Southern Monmouth Elected Women’s Group Meeting with Ms. Greenblatt.**

Councilwoman Greenblatt:

Provided reports for the Arts Council, the Fletcher Lake Commission, and announced the Recreation Center events.

Councilman Karp

Provided reports for the Environmental Commission, First Aid Department, and the Fire Department.

Councilman Nowicki

Provided reports for the Police Department and Sylvan Lake Commission.

Mayor Gubitosi

Provided updates on beach locker renewals and upcoming agenda items.

PUBLIC COMMENTS AND QUESTIONS:

In Person:

Mia Mutascio, 401 McCabe Avenue, requested an upgrade to the Arts Council website page.

Bob West, 518 Newark Avenue, expressed concerns about the snow removal on his street during the recent storm.

Thomas J. Coan, stated it is important for Council and the Land Use Board to pass a resolution at the next meeting opposing REAL (Resilient Environments and Landscape Legislation).

Zoom: None

EXECUTIVE SESSION: None

ADJOURNMENT:

ON MOTION by Gubitosi/to adjourn the Council Business Meeting at 7:15 p.m.

ROLL CALL:

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

NAYS: None

ABSENT: None

ABSTAIN: None

THE COUNCIL BUSINESS MEETING ADJOURNED AT 7:15 P.M.

Erica Kostyz

Erica Kostyz, RMC, CMR
Municipal Clerk