

**BOROUGH OF BRADLEY BEACH
COUNCIL BUSINESS MEETING MINUTES
NOVEMBER 7, 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 NOVEMBER 7, 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
Acting Borough Administrator, Meredith DeMarco (Via Zoom, Best Practices Review only)
Chief Financial Officer, Richard Gartz (Via Zoom, Bond Ordinances only)
Municipal Clerk, Erica Kostyz
Borough Attorney, Gregory Cannon, Esq.
Borough Attorney Alternate, Bill McGuinn, Esq.
Deputy Municipal Clerk and Zoom Facilitator, Michele Whille
Police Chief, James Arnold**

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

2025 Beach Badge Pricing and Sale Dates – Power Point Presentation

Items discussed:

- Price comparisons in surrounding towns.
- Revenues
- 2024 prices
- Reducing Junior and Senior badge prices.

Public Comments were offered from the following residents pertaining to beach badge surplus, increase in seasonal badge prices, payment options, cash reconciliation, and Community Pass fees.

Donald Greenberg, 302 Park Place Avenue

Mea Molin, 302 Fourth Avenue

Thomas J. Coan, 612 Third Avenue

Linda Duffy, 312 Brinley Avenue

Randy Bonnell, 506 Third Avenue

Eileen Shissias, 112 Fourth Avenue

The Governing Body agreed to the following prices for the 2025 Seasonal Badges:

Adult - \$90.00 - increase of \$5.00.

Junior - \$35.00 - decrease of \$2.00.

Senior - \$35.00 - decrease of \$2.00.

PRESENTATIONS:

Best Practices Inventory Review – Acting Borough Administrator, Meredith DeMarco

Ms. DeMarco gave a brief presentation of the 2024 Best Practices Inventory to include:

- Overview
- 2024 Topics
- Scoring
- Bradley Beach Scores (38.5)
- Improvements

Ms. DeMarco concluded the presentation and stated the Best Practices Inventory would be placed on the website for public view on Friday.

MINUTES APPROVAL

ON MOTION by Fox/DeNoble to approve the Council Meeting Minutes of October 23, 2024.

ROLL CALL:

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

APPROVED

ON MOTION by Fox/DeNoble to approve the Executive Session Meeting Minutes of October 23, 2024.

ROLL CALL:

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

APPROVED

Public Comments Agenda Items:

In Person:

Linda Duffy, 612 Brinley Avenue, requested the Best Practices Inventory report be posted in portrait setting.

Thomas J. Coan, 612 Third Avenue, inquired about bill list items.

Beth Kepler, 504 Central Avenue, served the Borough with a Tort Claim pertaining to election information posted on social media.

Donald Greenberg, 302 Park Place Avenue, inquired about Best Practices items. Mayor Fox responded he would get the information for Mr. Greenberg.

Nancy Meadow, 805 Beach Avenue, stated she is not in favor of Resolution 2024-194 for the Bonfire and requested Resolutions 2024-189 and 190 be tabled.

Mea Molin, 302 Fourth Avenue, read an article from an online site regarding a potential Police litigation with the Borough.

Zoom:

Maryann Spilman, 902 Ocean Avenue, expressed concerns with Resolution 2024-190 and wording of the Grant Application.

Mayor Fox responded to Ms. Spilman's concerns.

Further discussion ensued pertaining to a change in the Engineer's proposal.

Ms. Kostyz stated she would send a copy of the most recent proposal to Ms. Spilman after the meeting.

ORDINANCES:

Introduction(s): None

Adoption(s):

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.

Discussion ensued amongst the Governing Body to include Council approval for expenditures, grant funding to offset costs for the various projects these Bond Ordinances are funding.

Mr. Gartz provided further confirmation the Bond Ordinances would have to be adopted and the twenty-day estopple period must be completed before adopting resolutions 2024-186 through 2024-190.

ON MOTION by Fox/DeNoble to open the public hearing for Bond Ordinance 2024-10.

ROLL CALL:

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

NAYS: None

ABSENT: None

ABSTAIN: None

Public Comment: None

ON MOTION by Fox/Mahoney to close the public hearing and adopt Bond Ordinance 2024-10.

ROLL CALL:

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

NAYS: None

ABSENT: None

ABSTAIN: None

ADOPTED

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 Fox/Weber to open the public hearing for Bond Ordinance 2024-11.

ROLL CALL:

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

NAYS: None

ABSENT: None

ABSTAIN: None

Public Comment:

Thomas J. Coan, 612 Third Avenue, confirmed any overage of costs for the Promenade will be paid for out of the Beach Fund.

ON MOTION by Fox/Weber to close the public hearing and adopt Bond Ordinance 2024-11.

ROLL CALL:

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

NAYS: None

ABSENT: None

ABSTAIN: None

ADOPTED

COMMUNICATIONS :

- **Police Department Employee Promotions.**

Josephine Celauro – Promoted from Sargeant to Lieutenant.

Kevin Gale – Promoted from Patrolman to Sargeant.

CONSENT AGENDA RESOLUTIONS:

2024-193 Bill List for November 7, 2024.

2024-194 Approving the Annual Bonfire for Friday, November 29, 2024.

Councilman Weber requested to hold the annual bonfire at a different beach starting next year.

Councilwoman Mahoney asked if the Bonfire will take place if there is no rain.

Mayor Fox the Borough does not have any restrictions at this time.

Councilman Weber inquired about a NJNG bill list item which was addressed by the Governing Body.

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

ROLL CALL:

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

NAYS: None

ABSENT: None

ABSTAIN: None

ADOPTED

INDIVIDUAL RESOLUTIONS:

2024-195 Establishing the 2025 Beach Badge prices and sale dates.

ON MOTION by Fox/Weber to adopt Resolution 2024-195.

ROLL CALL:

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

ADOPTED

2024-196 Authorizing the Municipal Clerk's Office to advertise for Request for Proposals for Professional Appointments for Calendar Year 2025.

ON MOTION by Fox/DeNoble to adopt Resolution 2024-196.

ROLL CALL:

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

ADOPTED

2024-197 Authorizing a Shared Service Agreement with the Township of Neptune for Salt Storage Facility.

ON MOTION by Fox/DeNoble to adopt Resolution 2024-197.

ROLL CALL:

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

ADOPTED

2024-198 Approval to submit an award extension request for LA-2023 MA Bradley Beach Borough 5th Avenue Improvements 13 to the New Jersey Department of Transportation (NJDOT).

ON MOTION by Fox/DeNoble to adopt Resolution 2024-198.

ROLL CALL:

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

ADOPTED

2024-199 Chapter 159 Resolution requesting approval to amend the 2024 Municipal Budget by inserting items of Revenue and Appropriation in accordance with N.J.S.A. 40A:4-87.

ON MOTION by Fox/DeNoble to adopt Resolution 2024-199.

ROLL CALL:

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

ADOPTED

2024-200 Authorizing an issue of Refunding Bonds of the Borough of Bradley Beach, in the County of Monmouth, New Jersey and providing for the form, maturities, interest rates and other details thereof and for the sale thereof to the Monmouth County Improvement Authority.

ON MOTION by Fox/Weber to adopt Resolution 2024-200.

ROLL CALL:

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

ADOPTED

Please note, Resolutions 2024-186 through 2024-190 were tabled for a second time.

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.

2024-190 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.

ON MOTION by Fox/Weber to table Resolutions 2024-186 through 2024-190.

ROLL CALL:

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

TABLED

ANNOUNCEMENTS: None

MAYOR AND COUNCIL REPORTS:

Councilwoman DeNoble:

- Provided an update on the Shade Tree Commission meeting that took place 11/6/24.
- Announced the upcoming Tourism events for December.
- Congratulations to the re-elected Board of Education members.

Councilman Gubitosi:

- Provided the Police Activity report.
- Mentioned the swear-in ceremony for the most recent Police Department promotions will take place next Wednesday 11/13/24.
- The Sylvan Lake Commission will conduct their meeting on 11/20/24 at 7:00 p.m.

Councilwoman Mahoney:

- The Land Use Board meeting will take place on 11/21/24. The 319 LaReine Avenue Church will be on the agenda.

Councilman Weber:

- Thanked the Poll Workers and the Municipal Clerk for their service on Election Day and the candidates that ran.
- Provided the First Aid activity report.
- Congratulated the recent promoted officers in the Police Department.

Mayor Fox:

- Congratulated the Election winners and thanked the Election Officials for their service.
- The Veterans Day Ceremony will take place on 11/11/24 at 11:00 a.m. at Riley Park.
- The formal Police Oath of Office Ceremony will take place on 11/13/24 at 5:30 p.m. at the Fire Department Banquet Hall.
- Announced the upcoming Library and Recreation events.

Public Comments:

In Person:

Shana Greenblatt-Janoff, 414 Monmouth Avenue, inquired if there will be a Chanukah/Menorah Lighting event this year.

Mayor Fox stated he will follow up on this.

Thomas J. Coan, 612 Third Avenue, inquired about a NJ Transit upgrade to the train station, NJDOT closing report listed online, the 2023 Audit and the 2022 Corrective Action Plan.

Barbara Kenny, 216 Brinley Avenue, congratulated all of the Election winners.

Nancy Meadow, 805 Beach Avenue, suggested implementing a holiday policy that honors all nationalities.

Beth Kepler, 504 Central Avenue, congratulated all of the Election winners.

Zoom: None

EXECUTIVE SESSION:

ON MOTION by Fox/Gubitosi to retire into Executive Session at 8:20 p.m. to discuss a Personnel Matter and an Anticipated/Pending Litigation Matter.

Resolution 2024-201 Retire into Executive Session.

- Local 152 Negotiations
- Certain Police Officers vs. Borough of Bradley Beach

ROLL CALL:

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

ON MOTION by Fox/to return from Executive Session at 8:45 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/to adjourn the Council Business Meeting at 8:45 p.m.

ROLL CALL:

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

NAYS: None

ABSENT: None

ABSTAIN: None

THE COUNCIL BUSINESS MEETING ADJOURNED AT 8:45 P.M.


Erica Kostyz, RMC, CMR
Municipal Clerk