

**BOROUGH OF BRADLEY BEACH
COUNCIL BUSINESS MEETING MINUTES
MAY 5, 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 MAY 5, 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

Councilman Gubitosi opened the meeting with a salute to the flag.

Sunshine Law was read.

ROLL CALL AT 5:30 P.M.

Present at the May 5, 2026 Council Business Meeting:

**Governing Body Members: Ms. DeNoble, Ms. Greenblatt, Mr. Nowicki, Mr. Karp, Mayor Gubitosi
Borough Administrator, Matthew Doherty
Municipal Clerk, Erica Kostyz
Chief Financial Officer, Mitchell Seim
Borough Attorney, Gregory Cannon
Deputy Municipal Clerk and Zoom Facilitator, Michele Whille
Police Captain, Terry Browning**

PRESENTATIONS & BIDS:

Recognition Plaques were awarded by the Mayor and Council to following Employees for their length of service to the Borough:

Morris Draheim, Public Works – Thirty-One Years service

Biagio Cofone, Public Works Superintendent – Thirty Years Service

Michele Whille, Deputy Clerk/Registrar & Administrative Assistant - Thirty Years Service

National Public Works Week Proclamation – read by Councilwoman Greenblatt

NATIONAL PUBLIC WORKS WEEK 2026

WHEREAS, Public Works services provided in our community are an integral part of our citizen’s everyday lives; and

WHEREAS, the support of an understanding and informed public is vital to the efficient operation of Public Works systems and programs including water, sewer, streets, public buildings, solid waste collection, landfill, wastewater disposal, code enforcement, and engineering to provide these essential services to our citizens; and

WHEREAS, the health, safety and comfort of this community greatly depend on these facilities and services; and

WHEREAS, the quality and effectiveness of these facilities, as well as their planning, design, and construction, is vitally dependent upon the efforts and skills of public works officials; and

WHEREAS, the efficiency of the qualified and dedicated personnel who staff the Public Works Departments is materially influenced by the people’s attitude and understanding the importance of the work they perform.

NOW, THEREFORE BE IT RESOLVED, the Governing Body of the Borough of Bradley Beach, do hereby proclaim the week of May 18-24, 2026 as National Public Works Week in the Borough of Bradley Beach and call upon all citizens and civic organizations to acquaint themselves with the issues involved in providing our public works and to recognize the contributions which Public Works officials make every day to our health, safety, comfort, and quality of life.

Municipal Clerks Week 2026 – read by Councilwoman DeNoble

57th Annual Professional Municipal Clerks’ Week May 3rd – 9th, 2026

WHEREAS, The Office of the Professional Municipal Clerk, a time honored and vital part of local government exists throughout the world, and

WHEREAS, The Office of the Professional Municipal Clerk is the oldest among public servants, and

WHEREAS, The Office of the Professional Municipal Clerk provides the professional link between the citizens, the local Governing Bodies and Agencies of Government at other levels, and

WHEREAS, Professional Municipal Clerks have pledged to be ever mindful of their neutrality and impartiality, rendering equal service to all.

WHEREAS, The Professional Municipal Clerk serves as the information center on functions of Local Government and community.

WHEREAS, Professional Municipal Clerks continually strive to improve the administration of the affairs of the Office of the Professional Municipal Clerk through participation in education programs, seminars, workshops and the annual meetings of their state, provincial, county, and international professional organizations.

WHEREAS, it is most appropriate that we recognize the accomplishments of the Office of the Professional Municipal Clerk.

NOW THEREFORE BE IT RESOLVED, Governing Body of the Borough of Bradley Beach , do recognize the week of May 3rd through 9th, 2026, as Professional Municipal Clerks Week, and further extend appreciation to all Professional Municipal Clerks for the vital services they perform and their exemplary dedication to the communities they represent.

WORKSHOP(S):

2026 Municipal Budget Introduction – Mitchell Seim, CFO

Mr. Seim provided an overview of the budget to include:

- **Local and municipal taxes**
- **Municipal services**
- **Municipal tax levy**
- **Appropriations**
- **Church property sale proceeds**

Mayor Gubitosi made a motion to open public comment for this workshop, seconded by Councilwoman DeNoble.

ROLL CALL:

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

NAYS: None

ABSENT: None

ABSTAIN: None

Public Comment:

Rick Bartolomei, 116 Newark Avenue, inquired about bond ordinances and reserve funds which were addressed by Mr. Seim and Mayor Gubitosi.

Resolution 2026-131 Introduction of the 2026 Municipal Budget to be read by title only.

ON MOTION by Gubitosi/ DeNoble to adopt Resolution 2026-131.

ROLL CALL:

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

NAYS: None

ABSENT: None

ABSTAIN: None

ADOPTED

MINUTES APPROVAL

ON MOTION by Gubitosi/to approve the Council Business Meeting Minutes of April 21, 2026.

ROLL CALL:

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

NAYS: None

ABSENT: None

ABSTAIN: None

APPROVED

Public Comments and Questions on Agenda Items: None

ORDINANCES:

Introduction(s):

ORDINANCE 2026-27

ORDINANCE CORRECTING ORDINANCE NO. 2026-9 AS TO THE MISNUMBERING OF CHAPTER 450: “ZONING” OF THE BOROUGH’S REVISED GENERAL ORDINANCES PRIOR TO CODIFICATION OF THE AFORESAID ORDINANCE.

Mayor Gubitosi explained the purpose of this ordinance.

ON MOTION by Gubitosi/Greenblatt to introduce Ordinance 2026-27.

ROLL CALL:

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

NAYS: None

ABSENT: None

ABSTAIN: None

INTRODUCED

ORDINANCE 2026-28

AN ORDINANCE AMENDING CHAPTER 348: “PORTABLE STORAGE UNITS AND DUMPSTERS” OF THE BOROUGH’S REVISED GENERAL ORDINANCES TO UPDATE THE REGULATIONS PERTAINING TO PERMIT REQUIREMENTS, PLACEMENT STANDARDS, AND ENFORCEMENT FOR DUMPSTERS, BAGSTERS, ROLL-OFF CONTAINERS, AND PORTABLE STORAGE UNITS.

Councilman Karp explained the purpose of this ordinance.

ON MOTION by Karp/Nowicki to introduce Ordinance 2026-28.

ROLL CALL:

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

INTRODUCED

ORDINANCE 2026-29

ORDINANCE AMENDING CHAPTER 120: “BAMBOO AND INVASIVE PLANTS” OF THE BOROUGH’S REVISED GENERAL ORDINANCES TO REVISE AND CLARIFY SUCH REGULATIONS AND ENFORCEMENT.

Councilman Karp explained the purpose of this ordinance.

ON MOTION by Gubitosi/to introduce Ordinance 2026-29.

ROLL CALL:

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

INTRODUCED

Adoptions:

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.

ON MOTION by Gubitosi/DeNoble to open the public hearing for the adoption of Ordinance 2026-25.

ROLL CALL:

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

Public Comment:

Linda Duffy, 312 Brinley Avenue, inquired about fees and enforcement which were addressed by Mayor Gubitosi and Mr. Cannon.

Thomas J. Coan, 612 Third Avenue, commented on the State mandated administrative fees.

ON MOTION by Gubitosi/to close the public hearing and adopt Ordinance 2026-25.

ROLL CALL:

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

ADOPTED

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.

ON MOTION by Gubitosi/DeNoble to open the public hearing for the adoption of Ordinance 2026-26.

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 2026-26.

ROLL CALL:

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

ADOPTED

COMMUNICATIONS: None

CONSENT AGENDA RESOLUTIONS:

2026-132 Bill List for May 5, 2026.

2026-133 Authorizing the Community Affairs and Resource Center to conduct their Walk Against Domestic Violence on Sunday, October 4, 2026, from 10:00 a.m. to 12:00 p.m.

2026-134 Authorizing Rally Cap Sports to conduct Volleyball for participants with special needs on Wednesdays in July and August from 6:00 p.m. to 8:00 p.m. at Cliff and Ocean Avenue Beach.

2026-135 Appointing Summer Seasonal Beach Gate Guards.

2026-136 Appointing Summer Seasonal Beach Cashiers.

2026-137 Approval for the Bradley Food Pantry, Inc. to conduct an On-Premises 50/50 Cash Raffle for Wednesday, June 10, 2025 from 6:00 p.m. to 8:00 p.m. at UVA Restaurant.

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:

2026-138 Approving a Block Party for the 400 Monmouth Avenue (400 Block) for Saturday, July 11, 2025 with a rain date of Saturday, July 25, 2026 from 5:00 p.m. to 9:00 p.m.

ON MOTION by Gubitosi/DeNoble to adopt Resolution 2026-138.

ROLL CALL:

AYES: DeNoble, Karp, Mayor Gubitosi

NAYS: None

ABSENT: None

ABSTAIN: Greenblatt, Nowicki

ADOPTED

2026-139 Approving a Shared Service Agreement renewal between the Department of Public Works and the Bradley Beach Elementary School for Seasonal Grounds Maintenance Services.

ON MOTION by Gubitosi/DeNoble to adopt Resolution 2026-139.

ROLL CALL:

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

NAYS: None

ABSENT: None

ABSTAIN: None

ADOPTED

2026-140 Authorizing an Award of Contract for Bid# 26-13: Dumpster Hauling Services to Mazza Recycling Services of Tinton Falls, N.J.

ON MOTION by Gubitosi/to adopt Resolution 2026-140.

ROLL CALL:

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

NAYS: None

ABSENT: None

ABSTAIN: None

ADOPTED

2026-141 Approving Parking Permit Fee Rates to be charged by ParkMobile, LLC on behalf of the Borough of Bradley Beach.

ON MOTION by Gubitosi/DeNoble to adopt Resolution 2026-141.

ROLL CALL:

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

NAYS: None

ABSENT: None

ABSTAIN: None

ADOPTED

2026-142 Authorizing Temporary Emergency Appropriations.

ON MOTION by Gubitosi/DeNoble to adopt Resolution 2026-142.

ROLL CALL:

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

NAYS: None

ABSENT: None

ABSTAIN: None

ADOPTED

2026-143 Cancelling certain balances and closing out Capital Accounts.

ON MOTION by Gubitosi/Greenblatt to adopt Resolution 2026-143.

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 infrastructure projects and the utility pole project on Main Street.

MAYOR AND COUNCIL REPORTS:

Councilman Karp reported on:

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

Councilwoman DeNoble reported on:

The Tourism Commission, the Shade Tree Commission, BBES Evaluation testing, BBOE, and the Southern Monmouth Elected Women.

Councilwoman Greenblatt reported on:

The 250th Anniversary Celebration, the Recreation Center activities , the Arts Council, and her stance on gas leaf blowers.

Councilman Nowicki reported on:

The Police Department activity and the Sylvan Lake Commission

Mayor Gubitosi reported on:

Sylvan Lake restoration, summer construction at the beachfront, Library activities, and stance on gas leaf blowers.

Public Comments and Questions:

In Person:

Rick Bartolomei, 116 Newark Avenue, inquired about the library door replacement which was addressed by Mayor Gubitosi.

Nancy Meadow, Ocean Park Condominiums, commented on parking fees, the Recreation Center sign, and tennis court railings at the recreation center.

Mia Mutascio, 401 McCabe Avenue, gave her opinions and suggestions regarding gas leaf blowers.

Robert West, 407 Brinley Avenue, inquired about the time block parties are supposed to end.

Zoom: None

EXECUTIVE SESSION:

ON MOTION by Gubitosi/DeNoble to enter Executive Session at 7:40 p.m. to discuss a Litigation Matter.

Resolution 2026-144 Retire into Executive Session to discuss a Pending/Anticipated Litigation Matter.

- **Din vs. Bradley Beach**

ROLL CALL:

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

NAYS: None

ABSENT: None

ABSTAIN: None

ON MOTION by Gubitosi/DeNoble to return from Executive Session at 8:15 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 8:15 p.m.

ROLL CALL:

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

NAYS: None

ABSENT: None

ABSTAIN: None

THE COUNCIL BUSINESS MEETING ADJOURNED AT 8:15 P.M.


Erica Kostyz, RMC, CMR
Municipal Clerk