

BOROUGH OF BRADLEY BEACH

**BUDGET AMENDMENT INTRODUCTION PUBLIC HEARING &
COUNCIL BUSINESS MEETING MINUTES**

JUNE 16, 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 19, 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.

The meeting has been noticed publicly according to the Open Public Meetings Act requirement for the “Annual Notice” and posted on the official bulletin board in the Borough Office.

ROLL CALL AT 5:30 P.M.

Present at the June 16, 2026 Budget Amendment Introduction Public Hearing and Council Business Meeting:

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

Mayor Gubitosi gave the following prepared statement regarding Data Security and Resident Privacy:

Before we proceed with tonight's Council Business Meeting, I want to address an important matter concerning data security and resident privacy. It has come to the Borough's attention that emails have recently been distributed to members of the public by a former Borough official. Based on information currently available, it appears that the distribution list used for these communications may have been derived, in whole or in part, from municipal contact information maintained by the Borough. As a result, several residents and nonresidents have contacted the Borough expressing concerns regarding the use of their email addresses.

The public provides personal contact information to the Borough for the purpose of receiving information about municipal services, programs, and operations. We believe that such information should be safeguarded and used only for legitimate governmental purposes consistent with applicable laws, policies, and the expectations of our residents.

Please note: My concern is not with the viewpoints expressed in these communications. Residents and former officials alike have every right to express opinions about Borough matters, including the municipal budget and the actions of this governing body. Open dialogue and constructive criticism are critical components of local government.

My concern is whether municipal contact information may have been used in a manner that was not authorized by the Borough or consistent with the purpose for which that information was collected. I want to be clear: *The current Administration did not provide access to any municipal email distribution lists for these communications.* Accordingly, I have referred this matter to Borough Counsel for review and have requested that our Information Technology Professionals examine whether municipal data or systems were involved and, if so, how such information may have been accessed.

Protecting resident information is a responsibility we take seriously. Our residents must be confident that when they provide personal information to the Borough, it will be handled responsibly, securely, and in accordance with applicable laws and policies. We are committed to maintaining that trust and will take any appropriate steps necessary to safeguard Borough data and protect resident privacy.

WORKSHOP(S):

Municipal Park Improvement Grant and Public Hearing – Bennett Matlack

Items discussed:

- **Grant funds**
- **Eligible projects**
- **Sediment removal/dredging**
- **Cost estimate and schedule**
- **Trees and pervious walkway**
- **Bradley Boulevard walkway**
- **Matching Grant eligibility amount for Bradley Beach and Avon.**

ON MOTION by Gubitosi/DeNoble to open the Public Hearing.

ROLL CALL:

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

Public Comments and Questions on this Workshop:

In Person:

Greg Fehrenbach, 408 Bradley Boulevard, expressed concerns about dredging and sediment removal.

Zoom: None

ON MOTION by Gubitosi/DeNoble to close the Public Hearing.

ROLL CALL:

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

Resolution 2026-166 Monmouth County Open Space Grant Application.

ON MOTION by Gubitosi/Greenblatt to the adopt Resolution 2026-166.

ROLL CALL:

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

APPROVED

2026 Budget Amendment Introduction Public Hearing:

ON MOTION by Gubitosi/Greenblatt to open the Public Hearing for the 2026 initial Introduced Municipal Budget Amendment.

In Person:

Rick Bartolomei, 116 Newark Avenue, inquired about the Sewer Budget, Debt Service items, and the four percent increase which were addressed by Mayor Gubitosi and Mr. Seim.

Greg Fehrenbach, 408 Bradley Boulevard, presented a list of thirteen comments and questions sent to the Governing Body previously that were not addressed.

A lengthy discussion between the Mayor, Mr. Seim and Mr. Fehrenbach ensued addressing these inquiries.

Thomas J. Coan, 612 Third Avenue, complimented the Governing Body on the introduced budget.

Linda Duffy, 312 Brinley Avenue, inquired about Recreation Center salaries which were addressed by the Mayor and Mr. Seim.

ON MOTION by Gubitosi/Greenblatt to open the Public Hearing for the 2026 Introduced Municipal Budget Introduction.

ROLL CALL:

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

NAYS: None

ABSENT: None

ABSTAIN: None

Chief Financial Officer, Mitchell Seim gave an overview of the budget amendment addressing the following items:

- **Retro salaries/pension contributions**
- **Use of revenue from the sale of 319 LaReine Avenue properties.**
- **Police radios**
- **Grant Writer services**
- **Budget timeline**

ON MOTION by Gubitosi/Greenblatt to open the Public Hearing for the 2026 Introduced Municipal Budget Amendment.

ROLL CALL:

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

NAYS: None

ABSENT: None

ABSTAIN: None

Public Comments and Questions on the 2026 Introduced Municipal Budget Amendment:

In Person:

Thomas J. Coan, 612 Third Avenue, expressed his approval for mentioning the proceeds of the Church and the Affordable Housing Trust Fund.

Nancy Meadow, Ocean Park Condominiums, requested clarification regarding Fire expenses which were addressed by the Mayor and Mr. Seim.

Gerry Fregetti, 405 Newark Avenue, inquired about the timeline for approval of Police radios which were addressed by Chief Arnold and the Mayor.

ON MOTION by Gubitosi/DeNoble to close the Public Hearing for the 2026 Introduced Municipal Budget Amendment.

ROLL CALL:

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

Resolution 2026-167 Municipal Budget Amendment Introduction.

ON MOTION by Gubitosi/DeNoble to adopt Resolution 2026-167.

ROLL CALL:

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

APPROVED

PRESENTATIONS: None

MINUTES APPROVAL

ON MOTION by Gubitosi/Greenblat to approve the Council Business Meeting Minutes of June 4, 2026.

ROLL CALL:

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

APPROVED

Public Comments and Questions on Agenda Items:

The following residents spoke in favor of Resolution 2026-181 grating D’Arcy’s Tavern to operate outdoor televisions until the U.S. Worl Cup Game is over on June 25th:

Mark Kremen, 315 Brinley Avenue

Randy Bonnell, 506 Third Avenue

Lisa Caelmus, 621 Fourth Avenue

Kevin Judge, Wall Township Resident and Co-Owner of D’Arcy’s Tavern

Other comments and questions on Agenda items only:

Nancy Meadow, Ocean Park Condominiums, complained about not finding forms on the website.

Zoom: None

ORDINANCE INTRODUCTION(S): None

ORDINANCE ADOPTION(S): None

COMMUNICATIONS: None

CONSENT AGENDA RESOLUTIONS:

2026-168 Bill List for June 16, 2026.

2026-169 Approval for Mary's Place by the Sea to conduct their 5K Walk/Run for Saturday, October 17, 2026 from 7:30 a.m. to 12:30 p.m.

2026-170 Approval for Market Street Mission of Asbury Park to conduct their 5k walk/race for Saturday, October 24, 2026 from 9:00 a.m. to 11:00 a.m.

2026-171 Approval of Annual Renewal of Alcoholic Beverage Liquor License for Swami Charan, Inc. T/A Shore Wines & Liquors.

2026-172 Approval of Annual Renewal of Alcoholic Beverage Liquor License for Portuguese Shamrock, LLC T/A Elbow Room Bar and Kitchen.

2026-173 Approval of Annual Renewal for Inactive Alcoholic Beverage Control Liquor License for EMAM LAB, LLC, T/A The Bradley.

Councilwoman DeNoble stated the Mary's Place by the Sea organization will respect the Borough's Noise Ordinance.

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

RESOLUTIONS ADOPTED

INDIVIDUAL RESOLUTIONS:

2026-174 Approving a Block Party on the 300 Block of Third Avenue for Saturday, July 11, 2026 with a rain date of Saturday, August 1, 2026 from 4:00 p.m. to 8:00 p.m.

ON MOTION by Gubitosi/Nowicki to adopt Resolution 2026-174.

ROLL CALL:

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

ADOPTED

2026-175 Authorizing the execution of a Shared Service Agreement with the County of Monmouth for Public Safety Answering Point (PSAP/911).

ON MOTION by Gubitosi/Greenblatt to adopt Resolution 2026-175.

ROLL CALL:

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

ADOPTED

2026-176 Authorizing award of proposal for Professional Engineering Services with ARTHEON (formerly CME Associates) for the Promenade Extension – Phase I.

Councilman Nowicki explained the purpose of this resolution.

Councilwoman Greenblatt stated it is critical to educate and inform the badge checkers on this project.

ON MOTION by Nowicki/Karp to adopt Resolution 2026-176.

ROLL CALL:

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

ADOPTED

2026-177 Authorization to award the Ocean Park Avenue Sanitary Sewer Improvements – Phase I to Fernandes Construction, Incorporated.

ON MOTION by Nowicki/Greenblatt to adopt Resolution 2026-177.

ROLL CALL:

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

ADOPTED

2026-178 Authorization to award the Fifth Avenue & Park Place Sanitary Sewer Improvements – Phase II to Fernandes Construction, Incorporated.

ON MOTION by Nowicki/Greenblatt to adopt Resolution 2026-178.

ROLL CALL:

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

ADOPTED

2026-179 Prorating and reducing Annual License Fee for the Borough’s new, yet to be completed, Beachfront Promenade Concession at Ocean Park Avenue and Park Place Avenue.

Mayor Gubitosi explained the purpose of this resolution.

ON MOTION by Gubitosi/DeNoble to adopt Resolution 2026-179.

ROLL CALL:

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

ADOPTED

2026-180 Ratifying permission for D’Arcy’s Tavern to remain open for business until 2:30 a.m. on June 14, 2026 for the World Cup Event.

ON MOTION by Greenblatt/Nowicki to adopt Resolution 2026-180.

ROLL CALL:

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

ADOPTED

2026-181 Granting permission for D’Arcy’s Tavern to operate outdoor televisions until 12:30 a.m. or until fifteen minutes after the United States’ World Cup Game on Thursday, June 25, 2026.

Councilman Nowicki expressed appreciation to D’Arcy’s for being a respectful towards the community during their business operations during the World Cup Game.

Councilwoman Greenblatt stated the Council expressed their concerns regarding safety recommendations and understanding the community and nearby residents' feelings towards this event.

Councilman Karp gave the following statement:

I have carefully considered Darcy's request to extend outdoor operations until midnight for the upcoming USA Soccer match, despite the current ordinance prohibiting outdoor activity after 10:00 PM. As part of my decision-making process, I personally spoke with residents in the surrounding neighborhood to understand how this request would affect those most directly impacted. The overwhelming majority of residents I spoke with expressed support for granting this one-time exception, citing Darcy's long-standing presence in our community, the unique nature of this event, and their desire to see local businesses benefit from the increased activity associated with the match.

At the same time, I think it is important to remember that when businesses ask for exceptions to our rules, their overall record of following those rules matters. Consistent compliance helps build trust with residents and Borough officials, and that trust makes it easier to consider special requests when unique situations arise. Following the rules and being a good neighbor benefits everyone in the long run. My support for this request should not be seen as a guarantee that similar requests will be approved in the future. Instead, it reflects the unique nature of this event, the strong support expressed by nearby residents, and my belief that a one-time exception is reasonable under these circumstances I hope Darcy's ownership views this exception as an opportunity to continue being a good neighbor, operate responsibly, and be mindful of nearby residents. For these reasons, I support granting this limited exception.

ON MOTION by Greenblatt/Nowicki to adopt Resolution 2026-181.

ROLL CALL:

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

ADOPTED

2026-182 Temporary Emergency Appropriations.

ON MOTION by Gubitosi/DeNoble to adopt Resolution 2026-182.

ROLL CALL:

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

ADOPTED

ANNOUNCEMENTS: None

MAYOR AND COUNCIL REPORTS:

Councilwoman DeNoble reported on:

The Tourism Commission and the Board of Education.

Councilman Karp reported on:

The First Aid Squad

Councilman Nowicki reported on:

Police Activity, the Sylvan Lake Commission, and provided updates on the bulkhead and promenade construction and NJDEP endangered species in relation to the Sylvan Lake Improvement projects.

Councilwoman Greenblatt reported on:

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

Mayor Gubitosi reported on:

The Library activities, communications for the promenade construction, and budget adoption.

Public Comments and Questions:

In Person:

Anita Nazario, 116 Newark Avenue, inquired about block party regulations and expressed concerns about email security.

Paul Neshamkin, 411 ½ LaReine Avenue, expressed concerns about a NJ Transit Historic Preservation hearing he attended regarding platform proposals.

William Psiuk, 110 Fifth Avenue, expressed concerns about veteran’s names not listed on Borough monuments.

ZOOM: None

EXECUTIVE SESSION:

Resolution 2026-183 Retire into Executive Session to discuss a Legal Matter.

- **Garrison vs. Bradley Beach**

ON MOTION by Gubitosi/DeNoble to retire into Executive Session at 8:10 p.m. to discuss a Litigation Matter.

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 9:05 p.m.

ROLL CALL:

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

NAYS: None

ABSENT: None

ABSTAIN: None

ADJOURNMENT:

ON MOTION by Gubitosi/DeNoble to adjourn at 9:05 p.m.

ROLL CALL:

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

NAYS: None

ABSENT: None

ABSTAIN: None

THE COUNCIL BUSINESS MEETING ADJOURNED AT 9:05 P.M.

Erica Kostyz

Erica Kostyz, RMC, CMR
Municipal Clerk