

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

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

**WORKSHOP(S):**

**Resilient Environments and Landscapes (REAL)**

**Items discussed in this workshop included:**

- Rise in sea level.
- NJDEP Regulations for private properties.
- Elevation to homes.
- Future ordinance implementations.

**The following residents stated their comments and offered their suggestions for REAL:**

**John Weber, 313 LaReine Avenue (via Zoom)**

**Paul Neshamkin, 411 ½ LaReine Avenue (via Zoom)**

**Thomas J. Coan, 612 Third Avenue**

**Peter Sharpe, 301 Second Avenue**

**Danny Greenberg, 221 Newark Avenue/317 LaReine Avenue**

**Mayor Gubitosi gave the following statement:**

**“We are not here to challenge the science behind the REAL regulations. The risks posed by sea-level rise and climate change are well-documented, and I commend the New Jersey Department of Environmental Protection for initiating a forward-looking process to safeguard the future of our residents and our communities. That said, regulations alone that do not govern infrastructure and do not provide for government funding cannot achieve the outcomes New Jersey needs. For REAL to be successful, the State must foster strong communication, collaboration, and consistency bringing together regulators, State Legislators, the Governor’s Office, and our Federal Legislators, in a coordinated and transparent effort.**

**This is especially critical for our more than 40 coastal communities, which must work from a shared vision for zoning and land use. That vision should be supported by practical, model ordinances that promote alignment and collaboration, rather than encourage fragmented, independent efforts across municipal boundaries.**

**We must also recognize that the cost of climate preparedness cannot rest solely on private property owners. A comprehensive solution must include meaningful public investment. Preparing for conditions projected in the Year 2100 requires shared responsibility, with government playing a central role in funding and implementation.**

**Finally, we must avoid a piecemeal approach in each community where individual homes are elevated without regard for surrounding infrastructure, resulting in mismatched roads, sidewalks, and neighborhoods. Our planning must be cohesive, equitable, and designed at the community level. Ultimately, what this Council is saying is simple: “We agree this work must be done, but to succeed, we must do it right.”**

**Resolution 2026-86 Supporting the goals of the New Jersey Resilient Environments and Landscapes (REAL) regulations and requesting model ordinance language, implementation guidance, infrastructure coordination, regional resilience planning, and an extension of Municipal compliance deadlines.**

ON MOTION by Greenblatt/DeNoble to adopt Resolution 2026-86.

**ROLL CALL:**

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

**ADOPTED**

**PRESENTATIONS & BIDS: None**

**MINUTES APPROVAL**

ON MOTION by Gubitosi/DeNoble to approve the Council Meeting Minutes of March 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:**

**Frank Aloia, 321 LaReine Avenue, expressed concerns regarding REAL in relation to building a new home to include a basement.**

**Thomas J. Coan, 612 Third Avenue, inquired about the CFO's prior employment which was addressed by Mayor Gubitosi.**

**Anita Nazario, 116 Newark Avenue, made inquiries regarding Block Party time regulations which were addressed by Police Chief Arnold.**

**Zoom Participation:**

**Greg Fehrenbach, 408 Bradley Boulevard, commented and inquired on the following:**

- **Resolution 2026-94 full-time CFO Appointment.**
- **Filing of the 2024 Annual Financial Statement .**
- **Request for the cost out of the Local 152 Contract.**

**John Weber, 313 LaReine Avenue, inquired about Ordinance 2026-20 and 2026-22 which were addressed by the Governing Body and Mr. Cannon.**

Tracie Davidson, 304 Second Avenue, stated she was pleased the Borough has hired a full-time CFO.

**ORDINANCES:**

**Introduction(s):**

**BOND ORDINANCE 2026-14**

**BOND ORDINANCE AMENDING IN PART BOND ORDINANCE NO. 2025-26 ADOPTED ON SEPTEMBER 2, 2025, PROVIDING FOR SANITARY SEWER SYSTEM IMPROVEMENTS, IN ORDER TO EXPAND THE SCOPE OF IMPROVEMENTS TO INCLUDE 5TH AVENUE AND PARK PLACE AVENUE SEWER REPLACEMENT AND ROAD RESURFACING, AND TO INCREASE THE APPROPRIATION THEREFOR BY \$1,600,000 FOR A TOTAL APPROPRIATION OF \$3,600,000, TO INCREASE THE AUTHORIZED BONDS AND NOTES TO BE ISSUED TO FINANCE A PORTION OF THE COSTS THEREOF BY \$1,040,079 FOR A TOTAL DEBT AUTHORIZATION OF \$3,040,079, AND TO INCREASE THE ALLOCATION OF THE APPROPRIATION TO COSTS PERMITTED UNDER N.J.S.A. 40A:2-20, AUTHORIZED IN AND BY THE BOROUGH OF BRADLEY BEACH, IN THE COUNTY OF MONMOUTH, NEW JERSEY.**

**Councilman Nowicki explained the purpose of this ordinance.**

ON MOTION by Nowicki/DeNoble to introduce Bond Ordinance 2026-14 to include the edits discussed.

**ROLL CALL:**

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

**INTRODUCED**

**ORDINANCE 2026-22**

**ORDINANCE AMENDING CHAPTER 450: "ZONING" OF THE BOROUGH'S REVISED GENERAL ORDINANCES TO CLARIFY THAT A ZONING PERMIT IS REQUIRED FOR IMPROVEMENTS WITHIN PUBLIC EASEMENTS, RIGHTS-OF-WAY, AND PLANTING STRIPS.**

**Councilman Karp explained the purpose of this ordinance.**

ON MOTION by Karp/DeNoble to introduce Ordinance 2026-22.

**ROLL CALL:**

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

**INTRODUCED**

**ORDINANCE 2026-23**

**ORDINANCE AMENDING CHAPTER 314: “NUISANCES, PUBLIC” OF THE BOROUGH’S REVISED GENERAL ORDINANCES TO PROHIBIT SLEEPING, CAMPING, AND OVERNIGHT OCCUPANCY ON PUBLIC PROPERTY.**

**Chief Arnold thanked the Mayor an Council for considering and introducing this ordinance.**

ON MOTION by Karp/DeNoble to introduce Ordinance 2026-22.

**ROLL CALL:**

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

**INTRODUCED**

**Adoptions:**

**ORDINANCE 2026-15**

**ORDINANCE TO EXCEED THE MUNICIPAL BUDGET APPROPRIATION LIMITS AND TO ESTABLISH A CAP BANK (N.J.S.A. 40A: 4-45.14)**

ON MOTION by Gubitosi/DeNoble to open the public hearing for the adoption of Bond Ordinance 2026-15.

**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 Bond 2026-9.

**ROLL CALL:**

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

**ADOPTED**

**ORDINANCE 2026-16**

**AN ORDINANCE AMENDING CHAPTER 1: “GENERAL PROVISIONS” OF THE BOROUGH’S REVISED GENERAL ORDINANCES TO REVISE AND UPDATE THE LOCAL SUPPLEMENTAL VIOLATIONS BUREAU SCHEDULE, AS APPROVED BY MONMOUTH COUNTY ASSIGNMENT JUDGE PURSANT TO NEW JERSEY COURT RULE 7:12-4.**

**Councilwoman Greenblatt and Mayor Gubitosi explained the purpose of this ordinance.**

ON MOTION by Greenblatt/DeNoble to open the public hearing for the adoption of Ordinance 2026-16.

ROLL CALL:

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

NAYS: None

ABSENT: None

ABSTAIN: None

**Public Comment: None**

ON MOTION by Greenblatt/DeNoble to close the public hearing and adopt Ordinance 2026-16.

ROLL CALL:

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

NAYS: None

ABSENT : None

ABSTAIN : None

**ADOPTED**

**ORDINANCE 2026-20**

**AN ORDINANCE AMENDING CHAPTER 286: “LITTERING; SOLID WASTE AND RECYCLABLES COLLECTION” OF THE BOROUGH’S REVISED GENERAL ORDINANCES TO PROHIBIT DEPOSITING DEBRIS INTO STREETS AND STORM DRAINS.**

**Councilman Karp explained the purpose of this ordinance.**

ON MOTION by Karp/Greenblatt to open the public hearing for the adoption of Ordinance 2026-20.

ROLL CALL:

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

NAYS: None

ABSENT: None

ABSTAIN: None

**Public Comment:**

**Frank Aloia, 321 LaReine Avenue, inquired if the pick-up schedule of debris will be changed with this ordinance which was addressed by Councilman Karp.**

**Robert West, 518 Newark Avenue, inquired about the enforcement of this ordinance which was addressed by Mayor Gubitosi.**

ON MOTION by Karp/DeNoble to close the public hearing and adopt Ordinance 2026-20.

**ROLL CALL:**

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

**NAYS:** None

**ABSENT :** None

**ABSTAIN :** None

**ADOPTED**

**COMMUNICATIONS: None**

**CONSENT AGENDA RESOLUTIONS:**

**2026-87 Bill List for March 17, 2026.**

**2026-88 Approval of a Lien Redemption Refund for 611 Beach Avenue in the amount of \$1,711.32.**

**2026-89 Authorizing the Appointments of Special Class I Law Enforcement Officers attending the May class at the Monmouth County Police Academy.**

**2026-90 Approval for the Bradley Food Pantry to conduct their Bocce & Cornhole Tournament for Sunday, July 12, 2026 with a rain date of July 19, 2026 from 2:00 p.m. to 7:00 p.m.**

**2026-91 Approval of a 50/50 On-Premises Raffle License for the Friends of the Bradley Beach Library for Sunday, April 26, 2026 from 2:00 p.m. to 4:00 p.m.**

**2026-92 Approving a Block Party for the 700 Block of Madison Avenue for Saturday, May 30, 2026 from 3:00 p.m. to 7:00 p.m.**

**2026-93 Approving a Block Party for the 500 block of Burlington Avenue for Saturday, July 18, 2025 with a rain date of Sunday, July 19, 2026 from 5:00 p.m. to 9:00 p.m.**

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

**ROLL CALL:**

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

**NAYS:** None

**ABSENT:** None

**ABSTAIN:** None

**ADOPTED**

**INDIVIDUAL RESOLUTIONS:**

**2026-94 Confirming the Four-Year Appointment of Mitchell Seim as Chief Financial Officer for the Borough of Bradley Beach.**

ON MOTION by Gubitosi/DeNoble to adopt Resolution 2026-94.

ROLL CALL:

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

**ADOPTED**

**Mr. Seim introduced himself to the public and thanked the Governing Body for the opportunity to serve the community.**

**2026-95 Approval to submit an award extension request for FY 2023 LTPF Sylvan Lake Improvements Project to the New Jersey Department of Transportation.**

**Councilman Nowicki explained the purpose of this resolution and provided an update on this project.**

ON MOTION by Nowicki/DeNoble to adopt Resolution 2026-95.

ROLL CALL:

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

**ADOPTED**

**2026-96 Authorizing Award of Proposal for Professional Engineering Services with CME Associates for 2026 Municipal Public Access Plan (MPAP) updates.**

ON MOTION by Nowicki/DeNoble to adopt Resolution 2026-96.

ROLL CALL:

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

**ADOPTED**

**2026-97 Supporting Assemblyman Sauickie’s Legislation A-4017 requiring ownership information when residential rental housing is purchased by Limited Liability Corporations.**

ON MOTION by Gubitosi/DeNoble to adopt Resolution 2026-97

ROLL CALL:

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

**ADOPTED**

**2026-98 Authorizing negotiations for Receptions Sports Vendor Competitive Contract N.J.S.A. 40A:11-5(3).**

ON MOTION by Gubitosi/DeNoble to adopt Resolution 2026-98

ROLL CALL:

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

**ADOPTED**

**2026-99 Authorizing awarding Contract for Beach Access Matting System to Deschamps Mat Systems of Cedar Grove, N.J.**

**Mayor Gubitosi explained the purpose of this resolution and requested minor edits to the verbiage.**

ON MOTION by Gubitosi/DeNoble to adopt Resolution 2026-98 with the edits requested.

ROLL CALL:

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

**ADOPTED**

**2026-100 Authorizing rejection of bid submittal from ACCESSREC, LLC for Beach Access Matting System.**

ON MOTION by Gubitosi/DeNoble to adopt Resolution 2026-98.

**ROLL CALL:**

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

**NAYS:** None

**ABSENT:** None

**ABSTAIN:** None

**ADOPTED**

**ANNOUNCEMENTS: None**

**ADMINISTRATOR REPORT:**

**Mr. Doherty wished everyone a Happy St. Patrick's Day and provided an update on the various Borough Infrastructure projects.**

**MAYOR AND COUNCIL REPORTS:**

**Council Karp reported on:**

**The First Aid Squad, Community Development, and the Environmental Commission.**

**Councilwoman Greenblatt reported on:**

**The Recreation Committee, the Fletcher Lake Commission, and the Arts Council.**

**Councilwoman DeNoble reported on:**

**The Tourism Commission and the Shade Tree Commission.**

**Councilwoman DeNoble gave the following statement in recognition and support of "International Women's Day":**

**"I would be remiss if I didn't mention International Women's Day was this month. When I walk in the offices and see the staff – it is all women, except of course our illustrious Business Administrator Matt Doherty, but how lucky is he to work with a powerhouse of women who keep this community running.**

**In addition to our staff, we have women who serve as department heads, police officers, firefighters, first aid, lifeguards, and volunteers. In fact, some of our volunteers are presidents, vice presidents and chairwomen. I could go on and on.**

**As we celebrate women running the show this month, it's worth remembering that just over 100 years ago the scene in this Borough would have been unrecognizable. Back then, women were not allowed to lead these offices, staff these desks or even cast a simple vote. We stand here today because of the women who sacrificed their lives just for the right to speak in this room. They did not just fight for a ballot, they fought for the future we are currently living. A future where we have two women serving on this Council and a dedicated female staff driving our community forward.**

**To all the women in this Borough today who keep it running, we owe you a debt of gratitude. We support you, we are proud of you, and we thank you."**

**Councilman Nowicki reported on:**  
**The Sylvan Lake Commission and Police Activity.**

**Mayor Gubitosi reported on:**  
**The recent visit from the BBES Third Graders, the Library activities and programs, and the infrastructure projects.**

**PUBLIC COMMENTS AND QUESTIONS:**

**In Person:**  
**Rick Bartolomei, 116 Newark Avenue, inquired about the time of an event mentioned during the Mayor and Council Reports.**

**Thomas J. Coan, 612 Third Avenue, thanked the Mayor for responses to the Charter Study Commission's questions and asked Mr. Cannon how Aberdeen is handling REAL.**

**Zoom: None**

**EXECUTIVE SESSION:**

ON MOTION by Gubitosi/DeNoble to enter Executive Session at 7:50 p.m. to discuss a Contractual Matter.

ROLL CALL:

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

**Resolution 2026-101 Retire into Executive Session to discuss a Contractual Matter.**

• **Second Avenue Concession**

ON MOTION by Gubitosi/DeNoble to return from Executive Session at 8:30 p.m. and resume the Council Business Meeting.

ROLL CALL:

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

**ADJOURNMENT:**

ON MOTION by Gubitosi/DeNoble to adjourn the Council Business Meeting at 8:30 p.m.

ROLL CALL:

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

NAYS: None

ABSENT: None

ABSTAIN: None

**THE COUNCIL BUSINESS MEETING ADJOURNED AT 8:30 P.M.**

*Erica Kostyz*

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Erica Kostyz, RMC, CMR  
Municipal Clerk