

BOROUGH OF BRADLEY BEACH

REORGINIZATION MEETING

MAYOR AND COUNCIL

JANUARY 1, 2025 AT 12:00 P.M.

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 REORGANIZATION MEETING OF JANUARY 1, 2025 WAS AVAILBLE IN PERSON OR THROUGH THE ZOOM LINK POSTED TO THE WEBSITE. THE REMAINDER OF COUNCIL MEETINGS (RESOLUTION 2024-210 ADOPTED DECEMBER 11, 2024) FOR CALENDAR YEAR 2025 WAS ADVERTISED IN THE COAST STAR, THE NEW COASTER, AND THE ASBURY PARK PRESS ON DECEMBER 19, 2024.

WITH ADEQUATE NOTICE HAVING BEEN GIVEN, THE MUNICIPAL CLERK IS DIRECTED TO INCLUDE THIS STATEMENT IN THE MINUTES OF THIS MEETING.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

OPEN PUBLIC MEETINGS ACT STATEMENT

STATEMENT OF DETERMINATION

“A Statement of the Determination of the Board of County Canvassers relative to an election held in the Borough of Bradley Beach on the fifth day of November, in the year Two Thousand and Twenty-Four for the Election of Mayor and one Municipal Officer for said Borough of Bradley Beach. The said Board to determine that at said Election Alan Gubitosi was duly elected to the Office of Mayor for a Full Four-Year Term and Shana Greenblatt was duly elected for a one-year Unexpired Term.”

ADMINISTRATION OF OATH OF OFFICE

Mayor Elect Alan Gubitosi was administered the “Oath of Office” by the Honorable Luanne Peterpaul, J.M.C.

Councilwoman elect Shana Greenblatt was administered the “Oath of Office” by the Honorable Luanne Peterpaul, J.M.C.

Councilman Nowicki nominated by the Council to serve for a one-year unexpired term was administered the “Oath of Office” by Mayor Alan Gubitosi.

Mayor Gubitosi gave the following statement:

Paul Nowicki, his wife Robin, and their two sons, Adam and David live on Bradley Boulevard, overlooking Sylvan Lake.

Not surprisingly, Paul has become a regular attendee at Sylvan Lake Commission meetings and has consistently offered advice and support to Commission members. His passion for our community became evident early in these meetings, and we soon learned that Paul is a New Jersey Licensed Professional Engineer. He just recently retired, after serving as President and Chief Operating Officer of Gannett Fleming, a top 25, nationally recognized Consulting Engineering and Architectural firm. He provided leadership to over 3,000 people across 65 offices internationally, and he now provides management advisory services to the industry.

Impressively, much of Paul’s forty-two-year career was focused in the State of New Jersey, working with communities to build many of the roadways and trains we ride, water systems we drink, and infrastructure and environments we live in. Several of his signature projects include the reconstruction of Route 18 in New Brunswick, the NJ Transit Raritan River and Portal Bridge replacements, and the New Jersey Department of Environmental Protection Municipal Drinking Water Interconnection Study.

In order to fill the vacancy on our Governing Body, this Council considered many very talented and capable candidates. We believe that Paul’s engineering expertise, his passion for community involvement, and his strong consensus-building skills, will add great experience and leadership to serve the residents of Bradley Beach.

FIRE DEPARTMENT AND FIRST AID SQUAD OATHS OF OFFICE

Fire Department Chief Ronald B. Minsky was administered the “Oath of Office” by Mayor Gubitosi.

The following First Aid Squad Administrative and Line Officers were administered the “Oath of Office” by Mayor Gubitosi with the exception of Mr. Zech who was administered the ‘Oath of Office” by Council President Jane DeNoble.

- President: Eric Hunter**
- Vice-President & Second Lieutenant: Ronald B. Minsky**
- Secretary & Captain: John W. Zech**
- Treasurer: Vito Massa**
- First Lieutenant: Joseph G. Walsh**
- Sergeant: Edward Hagerman**

ROLL CALL:

**Present: Mayor Gubitosi
Council: Ms. DeNoble, Ms. Greenblatt, Mr. Nowicki, Mr. Weber**

APPROVAL OF MINUTES

ON MOTION by Gubitosi/DeNoble to approve the Council Business Meeting Minutes of December 11, 2024.

ROLL CALL:

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

APPROVED

ON MOTION by Gubitosi/Weber to approve the Executive Session Minutes of December 11, 2024.

ROLL CALL:

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

APPROVED

ORGANIZATION OF MAYOR AND BOROUGH COUNCIL

Mayor Gubitosi announced Jane DeNoble for Nomination of Council President for the term commencing January 1, 2025 to December 31, 2025.

ON MOTION by Gubitosi/Weber to move this nomination to the Consent Agenda.

ROLL CALL:

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

NOMINATION MOVED TO THE CONSENT AGENDA

CONSENT AGENDA OF MAYOR AND COUNCIL

Mayor Gubitosi explained minor edits were made to Resolutions 2025-2 to include two additional OEM volunteers Brian Creen and Jason Afanador and Resolution 2025-9 to state cancellation of sewer payments under the amount of \$10.00.

Resolution 2025-1: Nomination of Council President.

Resolution 2025-2: Appointments for Employees, Boards, Committees, and Commissions.

Resolution 2025-3: Establishes Depositories for funds received by the Borough.

Resolution 2025-4: Designates a Cash Management Plan for the Deposit of all monies received by the Borough.

Resolution 2025-5: Establishes Change Funds for 2025.

Resolution 2025-6: Establishes Petty Cash Funds for 2025.

Resolution 2025-7: Authorizing Contracts with approved State Contract Vendors for Contracting Units pursuant to N.J.S.A. 40A:11-12a through December 31, 2025.

Resolution 2025-8: Grace Period for Delinquent Tax Payments for 2025.

Resolution 2025-9: Authorizing the cancellation of Tax and Sewer Payments under the amount of \$10.00.

Resolution 2025-10: Authorizing the Tax Assessor to act as an agent for the Borough for the purpose of filing and settling Tax Appeals up to \$20,000.00, on behalf of the Tax District for the 2022 Tax Year.

Resolution 2025-11: Designates the Asbury Park Press, The Coast Star, The New Coaster and the Newark Star Ledger as official Newspapers and the internet website for the Borough of Bradley Beach.

Resolution 2025-12: Authorizing the Borough Council to donate two 2025 Adult Seasonal Beach Badges to various Bradley Beach Non-Profit Organizations.

Resolution 2025-13: Elected Fire Department Officers for 2025.

Resolution 2025-14: Elected First Aid Squad Officers for 2025.

Resolution 2025-15: Professional Service Appointment, Jason Shamy, Esq., as the Borough Prosecutor from January 1, 2025 through December 31, 2025.

Resolution 2025-16: Professional Service Appointment, Greer Law Firm, LLC, as the Alternate Public Defender from January 1, 2025 to December 31, 2025.

Resolution 2025-17: Professional Service Appointment, Cannon & McGuinn, LLC, as the Borough Attorney from January 1, 2025 to December 31, 2025.

Resolution 2025-18: Professional Service Appointment, Cannon & McGuinn, LLC, as the Borough OPRA Counsel from January 1, 2025 to December 31, 2025.

Resolution 2025-19: Professional Service Appointment, Cannon & McGuinn, LLC, as the Borough OPRA Counsel from January 1, 2025 to December 31, 2025.

Resolution 2025-20: Professional Service Appointment, Ruderman & Roth, LLC, as the Borough Labor Attorney from January 1, 2025 to December 31, 2025.

Resolution 2025-21: Professional Service Appointment, Plosia Cohen Law Firm, as the Alternate Borough Labor Attorney from January 1, 2025 to December 31, 2025.

Resolution 2025-22: Professional Service Appointment, Shain Schaffer, PC, as the Borough Tax Attorney from January 1, 2025 to December 31, 2025.

Resolution 2025-23: Professional Service Appointment, Weiner Law Group, LLP, as Borough Fair Share Housing Attorney from January 1, 2025 to December 31, 2025.

Resolution 2025-24: Professional Service Appointment, CME Associates, as Borough Engineer from January 1, 2025 to December 31, 2025.

Resolution 2025-25: Professional Service Appointments, Leon S. Avakian, Boswell, CME Associates, Colliers Engineering & Design, PEI, Remington & Vernick Engineers (RVE), and Suburban Consulting Engineers as the Special Consulting Engineer Pod from January 1, 2025 to December 31, 2025.

Resolution 2025-26: Professional Service Appointment, Leon S. Avakian, Inc., as the Borough Planner from January 1, 2025 to December 31, 2025.

Resolution 2025-27: Professional Service Appointment, Brown & Brown Insurance, as the Borough Risk Management Consultant from January 1, 2025 to December 31, 2025.

Resolution 2025-28: Professional Service Appointment, Dilworth Paxon, LLP, as the Bond Counsel from January 1, 2025 to December 31, 2025.

Resolution 2025-29: Professional Service Appointments, Acacia Financial Group and Phoenix Advisors as the Financial Advisors from January 1, 2025 to December 31, 2025.

ON MOTION by Gubitosi/Greenblatt to approve the Consent Agenda Resolutions.

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

RESOLUTIONS ADOPTED

INDIVIDUAL RESOLUTIONS OF THE MAYOR AND COUNCIL

Resolution 2025-30: Permitting Back-In-Time Café signage within Riley Park for 2025.

ON MOTION by Gubitosi/Weber to adopt Resolution 2025-30.

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

APPROVED

Resolution 2025-31: Approval of a 50/50 Cash Raffle License for United Engine & Truck Company 50/50 Cash Raffle for 1/25/25.

ON MOTION by Gubitosi/Greenblatt to adopt Resolution 2025-31.

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

APPROVED

Resolution 2025-32: Adopting a Temporary Municipal Budget.

ON MOTION by Gubitosi/Nowicki to table Resolution 2025-32.

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

TABLED

Resolution 2025-33: Temporary Debt Service Budget for 2025.

ON MOTION by Gubitosi/Weber to table Resolution 2025-33.

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

TABLED

Resolution 2025-34: Resolution to Terminate the Acting Business Administrator.

ON MOTION by Gubitosi/Weber to adopt Resolution 2025-34.

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

ADOPTED

Resolution 2025-35: Resolution to appoint an Acting Business Administrator.

ON MOTION by Gubitosi/Weber to adopt Resolution 2025-35.

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

ADOPTED

Mayor Gubitosi:

Matt Doherty has a wealth of experience in Municipal and State Government. Matt served Belmar Borough for almost thirteen years, starting as a Council person in 2006, and ultimately being elected as Mayor for two terms. He led the Belmar community during the aftermath of Superstorm Sandy, a life-changing time that impacted so many people in the area. In 2018, he resigned as Mayor to become the Executive Director of the Casino Reinvestment Development Authority, a position he held until early 2022. Matt holds a Master’s Degree in Public Policy and a Bachelor of Arts in Government; both from Georgetown University.

This Council interviewed a number of highly qualified candidates for our new “Acting Business Administrator” role. Council members were consistently impressed by Matt’s deep Municipal Government experience, his enthusiasm, his “can do” attitude, his successful history working in support of his municipal employees, and his powerful commitment to serve the public. As a new Administration, we have a lot to accomplish in 2025. We are excited to have Matt in place on “Day One” of a new beginning, ready to help Bradley Beach accomplish great things as we move forward together. Please join the Governing Body in welcoming Matt Doherty to Bradley Beach.

MAYOR AND COUNCIL COMMENTS

Councilman Nowicki:

- **Stated he is humbled and honored to accept the opportunity to serve the residents and is looking forward to working with the Governing Body and the community.**

Councilwoman DeNoble:

- **Wished everyone a Happy New Year and stated she is looking forward to a great year.**

Councilwoman Greenblatt:

- **Thanked Mayor Gubitosi, the Council, and the Community that voted for her, Ms. Greenblatt read the following resolution she created:**

A Resolution for 2025

May we resolve, on this day, the first of 2025 a promise to be kind to our neighbors, for they are our family.

May we respect this meeting place, this space of business, of governance, of community spirit, of shared interest. Let us treat difference with deference when it seeks out the greater good.

May we resolve, on this day, to be our best selves, together as a community. Be the charge to create harmony where there is enmity, seek out solutions amidst problems, bring grace to dysfunction, understanding from chaos.

May we insist on healing, excellence, collaboration, and a blessing for Bradley Beach. It is my commitment as I sit on this dais, both humbled and in awe. It is my promise as I am sworn in to serve as Council, today and every day of my term. I wish you all a very happy new year.

Councilman Weber:

- **Congratulated Mayor Gubitosi, Councilwoman Greenblatt on their election win and Councilman Nowicki for being selected to fill the Council vacancy.**

Mayor Gubitosi:

I just wanted to say to everyone here, number one, thank you for your support. Not only for me personally, but for this Council and for your commitment and your passion for Bradley Beach.

We are here to serve the residents. I know at times that message may have been blurred, or not as clear as it should have been, but I know for a fact, these five people, including myself are here to serve the residents. You will get honesty and transparency, and open communications from this Council. We are all committed to that. We all talked about that. I am very excited about my partners up here today, and I really look forward to working with them for the rest of the year.

I want to say, my first order of business is to meet with Department Heads, as I have not yet had that opportunity, but that starts tomorrow. My immediate second order of business is to resolve the Local 152 Contract. In fact, I tried to get that to be my first order of business, but their representative could not meet with me until next week. We are going to get something done.

PUBLIC COMMENT

Brigitte McGuire, 610 Brinley Avenue, congratulated Mayor Gubitosi and Councilwoman Greenblatt on their election win and Councilman Nowicki for being selected for the Council vacancy.

Mayor Gubitosi thanked former Councilwoman Kristen Mahoney for her service on the Borough Council.

ADJOURNMENT

ON MOTION by Gubitosi/DeNoble moved to adjourn.

ADJOURN 12:55 p.m.


Erica Kostyz, RMC, CMR
Municipal Clerk