

**BOROUGH OF BRADLEY BEACH
COUNCIL BUSINESS MEETING MINUTES
JUNE 4, 2026 AT 6:30 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 JUNE 4, 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 June 4, 2026 Council Business Meeting:

**Governing Body Members: Ms. Greenblatt, Mr. Karp, Mr. Nowicki
Borough Administrator, Matthew Doherty
Municipal Clerk, Erica Kostyz
Borough Attorney Alternate, William McGuinn
Deputy Municipal Clerk and Zoom Facilitator, Michele Whille
Police Chief, James Arnold**

PRESENTATIONS & BIDS:

Proclamation

Establishment of the First Bradley Beach Community Toy Library – Read by Councilwoman Greenblatt

WHEREAS, the Borough of Bradley Beach is proud to foster initiatives that strengthen community spirit, environmental stewardship, and family-friendly experiences for residents and visitors alike. As a new community endeavor, the Toy Library will provide access to shared sand toys and beach play items during the summer season, encouraging reuse, sustainability, and neighborly cooperation; and

WHEREAS, the Beach Toy Library operates on the simple principles of “borrow, enjoy, return, and donate,” allowing residents and visitors to freely avail themselves of beach toys while visiting the beach; and

WHEREAS, the Borough has determined to establish its first Beach Toy Library as a pilot initiative, with the intention of evaluating its success and potentially expanding the program to additional beach entrances in the future; and

WHEREAS, the Borough wishes to recognize and honor the volunteer investment of Rosanne Whitby, whose vision and dedication inspired the creation of the Beach Toy Library and who will oversee and manage its proper operation throughout the season; and further recognizes John Naples of Coastal Custom Builders, LLC for generously building the Beach Toy Library box, contributing craftsmanship and community spirit to this endeavor; and the Borough additionally recognizes Kathy Smyth for designing the official Beach Toy Library sign, helping to create a welcoming and attractive feature for beach visitors; and

WHEREAS, the Beach Toy Library will be located at the LaReine Avenue beach entrance throughout the 2026 summer season; and will commemorate its opening Friday, May 22, at the LaReine Avenue beach entrance, celebrating the power of volunteerism and community partnership.

NOW, THEREFORE, BE IT PROCLAIMED, that the Mayor and Council of the Borough of Bradley Beach do hereby recognize and celebrate the establishment of the Borough’s first-ever Community Beach Toy Library and extend sincere appreciation to all those whose efforts made this initiative possible.

WORKSHOP(S): None

MINUTES APPROVAL

ON MOTION by Greenblatt/Nowicki to approve the Executive Meeting Minutes of May 5, 2026.

ROLL CALL:

AYES: Greenblatt, Karp, Nowicki

NAYS: None

ABSENT: DeNoble, Mayor Gubitosi

ABSTAIN: None

APPROVED

ON MOTION by Greenblatt/Nowicki to approve the Council Business Meeting Minutes of May 19, 2026.

ROLL CALL:

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

APPROVED

ON MOTION by Greenblatt/Nowicki to approve the Executive Meeting Minutes of May 19, 2026.

ROLL CALL:

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

APPROVED

Public comments and questions on Agenda items: None

ORDINANCES:

Introduction(s): None

Adoptions:

ORDINANCE 2026-24

ORDINANCE AMENDING CHAPTER 450 ENTITLED “ZONING” OF THE BOROUGH’S REVISED GENERAL ORDINANCES TO CREATE NEW SECTION 450-72 ENTITLED “RELIEF FOR GROUNDWATER COMPLIANCE” AND TO AMEND APPLICABLE DEFINITIONS.

Councilman Karp explained the purpose of this ordinance.

ON MOTION by Karp/Greenblatt to open the public hearing for the adoption of Ordinance 2026-24.

ROLL CALL:

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

Public Comment:

Thomas J. Coan, 612 Third Avenue, thanked the Governing Body for adopting this ordinance.

ON MOTION by Karp/Greenblatt to close the public hearing and adopt Ordinance 2026-24.

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

ADOPTED

ORDINANCE 2026-30

ORDINANCE AMENDING CHAPTER 393: “SPECIAL EVENTS” OF THE BOROUGH’S REVISED GENERAL ORDINANCES TO REVISE AND CLARIFY SUCH REGULATIONS AND APPLICABLE FEES.

Councilwoman Greenblatt explained the purpose of this ordinance.

ON MOTION by Greenblatt/Karp to open the public hearing for the adoption of Ordinance 2026-30.

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

Public Comment: None

ON MOTION by Greenblatt/Karp to close the public hearing and adopt Ordinance 2026-30.

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

ADOPTED

COMMUNICATIONS: None

CONSENT AGENDA RESOLUTIONS:
2026-156 Bill List for June 4, 2026.

2026-157 Appointing Summer Camp Counselors.

**2026-158 Approval of Annual Renewal of Alcoholic Beverage Liquor License for D’Arcy, LLC
T/A D’Arcy’s Tavern.**

2026-159 Approval of Annual Renewal of Alcoholic Beverage Liquor License for Gladys & Carlotta, Inc., T/A Bradley Liquors.

2026-160 Approval of Annual Renewal of Alcoholic Beverage Liquor License for KDK of Bradley, LLC, T/A Bradley Beach Bowl.

2026-161 Approval of Annual Renewal of Alcoholic Beverage Liquor License for UVA on Main, LLC, T/A Pagano's UVA Restaurant and Wine Bar.

2026-162 Approval of Annual Renewal of Alcoholic Beverage Liquor License for Vic's Bar & Restaurant, Inc.

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

ROLL CALL:

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

ADOPTED

INDIVIDUAL RESOLUTIONS:

2026-163 Terminating Shared Services Agreement between the Borough of Bradley Beach and Manchester Township.

ON MOTION by Greenblatt/Karp to adopt Resolution 2026-163.

ROLL CALL:

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

ADOPTED

2026-164 Temporary Emergency Appropriations.

Mr. Doherty provided a status and preliminary timeline for the budget.

ON MOTION by Greenblatt/Nowicki to adopt Resolution 2026-164.

ROLL CALL:

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

ADOPTED

2026-165 Award of Contract for the Promenade Extension Project – Phase I.

Councilman Nowicki gave a detailed explanation and schedule of this project.

ON MOTION by Greenblatt/Nowicki to adopt Resolution 2026-165.

ROLL CALL:

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

ADOPTED

ANNOUNCEMENTS: provided by Councilwoman Greenblatt

- The Memorial Day Parade cancellation for May 23rd & Ceremony on May 25th.
- The 250th Anniversary Flag Raising on May 29th.
- The BBBCA Food Pantry pickup for June 6th.
- Upcoming Tourism events.

ADMINISTRATOR REPORT: Mr. Doherty had no report.

MAYOR AND COUNCIL REPORTS:

Council Karp reported on:

The Environmental Commission, the Fire Department, the First Aid Squad, and the Shade Tree Commission.

Councilman Nowicki reported on:

Police Activity, the Sylvan Lake Commission, and the Land Use Board.

Councilwoman Greenblatt reported on:

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

PUBLIC COMMENTS AND QUESTIONS:

In Person:

Paul Neshamkin, 411 ½ LaReine Avenue, announce the Bradley Beach Historical Society will hold an event called Heroes of the Surf and Sand to salute the Lifeguards and the surfer community at the Biase Center from 6:00 p.m. to 8:00 p.m.

William Psiuk, 110 Fifth Avenue, expressed concerns regarding the veterans' booklet that was distributed at the Memorial Day Ceremony.

Zoom: None

EXECUTIVE SESSION: None

ADJOURNMENT:

ON MOTION by Greenblatt/to adjourn the Council Business Meeting at 6:35 p.m.

ROLL CALL:

AYES: Greenblatt, Karp, Nowicki

NAYS: None

ABSENT: DeNoble, Mayor Gubitosi

ABSTAIN: None

THE COUNCIL BUSINESS MEETING ADJOURNED AT 6:35 P.M.

Erica Kostyz

Erica Kostyz, RMC, CMR
Municipal Clerk