

**BOROUGH OF BRADLEY BEACH
COUNCIL BUSINESS MEETING MINUTES
APRIL 21, 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 APRIL 21, 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, Mayor Gubitosi
Municipal Clerk, Erica Kostyz
Borough Attorney, Gregory Cannoon, Esq.
Deputy Municipal Clerk and Zoom Facilitator, Michele Whille
Police Chief, James Arnold**

Mayor Gubitosi explained the Budget Introduction Workshop originally scheduled for this evening has been rescheduled for a future meeting.

WORKSHOP(S): None

PRESENTATIONS & BIDS:

Arbor Day Proclamation – Councilwoman DeNoble

WHEREAS, in 1872, the Nebraska Board of Agriculture established a special day to be set aside for the planting of trees; and

WHEREAS, this holiday, called Arbor Day, was first observed with the planting of more than a million trees in Nebraska; and

WHEREAS, Arbor Day is now observed throughout the nation and the world; and

WHEREAS, trees can be a solution to combating climate change by reducing the erosion of our precious topsoil by wind and water, cutting heating and cooling costs, moderating the temperature, cleaning the air, producing life-giving oxygen, and providing habitat for wildlife; and

WHEREAS, trees are a renewable resource giving us paper, wood for our homes, fuel for our fires and countless other wood products; and

WHEREAS, trees in our city increase property values, enhance the economic vitality of business areas, and beautify our community; and

NOW THEREFORE BE IT RESOLVED, the Mayor of the Borough of Bradley Beach, does hereby proclaim April 24, 2026 as Arbor Day, in the Borough of Bradley Beach and urge all citizens to celebrate Arbor Day and to support efforts to protect our trees and woodlands.

BE IT FURTHER RESOLVED, the Mayor urges all citizens to plant trees to gladden the heart and promote the well-being of this and future generations.

National Military Appreciation Month (NMAM) – Councilwoman Greenblatt

WHEREAS, in 1999 Senator John McCain introduced legislation to designate the month of May as “National Military Appreciation Month” and both the Senate and House of Representatives adopted resolutions calling for Americans to recognize and honor U.S. Service Members; and

WHEREAS, National Military Appreciation Month (NMAM) is celebrated every May and is a declaration that encourages U.S. citizens to observe the month in a symbol of unity; and

WHEREAS, NMAM honors the current and former members of the U.S. Armed Forces, including those who have died in the pursuit of freedom; and

WHEREAS, the month of May is characterized by six national observances which highlight the contributions of those who have served:

Loyalty Day on May 1st

Public Service Recognition Week May 3rd – 9th

Victory Day in Europe a/k/a V-E Day on May 7th

Armed Forces Day on May 17th

Memorial Day on May 25th

NOW THEREFORE BE IT RESOLVED, the Governing Body of the Borough of Bradley Beach do hereby proclaim the month of May as: “NATIONAL MILITARY APPRECIATION MONTH”

and encourage all citizens to recognize the services of all current and former military personnel and to take part in all national observances.

MINUTES APPROVAL

ON MOTION by Gubitosi/Nowicki to approve the Council Meeting Minutes of April 7, 2026.

ROLL CALL:

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

APPROVED

Mayor Gubitosi made a motion to change the order of agenda items 8 & 9, seconded by Councilwoman DeNoble.

ROLL CALL:

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

ORDINANCE ADOPTION

Adoptions:

ORDINANCE 2026-21

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

Councilman Karp gave the following statement:

After discussions with my fellow Council members, it is clear that this ordinance does not have the support needed to move forward at this time. As a result, I will be withdrawing it from consideration this evening. That said, I do want to go on record expressing my continued support for the intent behind this ordinance. This proposal was about addressing quality of life concerns in our community, specifically noise and air pollution, and the broader environmental impacts associated with gas-powered leaf blowers. It also aimed to take a measured approach by creating a phased framework, one that balances the needs of residents, landscapers, and local businesses, while encouraging a transition toward quieter and less polluting alternatives over time. I believe these are real concerns that many in our community share, and ones that will only become more relevant as other municipalities and maybe even the State of New Jersey continue to act in this area. I understand there are differing perspectives on how and when to make that transition. But I do believe this is an issue we will need to confront sooner rather than later. While this ordinance will not be moving forward tonight, I appreciate the conversations it has sparked, and I remain committed to working collaboratively to find a path forward that reflects both community priorities and Council consensus.

ON MOTION by Karp/Greenblatt to withdraw the adoption of Ordinance 2026-21.

ROLL CALL:

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

WITHDRAWN

PUBLIC COMMENTS AND QUESTIONS ON AGENDA ITEMS:

In Person:

Refet Kaplan, 409 Brinley Avenue, stated he was in favor of Resolution 2026-2026-126 hiring Michael Collins for Special Counsel Services to assist with the Charter Study Commission recommendations.

Vicky O’Toole, 614 Central Avenue, expressed concern Ordinance 2026-21 was withdrawn.

Linda Duffy, 312 Brinley Avenue, inquired about Ordinance 2026-25 Lead Paint Inspections. Inquiries were addressed by Councilman Gubitosi and Mr. Cannon.

Zoom:

Donald Greenberg, 302 Park Place Avenue, stated he was in favor of Resolution 2026-21 and disappointed Ordinance 2026-21 was withdrawn.

ORDINANCES:

Introduction(s):

ORDINANCE 2026-24

ORDINANCE AMENDING CHAPTER 450: “ZONING” OF THE BOROUGH’S REVISED GENERAL ORDINANCES TO CREATE NEW SECTION 450-72: “RELIEF FOR GROUNDWATER COMPLIANCE” TO PROVIDE LIMITED BUILDING HEIGHT RELIEF WHERE REQUIRED FOR GROUNDWATER COMPLIANCE AND TO CLARIFY APPLICABLE DEFINITIONS.

Councilman Karp explained the purpose of this ordinance.

ON MOTION by Karp/Nowicki to introduce Ordinance 2026-24.

ROLL CALL:

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

INTRODUCED

ORDINANCE 2026-25

ORDINANCE SUPPLEMENTING THE BOROUGH’S REVISED GENERAL ORDINANCES WITH NEW CHAPTER 274: “LEAD-BASED PAINT INSPECTIONS” IN COMPLIANCE WITH N.J.S.A. 52:27D-437.16, ET SEQ.

Mr. Cannon explained the fee structure of this ordinance.

ON MOTION by Gubitosi/DeNoble to introduce Ordinance 2026-25.

ROLL CALL:

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

INTRODUCED

ORDINANCE 2026-26

ORDINANCE AMENDING CHAPTER 451: “FAIR SHARE HOUSING – AFFORDABLE HOUSING” OF THE BOROUGH’S REVISED GENERAL ORDINANCES TO REVISE THE CHAPTER’S NAME AND TO PROPERLY REFERENCE THE BOROUGH’S AFFORDABLE HOUSING OVERLAY ZONES.

Mayor Gubitosi and Mr. Cannon provided an overview of this ordinance.

ON MOTION by Gubitosi/DeNoble to introduce Ordinance 2026-25.

ROLL CALL:

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

INTRODUCED

COMMUNICATIONS: None

CONSENT AGENDA RESOLUTIONS:

2026-117 Bill List for April 21, 2026.

2026-118 Authorizing the National Multiple Sclerosis Society to conduct their Charity Bicycle Ride for Saturday May 9, 2026 from 6:30 a.m. to 4:00 p.m.

2026-119 Approval Lien Redemption Refund for 107 Brinley Avenue, Unit 14 in the amount of \$28,155.41.

2026-120 Probationary Firefighter Appointment – Patrick Collins.

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:

2026-121 Resolution Re-Appointing Municipal Court Judge Paul J. Capotorto for a three-year term effective July 1, 2026 through June 30, 2029.

ON MOTION by Gubitosi/Greenblatt to adopt Resolution 2026-121.

ROLL CALL:

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

ADOPTED

2026-122 Resolution Re-Appointing Erica Kostyz, RMC, as Municipal Clerk of the Borough for a three-year term beginning on April 28, 2026 and expiring on April 27, 2029, pursuant to N.J.S.A. 40A:9-133.7.

ON MOTION by Gubitosi/Greenblatt to adopt Resolution 2026-122.

ROLL CALL:

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

ADOPTED

2026-123 Appointing Don Baldwin as a part-time Plumbing Sub-Code Official and Plumbing Mechanical Inspector for a four-year term.

ON MOTION by Gubitosi/DeNoble to adopt Resolution 2026-123.

ROLL CALL:

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

ADOPTED

2026-124 Authorizing Award of Professional Engineering Services with CME Associates for preparation and submission of a Grant Application for Sylvan Lake Pathway and Stormwater Improvements.

ON MOTION by Nowicki/Greenblatt to adopt Resolution 2026-124.

ROLL CALL:

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

ADOPTED

2026-125 Authorizing the execution of a \$2,000,000 Grant Agreement with the State of New Jersey Department of Environmental Protection for the Borough's Sanitary Sewer Infrastructure Replacement Program.

ON MOTION by Nowicki/Greenblatt to adopt Resolution 2026-125.

ROLL CALL:

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

ADOPTED

2026-126 Resolution awarding a Non-Fair and open Professional Services Contract to Michael L. Collins, Esq. of King Moench & Collins, LLP to serve as Special Counsel at a cost not to exceed \$10,000.00.

ON MOTION by Gubitosi/DeNoble to adopt Resolution 2026-126.

ROLL CALL:

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

ADOPTED

2026-127 Awarding Concession License for the Borough's new Beachfront Promenade Concession.

ON MOTION by Gubitosi/Greenblatt to adopt Resolution 2026-127.

ROLL CALL:

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

ADOPTED

2026-128 Shared Service Agreement between the Borough of Bradley Beach and Manchester Township to provide Financial Support Services as needed monthly.

ON MOTION by Gubitosi/Greenblatt to adopt Resolution 2026-128.

ROLL CALL:

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

ADOPTED

2026-129 Resolution of the Borough of Bradley Beach, County of Monmouth, determining the form and other details of its “note relating to the Water Bank Construction Financing Program of the New Jersey Infrastructure Bank,” to be issued in the principal amount of up to \$2,535,000, and providing for the issuance and sale of such note to the New Jersey Infrastructure Bank, and authorizing the execution and delivery of such note by the Borough of Bradley Beach in favor of the New Jersey Infrastructure Bank, all pursuant to the Water Bank Construction Financing Program of the New Jersey Infrastructure Bank.

ON MOTION by Nowicki/Greenblatt to adopt Resolution 2026-129.

ROLL CALL:

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

ADOPTED

2026-130 Resolution of the Borough of Bradley Beach, in the County of Monmouth, New Jersey, declaring its official intent to reimburse expenditures for project costs from the proceeds of debt obligations in connection with its participation in the New Jersey Water Bank.

ON MOTION by Nowicki/DeNoble to adopt Resolution 2026-130.

ROLL CALL:

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

ADOPTED

ANNOUNCEMENTS: None

ADMINISTRATOR REPORT:

Mr. Doherty provided an update on the utility pole replacements occurring on Main Street.

MAYOR AND COUNCIL REPORTS:

Council Karp reported on:

The First Aid Squad.

Councilwoman Greenblatt reported on:

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

Councilwoman DeNoble reported on:

The Shade Tree Commission, Tourism, and the Board of Education.

Councilman Nowicki reported on:

The Sylvan Lake Commission and Police Activity.

Mayor Gubitosi reported on:

Challenges on the Southeast side of town due to the promenade projects, Library activities, the newly appointed Probationary Firefighter, and dune protection.

PUBLIC COMMENTS AND QUESTIONS:

In Person:

Nancy Meadow, Ocean Park Condominiums, voiced complaints about the Recreation Center sign and the Borough website. Ms. Meadow thanked the employee responsible for the donation of old beach badges to the library to be used for their fundraiser.

Rich Despina, 600 Third Avenue, expressed concerns regarding the withdrawal of ordinance 2026-21 adoption.

Greg Waga, 302 Third Avenue, expressed concerns regarding bamboo removal and cable wires. Mr. Waga also inquired about donations to Fallen Heroes which were addressed by Mayor Gubitosi.

Refet Kaplan, 409 Brinley Avenue, expressed concerns about Council not enforcing the five-minute time limit for public commentary for certain individuals. Mr. Cannon addressed the speaking time limit concern.

Julie Nutaitis, 605 Newark Avenue, expressed concerns regarding hanging cable wires and old transformer boxes on utility poles. Ms. Nutaitis also requested a clean-up on the railroad tracks.

Thomas J. Coan, 612 Third Avenue, thanked the Council for considering the Charter Study Commission's suggestions and commended Council for their work on obtaining sewer grants.

Zoom:

James Shissias, 112 Fourth Avenue, complimented the Council on the new tennis & pickle ball courts at the Recreation Center.

Donald Greenberg, 302 Park Place Avenue, suggested the Borough do something honorary in lieu of Captain Al Modjeski.

Maryann Spilman, 902 Ocean Avenue, expressed concerns about food menu plans at the new beachfront concession.

EXECUTIVE SESSION: None

ADJOURNMENT:

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

ROLL CALL:

AYES: Greenblatt, Karp, Nowicki, Mayor Gubitosi

NAYS: None

ABSENT: DeNoble

ABSTAIN: None

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

Erica Kostyz

Erica Kostyz, RMC, CMR
Municipal Clerk