

**BOROUGH OF BRADLEY BEACH
COUNCIL BUSINESS MEETING MINUTES
OCTOBER 23, 2024 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, BEING BROADCAST FROM BOROUGH HALL, 701 MAIN STREET, BRADLEY BEACH, NJ 07720. PUBLIC PARTICIPATION FOR THIS COUNCIL BUSINESS MEETING OF OCTOBER 23, 2024 WAS AVAILABLE IN PERSON OR THROUGH THE ZOOM LINK POSTED TO THE WEBSITE. THE COUNCIL MEETINGS (RESOLUTION 2023-289 ADOPTED DECEMBER 6, 2023) FOR CALENDAR YEAR 2024 WAS ADVERTISED IN THE NEW COASTER, THE COAST STAR, AND THE ASBURY PARK PRESS ON DECEMBER 14, 2023.

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 Fox opened the meeting with a salute to the flag.

Sunshine Law was read.

ROLL CALL AT 6:30 P.M.

Present at the October 23, 2024 Council Business Meeting:

**Council Members: DeNoble, Gubitosi, Mahoney, Weber, Mayor Fox
Municipal Clerk, Erica Kostyz
Borough Attorney, Gregory Cannon
Chief Financial Officer, Richard Gartz (Present for Ordinance Introductions only)
Deputy Municipal Clerk and Zoom Facilitator, Michele Whille
Police Chief, James Arnold and Police Captain, Terry Browning**

Mayor Fox:

Although we should welcome disagreement in that it helps us think of things from different perspectives, our voices should be constructive ones. We all want a brighter Bradley Beach and ask you to join us on this journey. I ask everyone to gauge their tone going forward; we are all neighbors. Let us make civility and decency an underpinning of all discussions.

WORKSHOP(S): None

PRESENTATIONS:

Police Department – Chief James Arnold

This presentation included the following but was not limited to:

- **Division of Police - Patrol Officers, Dispatch, Class I and Class II Officers, recruiting, Police Administration, Patrol Division, Patrol assignments, Internal Affairs, Detective Bureau.**
- **Shared Services – MOCERT, Active Shooter Program, K-9 services, ANSWERS, etc.**
- **Equipment – BWC, computers, radar units, firearms, ammunition, safety equipment, etc.**
- **Vehicles – purchase and funding.**
- **Community Policing**
- **Licensing**
- **Future goals**
- **Recruiting**

Environmental Commission Activities for 2023-2024 – Geoff Curtiss, Chairman

This presentation included:

- **Members**
- **Participation in programs – Clean Ocean Action Beach Sweeps and Sustainable New Jersey, and Earth Day, and the Green Fair**
- **Commission Bylaws**

MINUTES APPROVAL

ON MOTION by Fox/DeNoble to approve the Council Meeting Minutes of October 9, 2024.

ROLL CALL:

AYES: DeNoble, Gubitosi, Mahoney, Weber, Mayor Fox

NAYS: None

ABSENT: None

ABSTAIN: None

APPROVED

Public Comments Agenda Items:

In Person:

Thomas J. Coan, 612 Third Avenue, inquired about items on the bill list which were addressed by Mayor Fox.

Shana Greenblatt – Janoff, 414 Monmouth Avenue, inquired about routing of 911 calls which were addressed by Chief Arnold and the SCAT charges on the bill list which was addressed by Ms. Kostyz.

Julie Nutaitis 605 Newark Avenue, inquired about the Asset Activation Grant which was addressed by Mayor Fox.

Beth Kepler, 504 Central Avenue, spoke at length regarding the conduct at previous meetings and served the Borough with a Tort Claim.

Nancy Meadow, 805 Beach Avenue, expressed concerns pertaining to the Police Department payroll system.

Paul Neshamkin, 411 ½ LaReine Avenue, read letter sent to the Governing Body by the Historical Society asking not to pursue the usage of 54 Ocean Avenue (old sewer pump station) for housing historical items.

Linda Duffy, 312 Brinley Avenue, inquired about Law Enforcement grants which were addressed by Chief Arnold.

Herb Kenny, 216 Brinley Avenue, inquired about Police staffing and vehicles which was addressed by Chief Arnold.

Paula Gavin, 106 Evergreen Avenue, thanked the Police Chief and the Police Department and the Environmental Commission and offered to help with volunteers.

Zoom:

Maryann Spilman, 902 Ocean Avenue, asked several questions pertaining to Resolutions 2024-189 & 190 which were addressed by Mayor Fox. Ms. Spilman also requested the Council reject these resolutions for more clarification.

Deborah Hatkins, 807 Ocean Avenue, agreed with Ms. Spilman and requested the Council not pass resolution 2024-190 pending more clarification.

ORDINANCES:

Introduction(s)

Mayor Fox gave an overview of these bond ordinances and their purpose to offset costs on General Capital and Beach Capital projects that are also being funded through State grants.

A lengthy discussion ensued between the Governing Body and the Chief Financial Officer Richard Gartz pertaining to soft costs and hard costs for these projects, interest, breakdown of the costs listed in the Bond Ordinances. Concerns arose amongst the Council Members approving the introductions without knowing the final planning and design plans for many of the projects these ordinances will be funding. Mr. Gartz and Mr. Cannon explained both Bond Ordinances are for introduction only this evening. It was confirmed Resolutions 2024-186 through 2024-190 are going to be tabled this evening pending approval of plans for these projects and adoption of these bond ordinances.

BOND ORDINANCE 2024-10

BOND ORDINANCE PROVIDING FOR GENERAL CAPITAL IMPROVEMENTS, AND APPROPRIATING \$6,100,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$1,800,000 BONDS AND NOTES TO FINANCE A PORTION OF THE COSTS THEREOF, AUTHORIZED IN AND BY THE BOROUGH OF BRADLEY BEACH, IN THE COUNTY OF MONMOUTH, NEW JERSEY.

ON MOTION by DeNoble/Mahoney to introduce Bond Ordinance 2024-10.

ROLL CALL:

AYES: DeNoble, Gubitosi, Mahoney, Weber, Mayor Fox

NAYS: None

ABSENT: None

ABSTAIN: None

INTRODUCED

BOND ORDINANCE 2024-11

BOND ORDINANCE PROVIDING FOR BEACH CAPITAL IMPROVEMENTS, AND APPROPRIATING \$5,215,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$845,000 BONDS AND NOTES TO FINANCE A PORTION OF THE COSTS THEREOF, AUTHORIZED IN AND BY THE BOROUGH OF BRADLEY BEACH, IN THE COUNTY OF MONMOUTH, NEW JERSEY

ON MOTION by DeNoble/Mahoney to introduce Bond Ordinance 2024-11.

ROLL CALL:

AYES: DeNoble, Gubitosi, Mahoney, Weber, Mayor Fox

NAYS: None

ABSENT: None

ABSTAIN: None

INTRODUCED

Adoption(s): None

COMMUNICATIONS : None

CONSENT AGENDA RESOLUTIONS:
2024-184 Bill List for October 23, 2024.

ON MOTION by Fox/DeNoble to adopt the Consent Agenda Resolution.

ROLL CALL:

AYES: DeNoble, Gubitosi, Mahoney, Weber, Mayor Fox

NAYS: None

ABSENT: None

ABSTAIN: None

ADOPTED

INDIVIDUAL RESOLUTIONS:

Mayor Fox made a motion to table the below list of Resolutions, seconded by Councilwoman Mahoney.

2024-186 Authorizing Award of Proposal for Professional Engineering Services and Land Surveying services with CME Associates for Recreation Center Improvements.

2024-187 Authorizing Award of Proposal for Professional Engineering Services with CME Associates for Main Street Improvements – Phase I.

2024-188 Authorizing Award of Proposal for Professional Engineering Services and Land Surveying Services with CME Associates for Sylvan Lake Improvements.

2024-189 Authorizing Award of Proposal for Professional Engineering Services with CME Associates for the Promenade Extension – Phase I.

2024-190 Authorizing Award of Proposal for Professional Architectural Services and Engineering Services with CME Associates for Development of the existing vacant building located at 54 Ocean Avenue.

ROLL CALL:

AYES: DeNoble, Gubitosi, Mahoney, Weber, Mayor Fox

NAYS: None

ABSENT: None

ABSTAIN: None

RESOLUTIONS TABLED

2024-185 Authorizing the purchase of a Police Vehicle Package pursuant to the New Jersey State Contract Division of Purchase and Property Contract #23-Fleet-34933.

ON MOTION by Fox/Gubitosi to adopt Resolution 2024-185.

ROLL CALL:

AYES: Gubitosi, Weber, Mayor Fox

NAYS: DeNoble, Mahoney

ABSENT: None

ABSTAIN: None

ADOPTED

2024-191 Approving the Borough Halloween Curfew for 2024.

ON MOTION by Fox/DeNoble to adopt Resolution 2024-191.

ROLL CALL:

AYES: DeNoble, Gubitosi, Mahoney, Weber, Mayor Fox

NAYS: None

ABSENT: None

ABSTAIN: None

ADOPTED

ANNOUNCEMENTS: None

MAYOR AND COUNCIL REPORTS:

Mayor Fox:

- **Announced the Ceremonial Swear-In for the recent Police promotions will occur on Wednesday, November 13th at 5:30 p.m. in the Firehouse Banquet Hall. Mayor Fox congratulated the Officers that have were promoted and all the applicants that applied.**
- **The Office of Emergency Management has acquired two hundred blankets to supplement the Emergency Shelters. Mayor Fox thanked the OEM for continuing their preparedness and updating inventories for needed supplies.**
- **Mayor Fox mentioned the Affordable Housing requirements received by the State for 2025.**
- **The final Mayor's Wellness Walk for the season occurred on Sunday, October 13th.**
- **Mayor Fox highlighted the upcoming Library and Recreation events.**

Councilwoman DeNoble:

- **Tourism - announced the upcoming Halloween events in town for this Sunday, October 27th.**
- **The Board of Education held their meeting on October 15th. The Bradley Beach Elementary School received a Bronze Award from the NJDOT for safe traveling. The New Jersey Assessment Scores were presented showing students have improved over the past year.**

Councilman Gubitosi:

- **The Sylvan Lake Commission recently requested the Mayors of Bradley Beach and Avon provide status reports on projects pertaining to the lake.**

Councilwoman Mahoney:

- **The Environmental Commission will hold their next meeting on Monday, November 4th.**
- **The Land Use Board met on October 17th. The next meeting will take place on November 21st.**

Councilman Weber:

- **The Fletcher Lake Commission will hold their next meeting on November 7th.**
- **Presented the First Aid Squad monthly report.**
- **The Fire Department will hold a Candidates Forum on Sunday, October 27th at 6:30 p.m.**
- **Provided the State Statute and duties for a Charter Study Commission and the State Statute for Charter Study Commission's requirements for findings and reports.**

Public Comments:

In Person:

Thomas McGuire, 610 Brinley Avenue, inquired about the status of a Land Use Board Hearing and demolition for 319 LaReine Avenue which was addressed by Mayor Fox. Mr. McGuire also stated he is not in favor of the Bond Ordinances at this time.

Thomas J. Coan, 612 Third Avenue, inquired about the status of the 2022 Audit Corrective Action Plan and the 2023 Audit. Mr. Coan also thanked Chief Arnold for the presentation this evening.

Beth Kepler, 504 Central Avenue, inquired about information from the State Comptroller's Office which was addressed by Mayor Fox and Mr. Cannon.

Refet Kaplan, 409 Brinley Avenue, asked the Mayor about alleged misinformation pertaining to the Charter Study Commission presented to the public recently.

Brigitte McGuire, 610 Brinley Avenue, requested Council not move forward with the Bond Ordinances at this time.

Nancy Meadow, 805 Beach Avenue, voiced complaints about Resolution 2024-185, Local 152 contract, and the website.

Linda Duffy, 312 Brinley Avenue, expressed concerns about the grant deadlines and bond ordinances for the various projects presented this evening.

Zoom:

Maryann Spilman, 902 Ocean Avenue, recommended the verbiage in Resolutions 2024-189 and 190 be clarified before adoption at the next meeting.

EXECUTIVE SESSION:

ON MOTION by Fox/DeNoble to retire into Executive Session at 8:45 p.m. to discuss an Attorney/Client Privilege

Matter, a Personnel Matter and an Anticipated/Pending Litigation Matter.

Resolution 2024-192 Retire into Executive Session.

- Local 152 Negotiations
- Municipal Clerk's Contract
- Personnel Policy Review
- Certain Police Officers vs. Borough of Bradley Beach
- New Jersey State Comptroller

ROLL CALL:

AYES: DeNoble, Gubitosi, Mahoney, Weber, Mayor Fox

NAYS: None

ABSENT: None

ABSTAIN: None

ON MOTION by Fox/Mahoney to return from Executive Session at 9:48 p.m. and continue the Council Business Meeting.

ROLL CALL:

AYES: DeNoble, Gubitosi, Mahoney, Weber, Mayor Fox

NAYS: None

ABSENT: None

ABSTAIN: None

ADJOURNMENT:

ON MOTION by Fox/Weber to adjourn the Council Business Meeting at 9:50 p.m.

ROLL CALL:

AYES: DeNoble, Gubitosi, Mahoney, Weber, Mayor Fox

NAYS: None

ABSENT: None

ABSTAIN: None

THE COUNCIL BUSINESS MEETING ADJOURNED AT 9:50 P.M.

Erica Kostyz
Erica Kostyz, RMC, CMR
Municipal Clerk