

**BOROUGH OF BRADLEY BEACH
COUNCIL BUSINESS MEETING MINUTES
OCTOBER 9, 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 9, 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.

The Sunshine Law was read.

ROLL CALL AT 6:30 P.M.

Present at the October 9, 2024 Council Business Meeting:

**Governing Body Members: DeNoble, Gubitosi, Mahoney, Weber, Mayor Fox
Municipal Clerk, Erica Kostyz
Borough Attorney, Gregory Cannon
Michele Whille, Deputy Municipal Clerk, Zoom Facilitator
Police Chief, James Arnold**

Mayor Fox recognized the victims of Hurricane Helene and Hurricane Milton and the victims of the October 7th, 2023 Gaza tragedy.

Mayor Fox made a motion to reverse the order of items five (Workshops) and six (Presentations) on the agenda. Seconded by Councilwoman DeNoble

ROLL CALL:

**AYES: DeNoble, Gubitosi, Mahoney, Weber, Mayor Fox
NAYS: None
ABSENT: None
ABSTAIN: None**

PRESENTATIONS

A Proclamation in memory of Julia Rand – Read by Mayor Fox.

WHEREAS, on behalf of the Borough of Bradley Beach, the Mayor and Council wish to record their deep sorrow over the passing of Ms. Julia Sandra Rand on June 21, 2024; and

WHEREAS, Ms. Rand was a respected resident and a who demonstrated how much she cared for her community by her continuous efforts to share her directorial talents and love of performing arts with the Borough; and

WHEREAS, Julia grew up in Bradley Beach and later graduated from Marymount Manhattan College where she earned her Bachelor of Arts degree in Theater. Julia also studied Shakespeare with the Royal Shakespeare Company, the American Globe Theater in NYC, and Uta Hagen’s professional Acting Class; and

WHEREAS, Julia was an actress, a director of theater and opera, a playwright, a producer, an artist’s manager, and a former ballet dancer. Some of her many television and movie credits include All My Children, Law & Order, One Life to Live, Woody Allen movies, and the Cotton Club. In addition, Ms. Rand has credits involving several play festivals and Off-Broadway productions; and

WHEREAS, Ms. Rand and former Mayor Julie Schreck created the Arts Council in 2011 to which Julia was the Chair up until her sad passing in June. During her tenure on the Arts Council, Julia was responsible for many stage productions that brought much joy and entertainment to the community; and

WHEREAS, Julia and her Civil Union Partner Jacklyn created a foundation called Arts for Alzheimer’s to raise money for the Alzheimer's Foundation

WHEREAS, The Borough of Bradley Beach along with her partner Jacklyn is blessed to have known her and been a part of her life.

NOW, THEREFORE BE IT RESOLVED, in recognition of Julia Sandra Rand’s many contributions to our Borough and its citizens, the Governing Body of the Borough of Bradley Beach do hereby express our deep appreciation for her dedication to the progress of this Community and extend our sincere sympathy upon her passing.

WORKSHOP(S):

Borough Engineer Bennett Matlack gave an update on following project:

- **54 Ocean Avenue (Resolution 2024-189) – Council discussion entailed figuring out usage for the building, costs, and before moving forward.**

The following residents presented their opinions, comments, and concerns regarding cost and building usage for this project.

Brigitte McGuire, 610 Brinley Avenue

Nancy Meadow, 805 Beach Avenue

Thomas J. Coan, 612 Third Avenue

Liz Hernandez, 407 Newark Avenue (via Zoom)

Mayor Fox stated after an earlier discussion today with the CFO, he suggested discussing Resolutions 2024-184 through 2024-190 this evening to get an accurate number for a Bond Ordinance introduction and tabling these resolutions this evening for the next Council Meeting on October 23rd.

Mr. Matlack proceeded to provide an overview and update to the Governing Body and the public for the following Borough projects:

- Resolution 2024-184 Recreation Center Improvements.
- Resolution 2024-185 Main Street Improvements – Phase I.
- Resolution 2024-187 Sylvan Lake Improvements.
- Resolution 2024-188 Promenade Extension – Phase I.
- Resolution 2024-186 319 LaReine Avenue **Please note, Councilman Weber recused himself during this discussion from 7:55 p.m. to 8:05 p.m. and was not present in the room.**

MINUTES APPROVAL

ON MOTION by Fox/DeNoble to approve the Budget Public Hearing and Council Business Meeting Minutes of September 25, 2024.

ROLL CALL:

AYES: DeNoble, Gubitosi, Mahoney, Weber, Mayor Fox
NAYS: None
ABSENT: None
ABSTAIN: None

APPROVED

Public Comments on Agenda Items:

In Person:

Paul Neshamkin, 411 ½ LaReine Avenue, feels the workshop this evening was dysfunctional and expressed concerns about engineering costs.

Shana Greenblatt – Janoff, 414 Monmouth Avenue, expressed concerns about the Promenade Extension project and the 319 LaReine Avenue project.

Brigitte McGuire, 610 Brinley Avenue, feels all projects should be tabled to 2025.

Thomas J. Coan, 612 Third Avenue, inquired which resolutions will be tabled this evening.

Nancy Meadow, 805 Beach Avenue, expressed concerns with professional services.

Thomas McGuire, 610 Brinley Avenue, expressed concerns pertaining to the 319 LaReine Avenue demolition and the Main Street Improvement project.

Tracie Davidson, 304 Fourth Avenue, suggested enforcing an effort to keep Main Street cleaner in appearance.

Zoom: None

ORDINANCES:

Adoption(s):

REFUNDING BOND ORDINANCE 2024- 9

REFUNDING BOND ORDINANCE OF THE BOROUGH OF BRADLEY BEACH, IN THE COUNTY OF MONMOUTH, NEW JERSEY, PROVIDING FOR THE REFUNDING OF ALL OR A PORTION OF THE BOROUGH’S GENERAL IMPROVEMENT REFUNDING BONDS, SERIES 2014, APPROPRIATING AN AMOUNT NOT EXCEEDING \$1,900,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF NOT TO EXCEED \$1,900,000 GENERAL IMPROVEMENT REFUNDING BONDS OF THE BOROUGH OF BRADLEY BEACH FOR FINANCING THE COST THEREOF.

ON MOTION by Fox/DeNoble to open the adoption public hearing for Refunding Bond Ordinance 2024-9.

ROLL CALL:

AYES: DeNoble, Gubitosi, Mahoney, Weber, Mayor Fox
NAYS: None
ABSENT: None
ABSTAIN: None

Public Comment: None

ON MOTION by Fox/DeNoble to close the public hearing and adopt Refunding Bond Ordinance 2024-9.

ROLL CALL:

AYES: DeNoble, Gubitosi, Mahoney, Weber
NAYS: Mayor Fox
ABSENT : None
ABSTAIN : None

ADOPTED

COMMUNICATIONS: None

CONSENT AGENDA RESOLUTIONS: None

INDIVIDUAL RESOLUTIONS:

2024–182 Approving an Agreement with the MCSPCA for 2025 Animal Control Services within the Borough.

Councilwoman DeNoble, Councilman Gubitosi, and Councilwoman Mahoney were all in favor of renewing animal control services with MCSPCA for another year and are pleased to have the trap, neuter, and release program added to the 2025 agreement.

ON MOTION by Fox/Gubitosi to adopt Resolution 2024-182.

ROLL CALL:

AYES: DeNoble, Gubitosi, Mahoney, Mayor Fox

NAYS: None

ABSENT: None

ABSTAIN: Weber

ADOPTED

2024-183 Authorizing approval of purchases through the Somerset County Purchasing Cooperative Pricing System for Riggins Fuel.

ON MOTION by Fox/Weber to adopt Resolution 2024-183

ROLL CALL:

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

NAYS: None

ABSENT: None

ABSTAIN: None

ADOPTED

2024-184 Authorizing Award of Proposal for Professional Engineering Services and Land Surveying Services with CME Associates for Recreation Center Improvements.

ON MOTION by Fox/DeNoble to table Resolution 2024-184.

ROLL CALL:

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

NAYS: None

ABSENT: None

ABSTAIN: None

TABLED

2024-185 Authorizing Award of Proposal for Professional Engineering Services with CME Associates for Main Street Improvements – Phase I.

ON MOTION by Fox/DeNoble to table Resolution 2024-185.

ROLL CALL:

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

NAYS: None

ABSENT: None

ABSTAIN: None

TABLED

2024-186 Authorizing Award of Professional Engineering Services with CME Associates for the Demolition of 319 LaReine Avenue.

ON MOTION by Fox/DeNoble to table Resolution 2024-186.

ROLL CALL:

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

NAYS: None

ABSENT: None

ABSTAIN: None

TABLED

2024-187 Authorizing Award of Proposal for Professional Engineering Services and Land Surveying Services with CME Associates for Sylvan Lake Improvements.

ON MOTION by Fox/DeNoble to table Resolution 2024-187.

ROLL CALL:

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

NAYS: None

ABSENT: None

ABSTAIN: None

TABLED

2024-188 Authorizing Award of Proposal for Professional Engineering Services with CME Associates for the Promenade Extension – Phase I.

ON MOTION by Fox/DeNoble to table Resolution 2024-188.

ROLL CALL:

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

NAYS: None

ABSENT: None

ABSTAIN: None

TABLED

2024-189 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.

ON MOTION by Fox/DeNoble to adopt Resolution 2024-189.

ROLL CALL:

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

NAYS: None

ABSENT: None

ABSTAIN: None

TABLED

2024-190 Authorizing Award of Professional Engineering Services with CME Associates for General Engineering Services.

ON MOTION by Fox/DeNoble to table Resolution 2024-189.

ROLL CALL:

AYES: DeNoble, Gubitosi, Mahoney, Weber, Mayor Fox
NAYS: None
ABSENT: None
ABSTAIN: None

TABLED

ANNOUNCEMENTS: None

MAYOR AND COUNCIL REPORTS:

Councilwoman DeNoble

- The Shade Tree Commission Meeting held a meeting on 10/2/24. Ms. DeNoble provided an update of the applications and account balance.
- Announced the upcoming Tourism Events to include October 8th Movie in the Park, Bradley Boo, Trunk o' Treat, Concert, and Halloween Parade on October 27th, and the Tree Lighting in Riley Park on December 1st. The Tourism Commission is working with the Recreation Center to create a Merry Market.
- The Bradley Beach Elementary School Students gathered for an assembly for "Respect Week" which encourages positive and thoughtful behavior.

Councilman Gubitosi:

- Presented the Police Department Weekly Activity Report.
- Congratulated Terry Browning on his promotion to Police Captain.
- The next Sylvan Lake Commission Meeting will take place on October 16th.

Councilwoman Mahoney:

- The Environmental Commission met on October 7th and will be participating in a Beach Sweep on October 19th.
- The Land Use Board will meet on October 17th.
- The Local 152 contract is still being negotiated.

Councilman Weber:

- Presented the First Aid Squad and Fire Department monthly activity reports.
- Announced the Fire Department was able to donate \$8,000.00 to different organizations throughout the town due to the success of their 5K Race in August.
- Thanked all involved in the recent tree planting.
- Reminded residents to place their garbage bags in a garbage can with a lid.

Mayor Fox

- The OEM acquired a 7500-watt portable generator on loan from the Monmouth County Sheriff's Office last week for use during Borough operations.
- The final Mayor's Wellness Walk will take place on Sunday, October 13th at 9:00 a.m.
- Announced the many upcoming Library and Recreation Center events.

Mayor Fox left the meeting at 9:00 p.m. due to an unexpected family emergency.

Council President DeNoble conducted the remainder of the meeting.

Public Comments:

In Person:

Tracie Davidson, 304 Fourth Avenue, inquired about the Charter Study Commission timelines and requirements.

Mr. Cannon addressed Ms. Davidson's inquiries.

Linda Duffy, 312 Brinley Avenue, inquired about an old RFP that did not occur from 2023 for 319 LaReine Avenue that was on the website and requested the Main Street improvements start at the north end of town.

Nancy Meadow, 805 Beach Avenue, complained about the website, religious events, and idle vehicles.

Edward Fisher, 614 LaReine Avenue, suggested adding a loading zone at the six hundred block on Main Street and requested shortening the time of the traffic light on LaReine Avenue.

Thomas J. Coan, 612 Third Avenue, inquired about the upcoming tax bills, the 2023 Audit, and the 2022 Audit Corrective Action Plan.

Zoom: None

ADJOURNMENT:

ON MOTION by DeNoble/Weber to adjourn the Council Business Meeting at 9:20 p.m.

ROLL CALL:

AYES: DeNoble, Gubitosi, Mahoney Weber
NAYS: None
ABSENT: Mayor Fox
ABSTAIN: None

THE COUNCIL BUSINESS MEETING ADJOURNED AT 9:20 P.M.



Erica Kostyz, RMC, CMR
Municipal Clerk