

**BOROUGH OF BRADLEY BEACH
COUNCIL BUSINESS MEETING MINUTES
MARCH 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 MARCH 3, 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 3, 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): None

PRESENTATIONS & BIDS:

- Office of Emergency Management “Winter Storm” Recap – Norman Goldfarb

Mr. Goldfarb, OEM Director, gave an overview of the snow and storm activity that occurred during the last few weeks in the Borough.

MINUTES APPROVAL

ON MOTION by Gubitosi/DeNoble to approve the Council Meeting Minutes of February 17, 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:

Nancy Meadow, Ocean Park Condominiums, objected to Ordinance 2026-10 and feels the Governing Body should produce a better solution for the public.

Thomas J. Coan, 612 Third Avenue, requested an edit in the title of Ordinance 2016-18 and complimented the Council on Ordinance 2026-19.

Zoom Participation: None

ORDINANCES:

Introduction(s):

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 introduce Bond Ordinance 2026-15 to include the edits discussed.

ROLL CALL:

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

NAYS: None

ABSENT: None

ABSTAIN: None

INTRODUCED

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.

ON MOTION by Gubitosi/DeNoble to introduce Ordinance 2026-16.

ROLL CALL:

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

INTRODUCED

ORDINANCE 2026-17

AN ORDINANCE AMENDING ARTICLE IV: “GENERAL REGULATIONS APPLICABLE TO ALL ZONES” OF CHAPTER 450: “ZONING” OF THE BOROUGH’S REVISED GENERAL ORDINANCES TO CLARIFY REGULATIONS PERTAINING TO UNDERSIZED LOTS AND PRE-EXISTING NONCONFORMITIES.

ON MOTION by Gubitosi/Greenblatt to introduce Ordinance 2026-17.

ROLL CALL:

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

INTRODUCED

ORDINANCE 2026-18

ORDINANCE AMENDING ARTICLE II: “TERMINOLOGY” AND ARTICLE VIII: “OFF-STREET PARKING, DRIVEWAY, AND LOADING REQUIREMENTS” OF CHAPTER 450: “ZONING” OF THE BOROUGH’S REVISED GENERAL ORDINANCES TO PERMIT LARGER DRIVEWAYS ON CERTAIN CORNER LOTS.

ON MOTION by Gubitosi/Karp to introduce Ordinance 2026-18 with the suggested amendment from Mr. Coan.

ROLL CALL:

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

NAYS: None

ABSENT: None

ABSTAIN: None

INTRODUCED

ORDINANCE 2026-19

ORDINANCE AMENDING ARTICLE II: “TERMINOLOGY” AND CREATING NEW ARTICLE XIII: “SUB-GRADE GARAGES AND BASEMENTS” OF CHAPTER 450: “ZONING” OF THE BOROUGH’S REVISED GENERAL ORDINANCES TO PROHIBIT SUB-GRADE GARAGES AND PROMOTE FLOOD RESILIENCE.

ON MOTION by Karp/DeNoble to introduce Ordinance 2026-19.

ROLL CALL:

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

NAYS: None

ABSENT: None

ABSTAIN: None

INTRODUCED

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.

ON MOTION by Karp/DeNoble to introduce Ordinance 2026-20.

ROLL CALL:

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

NAYS: None

ABSENT: None

ABSTAIN: None

INTRODUCED

ORDINANCE 2026-21

AN ORDINANCE AMENDING CHAPTER 310: “NOISE” OF THE BOROUGH’S REVISED GENERAL ORDINANCES TO LIMIT THE USE OF LEAF BLOWERS.

ON MOTION by Karp/Gubitosi to table Ordinance 2026-21.

ROLL CALL:

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

TABLED

Adoptions:

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.

ON MOTION by Gubitosi/DeNoble to open the public hearing for the adoption of Bond Ordinance 2026-9.

ROLL CALL:

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

Public Comment:

Thomas J. Coan, 612 Third Avenue, stated the importance of this ordinance and commended the Council.

ON MOTION by Gubitosi/Greenblatt 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 2026-10

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/DeNoble to open the public hearing for the adoption of Ordinance 2026-10.

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 2026-10.

ROLL CALL:

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

ADOPTED

ORDINANCE 2026-11

ORDINANCE AMENDING CHAPTER 398: “STREETS AND SIDEWALKS” OF THE BOROUGH’S REVISED GENERAL ORDINANCES TO PROHIBIT OBSTRUCTIONS ON SIDEWALKS.

ON MOTION by Gubitosi/DeNoble to open the public hearing for the adoption of Ordinance 2026-11.

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 2026-11.

ROLL CALL:

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

ADOPTED

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 open the public hearing for the adoption of Ordinance 2026-12.

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 2026-12.

ROLL CALL:

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

ADOPTED

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.

ON MOTION by DeNoble/Greenblatt to open the public hearing for the adoption of Ordinance 2026-13.

ROLL CALL:

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

Public Comment: None

ON MOTION by DeNoble/Greenblatt to close the public hearing and adopt Ordinance 2026-13.

ROLL CALL:

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

ADOPTED

COMMUNICATIONS: None

CONSENT AGENDA RESOLUTIONS:

2026-78 Bill List for March 3, 2026.

2026-79 Approval for Jersey Shore Running Club to conduct their 5K “Runapalooza” Race on Saturday, April 11, 2026 from 8:00 a.m. to 1:00 p.m.

2026-80 Approval of a donation for one 2026 Summer Camp Seasonal Pass from the Bradley Beach Recreation Center to the to the Bradley Beach PTA for their Gift Auction to be held on March 29th.

2026-81 Approval of a donation of four 2026 Junior Lifeguard Program Seasonal Passes from the Bradley Beach Lifeguard Organization to the Bradley Beach PTA for their Gift Auction to be held on March 29th.

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

ROLL CALL:

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

NAYS: None

ABSENT: None

ABSTAIN: None

ADOPTED

INDIVIDUAL RESOLUTIONS:

2026-82 Approval of a Shared Service Agreement renewal with Neptune City for Summer Camp.

ON MOTION by Gubitosi/DeNoble to adopt Resolution 2026-82.

ROLL CALL:

AYES: DeNoble, Greenblatt, Karp, Nowicki Mayor Gubitosi

NAYS: None

ABSENT: None

ABSTAIN: None

ADOPTED

2026-83 Authorizing award of Professional Engineering Services with CME Associates for Promenade Soil Testing and Permitting Subconsultant.

Councilman Nowicki explained the purpose of this resolution.

ON MOTION by Gubitosi/Greenblatt to adopt Resolution 2026-83.

ROLL CALL:

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

NAYS: None

ABSENT: None

ABSTAIN: None

ADOPTED

2026-84 Authorizing the Chief Financial Officer to transfer funds to New Jersey Department of Environmental Protection for the Sylvan Lake Outfall Gate Replacement.

Mayor Gubitosi confirmed with the CFO this resolution does not require verification of funds.

Councilman Nowicki explained the purpose of this resolution.

ON MOTION by Gubitosi/DeNoble to adopt Resolution 2026-84.

ROLL CALL:

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

NAYS: None

ABSENT: None

ABSTAIN: None

ADOPTED

2026-85 Ratifying revision of D'Arcy's Tavern Special Event permit from Sunday, March 1, 2026 to Saturday, February 28, 2026 due to weather conditions beyond the control of the applicant.

Councilwoman Greenblatt explained the purpose of this resolution.

Councilwoman DeNoble and Mayor Gubitosi excused themselves from the vote due to a conflict of living within two hundred feet of this business.

ON MOTION by Gubitosi/DeNoble to adopt Resolution 2026-85

ROLL CALL:

AYES: Greenblatt, Karp, Nowicki

NAYS: None

ABSENT: None

ABSTAIN: DeNoble, Gubitosi

ADOPTED

ANNOUNCEMENTS: None

ADMINISTRATOR REPORT:

Mr. Doherty commended the residents and businesses for their cooperation during the snowstorm and provided an update on the infrastructure projects in the Borough.

MAYOR AND COUNCIL REPORTS:

Councilwoman Greenblatt:

Provided reports/updates for the Arts Council, Fletcher Lake Commission, and Recreation Center and announced the new Speed Limit signs for 25 MPH on Main Street are present and in effect.

Councilwoman DeNoble:

Provided activity reports/updates for the Tourism Commission, the Shade Tree Commission, and the Board of Education.

Councilman Karp:

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

Councilman Nowicki:

Provided reports/updates for the Police Department and the Sylvan Lake Commission.

Mayor Gubitosi

Provided an update on the Second Avenue Concession and commended the DPW, OEM, and Police Department for doing a wonderful job during the recent snowstorm.

PUBLIC COMMENTS AND QUESTIONS:

In Person:

Bob West, 518 Newark Avenue, expressed concern regarding the verbiage for undersized lots in Ordinance 2026-19.

Rick Bartolomei, 116 Newark Avenue, inquired if hedges and planting strips are part of Ordinance 2026-11 which was addressed by Mayor Gubitosi.

Peter Sharpe, 301 Second Avenue, inquired about the REAL executive order which was addressed by Mayor Gubitosi.

Tracie Davidson, 304 Fourth Avenue, spoke about the scholarship program on behalf of Bradley Beach Education Foundation Scholarship Award and the Friends of the Bradley Beach Library Fundraiser.

Nancy Meadow, Ocean Park Condominiums, voiced various complaints about Ordinance 2026-10, the 54 Ocean Avenue project, and the website.

Zoom: None

EXECUTIVE SESSION: None

ADJOURNMENT:

ON MOTION by Gubitosi/DeNoble to adjourn the Council Business Meeting at 7:10 p.m.

ROLL CALL:

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

NAYS: None

ABSENT: None

ABSTAIN: None

THE COUNCIL BUSINESS MEETING ADJOURNED AT 7:10 P.M.


Erica Kostyz, RMC, CMR
Municipal Clerk