

BOROUGH OF BRADLEY BEACH
COUNCIL BUSINESS MEETING MINUTES

NOVEMBER 22, 2022 AT 6:30 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 BUSINESS MEETING OF NOVEMBER 22, 2022 WAS AVAILABLE IN PERSON OR THROUGH THE ZOOM LINK POSTED TO THE WEBSITE AND THE FRONT OFFICE. THE REMAINDER OF COUNCIL MEETINGS (RESOLUTION 2022-211 ADOPTED AUGUST 23, 2022) FOR CALENDAR YEAR 2022 WAS ADVERTISED IN THE NEW COASTER AUGUST 25, 2022 AND THE ASBURY PARK PRESS ON AUGUST 26, 2022.

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

A regular Council Business 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.

CALL TO ORDER

Mayor Fox opened the meeting with a salute to the flag.

Sunshine Law was read.

The meeting has been noticed publicly according to the Open Public Meetings Act requirement for the “Annual Notice” and posted on the official bulletin board in the Borough Office.

ROLL CALL AT 6:30 P.M.

Present at the November 22, 2022 Council Business Meeting:

**Councilman Bonnell (via ZOOM), Councilman Gubitosi, Councilman Sexsmith,
Councilman Weber (via ZOOM), Mayor Fox
Borough Administrator: Kimberly M. Humphrey
Municipal Clerk: Erica Kostyz
Deputy Municipal Clerk: Michele Whille (ZOOM operator)
Borough Attorney Alternate: Christina Malamut**

Councilman Weber called a Point of Order stating a majority of Council (himself included) request to have the workshop for Hotels and Motels and Ordinance 2022-18 and 2022-19 removed from this agenda as they were not approved by a majority of the Council prior to this meeting.

Mayor Fox stated he does not feel the spirit of the ordinance adopted in June is to remove items from the agenda or have items approved upfront.

Mayor Fox stated he was not aware the Council did not want Ordinance 2022-18 Conditional Use for Hotels and Motels on the agenda.

Councilman Weber argued Points of Order are not up for discussion and demanded to be heard.

Mayor Fox iterated the Hotel/Motel conditional use discussions that occurred with the Borough Planner at a prior meeting and at two previous Land Use Board Meetings and stated discussing all sides of this topic is the reasonable approach to take. Mayor Fox stated he may place items on the agenda and the Council can vote on the items, however the Council does not have the authority to tell the Mayor he cannot place items on the agenda.

Councilman Weber stated Ordinance 2022-7 from June enables the Council majority the authority to set the agenda. Councilman Weber stated a majority of the Council decided they want an Ordinance in place that bans hotels and motels in the Borough and does not feel it proper to have an ordinance on the agenda permitting conditional uses for hotels and motels.

Mayor Fox stated he felt it appropriate and deserving for the town to have the opportunity to hear what a conditional use for Hotels and Motels would be rather than be the first town on the Jersey Shore to ban hotels and motels outright.

An intense and lengthy discussion ensued regarding authority to place items on the agenda and the hotel/motel ordinances that are on the agenda.

Councilman Weber made a motion to remove the Workshop item for Ordinances for General Business Zones and Conditional Use Requirements for Hotels and Motels and Ordinances 2022-18 and 2022-19.

This motion was seconded by Councilman Gubitosi and stated he and two members of the Council did not view the two ordinances until the public viewed them and feels it is inappropriate to keep them on the agenda.

Ms. Malamut stated motions to remove the workshop, and the two ordinances should be done separately because the workshop item was on the draft agenda that was presented to Council prior to the finalized agenda.

Mayor Fox pointed out Ordinance 2022-15 was also not on the draft agenda and was added to the final agenda.

Councilman Gubitosi responded Ordinance 2022-15 was requested to be placed on the agenda by Council majority whereas Ordinances 2022-18 and 2022-19 were added on Friday and not shared with the Council prior to this.

Councilman Weber stated he made a motion to remove the items from the agenda that was seconded and demanded a roll call vote.

ON MOTION by Weber/Gubitosi to remove the Workshop Discussion “Ordinances for General Business and Business West Zones and Conditional Use Requirement for Hotels and Motels on Main Street”.

ROLL CALL:

AYES: Bonnell, Gubitosi, Weber
NAYS: Sexsmith, Mayor Fox
ABSENT: None
ABSTAIN: None

Mayor Fox stated the Borough Planner developed options as was previously discussed to share with the Council and the public. Ordinance 2022-15 banning hotels and motels was also not on the preliminary agenda, nor was he informed by council between Tuesday and Friday this was being placed on the agenda.

THE WORKSHOP DISCUSSION DID NOT TAKE PLACE.

ON MOTION by Weber/Gubitosi to remove Ordinance Introductions 2022-18 and 2022-19.

Councilman Weber stated the Council wants the Planner to come back with recommendations that the Council majority are in favor of.

Councilman Gubitosi stated this is an issue of a procedure being violated and the ordinances were added without council approval.

ROLL CALL:

AYES: Bonnell, Gubitosi, Weber
NAYS: Sexsmith, Mayor Fox
ABSENT: None
ABSTAIN: None

ORDINANCES 2022-18 AND 2022-19 WERE NOT INTRODUCED.

Mayor Fox asked Clerk Kostyz to read the following email that was received for public comment:

Dear Honorable Mayor Fox,

It has come to attention that at the council meeting this evening that a discussion and potentially a proposal is being presented on the prohibition of all commercial establishments offering lodging (such as hotels) to travelers and visitors.

I must provide my thoughts of the potential impact as President of the Congregation Agudath Achim. I have grown up here in Bradley and have started my tenure of President to revitalize the Bradley Beach Jewish community.

As our community continues to grow with many new homeowners in Bradley Beach, one of our biggest challenges is finding accommodations both for tourists who have heard of Bradley Beach's beauty and others in the tri-state area who are considering moving to Bradley Beach and are looking for short term accommodations so that they can get a better understanding and feel for the town.

Each year we have hundreds of guests who are forced to stay in Avon and Ocean Grove (including some of my family) and while we are very happy to see the James open locally, there's still a need for more local, town appropriate inns which can bring tourists here who will spend money in Bradley Beach and possibly move here. While we are not looking for large hotels which would dominate Main Street, we do believe that there is room for smaller inns which will attract tourists who will support our town.

Leonard Bielory, M.D.
President Congregation Agudath Achim
McCabe and Central Avenue

PRESENTATIONS: None

WORKSHOP DISCUSSIONS:

Beach Avenue Drainage:

Borough Engineer, Bennett Matlack, gave a presentation on the Beach Avenue Drainage Study that was performed based off the complaints that have been received. The following items were included in the presentation:

- Frequently reported problems – Flooding at intersections, pipe capacity issues
- Problem areas – Second/Beach Avenue and Third/Beach Avenue
- Proposed Concepts – add a structure and improve the angle of the main trunk line, increase capacity of the system, install twin side by side pipes, increasing the size of the pipes and redirecting the flow at Third and Beach Avenue.

Councilman Gubitosi asked if this work will be done immediately as opposed to the upgrades planned over the next few years.

Mr. Matlack responded this work will overlap with the planned upgrades planned and the work that is presently being done. Mr. Matlack stated this work should be done as soon as possible so it is completed prior to the repaving due to be done in the spring.

Councilman Sexsmith inquired if the CCTV inspections will be done for the remainder of the sanitary sewer systems and stated concern the drainage issues are declining throughout the town.

Mr. Matlack addressed Councilman Sexsmith's inquiry.

Councilman Weber inquired the amount of rainfall this project is being engineered for.

Mr. Matlack responded the plan is to double up the pipes to get additional capacity.

Councilman Weber asked what the rainfall in inches and the year storm event that is being planned for this project.

Mr. Matlack stated there is no target planned. The plan is to increase the capacity to reduce the frequency of issues.

Councilman Weber addressed concerns this project would have to be done again over the next few years if the new system cannot manage large rainfall.

Mayor Fox stated the point is to reduce the number of incidents where there are drainage issues.

Mr. Matlack mentioned if the town is looking to increase capacity, then the drainage would need to be redirected and installing pipes to bypass the system in place now which would create a much more extensive project.

Councilman Bonnell inquired what the current slope from the high point to the outfall at Sylvan Lake and is the new proposed slope.

Mr. Matlack stated the current slope varies but is less than half a percent and stated he was uncertain about the exact elevation; however, it is approximately one or two percent.

Councilman Bonnell asked how many linear feet of pipe will be needed.

Mr. Matlack responded approximately 1,000 feet.

Mr. Bonnell inquired what is the invert for the outfall.

Mr. Matlack responded he was uncertain, but it can vary between .2% to .5%.

Councilman Gubitosi inquired if the 20-year lifespan to bond for this project can be increased to 30 years.

Ms. Humphrey and Mr. Mannino explained the cost lifespan of the project is prepared by Bond Counsel.

Councilman Gubitosi inquired if there will be any grant funding to support this project.

Ms. Humphrey replied there is no grant funding for this project of which she is aware.

Mr. Matlack also stated there is minimal grant funding for this type of project and none that he is aware of at this time.

2023 Daily, Weekly and Seasonal Beach Badge Pricing and Sales:

Mayor Fox began the workshop discussion and explained the yearly beach badge sale process and discount pricing period.

Mayor Fox proposed to continue with the discount from \$80.00 to \$60.00 for the month of December and cut the discount from January to March to just the month of January.

Councilman Gubitosi asked the CFO about the 2022 Beach Utility appropriations and revenues.

Mr. Mannino addressed Councilman Gubitosi's inquiries.

Public Comments on this Workshop:

In Person:

Nancy Meadow, 805 Beach Avenue, expressed disappointment on the workshop items for this evening.

ZOOM: None

MINUTES APPROVAL

ON MOTION by Fox/Sexsmith to approve the Council Business Meeting Minutes of October 25, 2022.

ROLL CALL:

AYES: Bonnell, Gubitosi, Sexsmith, Weber, Mayor Fox

NAYS: None

ABSENT: None

ABSTAIN: None

APPROVED

Mayor Fox opened Public Comments for the Beach Avenue Drainage Workshop at Ms. Humphrey's suggestion.

In Person:

Thomas J. Coan, 612 Third Avenue, inquired if the pictures shown during the presentation were recent and what type of material will be used for this project.

Mr. Matlack responded he was not sure of the exact time the pictures were taken, but believes they were recent photos and stated the materials being used are not finalized yet.

Ed Pizza, 200 Third Avenue, stated this is a worthwhile project and complemented the Police Department.

ZOOM: None

Public Comments on Agenda Items:

In Person:

Thomas J. Coan, 612 Third Avenue, voiced opinions about Resolution 2022-261 for CCTV and stated removing ordinances 2022-18 and 2022-19 was justified.

Rich Despina, 600 Third Avenue, thanked Ms. Humphrey for answering several bill lists inquires earlier this afternoon.

Nancy Meadow, 805 Beach Avenue, complained about library expenses being on the bill list.

Ms. Humphrey explained the library expenses are charged out of the library budget.

ZOOM: None

ORDINANCE INTRODUCTION(S):

ORDINANCE 2022-15

AN ORDINANCE DELETING CHAPTER 258: “HOTELS” AND AMENDING CHAPTER 450: “ZONING” OF THE BOROUGH’S REVISED GENERAL ORDINANCES TO PROHIBIT HOTELS AND MOTELS IN THE BOROUGH.

Councilman Weber stated he spoke to many residents during the campaign regarding hotels and motels and clarified this will not affect Bed and Breakfast establishments and feels this will protect the town by preventing a large hotel chain from building hotels in the Borough.

Councilman Gubitosi asked the Attorney to provide a summary of this ordinance.

Ms. Malamut explained this ordinance prohibits hotels and motels entirely in the town and must go through a determination hearing after introduction by the Land Use Board.

Councilman Gubitosi made several other inquiries regarding variances and restrictions pertaining to hotels and motels.

Ms. Malamut addressed Councilman Gubitosi’s inquiries.

Councilman Sexsmith stated this ordinance is unfortunate as it will need to go through the Land Use Board and will once again most likely be inconsistent.

Mayor Fox stated this ordinance will potentially create use variances in which a combined board was supposed to reduce and feels the chance of a large hotel chain building a hotel in the Borough is miniscule. Mayor Fox stated if this ordinance moves to adoption, the Borough will have the notoriety of being the only town on the Jersey Shore that prohibits hotels and motels and does not feel this will make the Borough appear as an welcoming community.

Councilman Weber addressed his concerns as to why he is opposed to having hotels and motels in the Borough and is happy to be banning this use.

ON MOTION by Gubitosi/Bonnell to introduce Ordinance 2022-15.

ROLL CALL:

**AYES: Bonnell, Gubitosi, Weber
NAYS: Sexsmith, Mayor Fox
ABSENT: None
ABSTAIN: None**

Mayor Fox does not feel this is an appropriate ordinance and the feels the Council did not give the conditional hotel/motel plan created by the Borough Planner adequate discussion and feels this is a disservice to the public.

INTRODUCED

ORDINANCE 2022-16

AN ORDINANCE SUPPLEMENTING THE BOROUGH’S REVISED GENERAL ORDINANCES WITH NEW CHAPTER 147 (PREVIOUSLY RESERVED) ENTITLED “BUSINESS INSURANCE REGISTRATION” TO IMPLEMENT NEW STATE LAW REQUIRING OWNERS OF BUSINESSES AND RENTAL PROPERTIES TO MAINTAIN CERTAIN INSURANCE COVERAGES.

Councilman Gubitosi had the following inquiries:

- **How is the Borough going to identify rental owners?**
- **How will these individuals be identified?**
- **How will the Borough track or enforce this ordinance?**
- **Can the Mercantile application include the collection of the insurance paperwork?**
- **Does the owner and the renter have to supply a fee?**

Ms. Humphrey addressed Councilman Gubitosi’s inquiries.

- **A module will be put into the current database for the Code Officer to track the property and business owners.**
- **The Code Enforcement Office will be managing enforcements.**
- **Mercantile Licenses are a different ordinance and not affiliated with ordinance.**

ON MOTION by Fox/Sexsmith to introduce Ordinance 2022-16.

Councilman Bonnell voted no and stated there has been a big push to assist businesses on Main Street and feels this is a nuisance fee to business owners.

Councilman Gubitosi agreed with Councilman Bonnell however will vote yes because there have been costs incurred to set up a tracking system.

Ms. Humphrey stated this ordinance is the boiler plate for municipalities and the Borough lowered the fee from \$50.00 to \$25.00.

ROLL CALL:

AYES: Gubitosi, Sexsmith, Weber, Mayor Fox
NAYS: Bonnell
ABSENT: None
ABSTAIN: None

INTRODUCED

BOND ORDINANCE 2022-17

BOND ORDINANCE PROVIDING FOR VARIOUS DRAINAGE IMPROVEMENTS ALONG BEACH AVENUE AND BRADLEY BOULEVARD LOCATED IN THE BOROUGH OF BRADLEY BEACH, APPROPRIATING \$400,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$380,000 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.

Councilman Gubitosi questioned the proposal amount in the ordinance.

Ms. Humphrey and Mr. Mannino addressed this inquiry.

ON MOTION by Fox/Sexsmith to introduce Ordinance 2022-17.

ROLL CALL:

AYES: Bonnell, Gubitosi, Sexsmith, Weber, Mayor Fox

NAYS: None

ABSENT: None

ABSTAIN: None

INTRODUCED

ORDINANCE ADOPTION(S):

ORDINANCE 2022- 14

AN ORDINANCE AMENDING CHAPTER 450: "ZONING" OF THE BOROUGH'S REVISED GENERAL ORDINANCES TO INCLUDE A NEW SECTION ENTITLED "DEVELOPMENT FEES"

ON MOTION by Fox/Sexsmith to open the public hearing for Ordinance 2022-14.

ROLL CALL:

AYES: Bonnell, Gubitosi, Sexsmith, Weber, Mayor Fox

NAYS: None

ABSENT: None

ABSTAIN: None

Public Comment on Ordinance 2022-14:

In Person: None

ZOOM: None

ON MOTION by Fox/Sexsmith to close the public hearing and adopt for Ordinance 2022-14.

ROLL CALL:

AYES: Bonnell, Gubitosi, Sexsmith, Weber, Mayor Fox

NAYS: None

ABSENT: None

ABSTAIN: None

ADOPTED

COMMUNICATIONS:

- **Recreation Board Resignation Memo for Julie Nutaitis.**

CONSENT AGENDA RESOLUTIONS:
2022-251 Bill List for November 22, 2022.

2022-252 Approval of a Lien Redemption in the amount of \$23,354.55 for 400 Main Street.

2022-253 Approval of Tax and Sewer Overpayment Refunds for 602 Fletcher Lake Avenue in the amount of \$1,058.60.

2022-254 Authorizing Gazebo Deposit Rental Fee Refunds each in the amount of \$250.00 to Linda Pedersen and Cynara DeOliveira.

2022-255 Approval of an On-Premises Raffle License 2022-7 for Saint Teresa of Calcutta Parish.

ON MOTION by Fox/Weber to Approve the Consent Agenda Resolutions.

ROLL CALL:

AYES: Bonnell, Gubitosi, Sexsmith, Weber, Mayor Fox

NAYS: None

ABSENT: None

ABSTAIN: None

RESOLUTIONS ADOPTED

RESOLUTIONS:

2022-256 Governing Body Certification of the 2021 Audit.

Conversation ensued amongst the Council, Ms. Malamut, Mr. Mannino, and Ms. Humphrey regarding adoption of this resolution at the December meeting in order to review and converse with the Auditor.

ON MOTION by Fox/Sexsmith to adopt Resolution 2022-256.

ROLL CALL:

AYES: Gubitosi, Sexsmith, Weber, Mayor Fox

NAYS: None

ABSENT: None

ABSTAIN: Bonnell

ADOPTED

2022-257 Establishing the Seasonal Beach Badge prices and sale dates for 2023.

Councilman Sexsmith confirmed the price and sale dates for the 2023 beach badges.

ON MOTION by Fox/Sexsmith to adopt Resolution 2022-257.

ROLL CALL:

AYES: Bonnell, Gubitosi, Sexsmith, Weber, Mayor Fox

NAYS: None

ABSENT: None

ABSTAIN: None

ADOPTED

2022-258 Approval of the 2023 SCAT Agreement.

ON MOTION by Fox/Sexsmith to adopt Resolution 2022-258.

ROLL CALL:

AYES: Bonnell, Gubitosi, Sexsmith, Weber, Mayor Fox

NAYS: None

ABSENT: None

ABSTAIN: None

ADOPTED

2022-259 A Resolution authorizing Window Contracts.

Councilman Weber inquired the purpose for this resolution.

Ms. Humphrey explained the resolution is to establish the Borough went over the dollar threshold with certain contractors but did not meet the bid threshold. Ms. Humphrey went over the contractors' services at Councilman Weber's request.

Councilman Bonnell suggested a better description of a Window contract in the next resolution of this type.

ON MOTION by Fox/Sexsmith to adopt Resolution 2022-259.

ROLL CALL:

AYES: Bonnell, Gubitosi, Sexsmith, Weber, Mayor Fox

NAYS: None

ABSENT: None

ABSTAIN: None

ADOPTED

2022-260 Approval of Membership Participation in the Buy Board National Purchasing Cooperative Program.

ON MOTION by Fox/Sexsmith to adopt Resolution 2022-260.

ROLL CALL:

AYES: Bonnell, Gubitosi, Sexsmith, Weber, Mayor Fox

NAYS: None

ABSENT: None

ABSTAIN: None

ADOPTED

2022-261 Authorizing CCTV Pipeline Rehabilitation services through National Water Main Cleaning Company via State Cooperative Contract.

Councilman Gubitosi confirmed with Ms. Humphrey this is to video cam all the Sanitary Sewer lines within the Borough.

Councilman Gubitosi inquired if this was done approximately five years ago.

Gerald Freda of Leon S. Avakian confirmed it was not.

Councilman Weber inquired if the video process is to determine if the Borough can line the pipes from inside as opposed to replacing them.

Mayor Fox stated if there are portions of the sewer that do not show a significant amount of wear, it should be considered.

Ms. Humphrey confirmed the benefits of doing the CCTV services.

ON MOTION by Fox/Sexsmith to adopt Resolution 2022-261.

ROLL CALL:

AYES: Sexsmith, Mayor Fox

NAYS: Bonnell, Gubitosi, Weber

ABSENT: None

ABSTAIN: None

RESOLUTION FAILED

2022-262 Resolution in response to the results of the Non-Binding Referendum Question on the November 8, 2022 General Election ballot to consider the future of 319 LaReine Avenue.

Councilman Gubitosi agrees the Borough needs to move forward with this property, however suggested changing the language of the resolution to have a workshop with the public to explore ideas before moving forward to give the Borough Administrator a better direction.

Conversation ensued amongst Mayor Fox, Ms. Humphrey, and Councilman Gubitosi on how to present different options through workshopping with the public.

ON MOTION by Fox/Sexsmith to adopt Resolution 2022-262.

Councilman Bonnell voted no and stated he would prefer a workshop before adopting this resolution.

ROLL CALL:

AYES: Sexsmith, Mayor Fox
NAYS: Bonnell, Gubitosi
ABSENT: None
ABSTAIN: Weber

RESOLUTION FAILED

ANNOUNCEMENTS: None

MAYOR AND COUNCIL REPORTS:

Councilman Bonnell:

- Gave weekly Fire and First Aid reports.
- Congratulated Bob Napoli of the Fire Department for their approved State Grant funding.
- Wished everyone a Happy Thanksgiving.

Administrator Humphrey addressed the following:

- Railing repair at Fletcher Lake.
- Riley Park Bandshell power washing.
- Update on Sanitary Sewer Phase II
- CME did a utility pole survey.
- Beach Avenue Drainage study.
- Lake Terrace Park ADA Improvements.
- Park Place Avenue
- Fire Department Grant Award
- Shared Service Agreement for the Stormwater Outfall at Sylvan Lake.
- Collective Bargaining Agreements compliance reviews.
- Fletcher Lake Bench replacements
- 2018-2021 Health Benefit corrections
- Payroll assessment review
- 2023 Budget process

Councilman Gubitosi:

- The Fletcher Lake Commission is excited about the new garbage/recycling receptacles and benches for the broader area.
- Sylvan Lake Commission is requesting to speak with the Borough Administrator to discuss updates on the activities taking place in and around Sylvan Lake.
- Inquired when the 2023 Budget will be shared with the Council.

Ms. Humphrey and Mr. Mannino responded the Budget will be presented to Council in January.

Councilman Sexsmith:

- Gave the weekly Police Activity Report.
- Wished everyone a Happy Thanksgiving.

Councilman Weber:

- Mentioned the boat crash that occurred a few weeks ago and commended how all the departments worked together.
- Councilman Weber, Councilwoman Elect Jane DeNoble, and Shade Tree Commissioner Nick Kosarych attended a continuing education course on tree pruning hosted by the Sea Girt Shade Tree Commission and the Sea Girt Conservancy.
- On the Environmental Commission front, the Energy Aggregation bid was not successful for November and will go out to bid again in February.
- Councilman Weber suggested on behalf of the Shade Tree Commission purchasing new recycling receptacles at Sylvan Lake in the future.
- Mr. Weber inquired if the Mayor has a replacement for the vacancy on the Shade Tree Commission.

Mayor Fox responded he received a recommendation from the Chair a week ago and will follow up on this.

- Mr. Weber spoke about the contention amongst Council.
- Councilman Weber thanked everyone that congratulated him on his election win and stated he is accepting apologies for those who said terrible things about him that were not true during the election process.
- Suggested not placing political signs in planting strips during election campaigns.
- Mentioned the conduct after an election and closing out campaign bank accounts. Mr. Weber addressed the Mayor about not closing his campaign account.

Mayor Fox responded there are several candidates that did not close out their accounts and further explained, it is difficult to close out a campaign bank account.

Mayor Fox also spoke about the Strong Mayor form of government and adding and removing items on the agenda.

Mayor Fox:

Election day happened on November 8th. Congratulations to our Congressional, County, and Local Elected Officials. I believe there is one Council re-count underway. Additionally, as you know, an important Non-Binding Referendum question on the 319 LaReine Avenue Church property was settled.

We celebrated Veterans Day on November 11th. Patrolman Rafiq Pickett was honored and will be our Memorial Day honoree. Patrolman Pickett was a graduate of Neptune High School, Brookdale Community College, and New Jersey State University. His twenty-one-year service in the U.S. Air Force National Guard was exemplary. We are lucky to have him. I will recognize another Veteran and Council President Tim Sexsmith who represented the Council with me at this important ceremony.

On October 27th there was a press conference/award and recognition ceremony at the Fire House. The Department generously gave back proceeds raised from their Annual 5K Run. Residents, our new School Superintendent, Michael Heidelberg, the eighth grade class and teachers, along with Senator Vin Gopal attended with a generous contribution to the Fire and EMS team.

On Sunday, October 30th, we had a “Trunk or Treat” event at the Municipal parking lot, followed by the annual Halloween Parade, costume contest, and cider and donuts sponsored by the Bradley Beach Fire Department. Great crowds, great participation, and a great set of volunteers.

We are planning for our annual Bonfire on Friday evening, November 25th. We are hoping for good weather to re-establish this Bradley Beach tradition. Sunday is our annual tree lighting. We are keeping a close eye on the weather; it is not looking great right now. We will keep you posted. An important report was issued by our Tax Assessor, Erik Aguiar, the Bradley Beach 2023 REASSESSMENT REPORT. It is a very informative document. The average value of a property for 2023 is almost 20%. In keeping with the promise of “affordability,” we have managed to keep the spend level down, very important. We have made significant reductions in the rate of spend level increases in the last 2 years; and we will continue this focus.

We are moving forward with Fletcher Lake bench replacement and shoreline maintenance at Sylvan Lake. Meetings, communications, and actions are ongoing.

We are progressing with the final laterals on the Phase II Sewer Project. I am happy to report the much anticipated curb and driveway apron work on Second and Third Avenue is in process. We are also applying asphalt.

Many of the Borough employees attended the N.J. League of Municipalities Annual Conference last week. There were some great courses and vendor information. A few highlights we will be pursuing :

- A very agile sidewalk street sweeper we can use in inclement weather.
- A lightning warning system we may be able to deploy with Avon and Ocean Grove
- A 911 system
- Our next meeting is December 13th.

Mayor Fox participated in a lock-down drill with the Police Department today and stated he was extremely impressed with the Police Department and the Elementary School.

Public Comment:

In Person:

Thomas J. Coan, 612 Third Avenue, complimented the Council for voting down resolution 2022-261 looking forward to the workshop for 319 LaReine Avenue and mentioned the Mayor’s campaign account.

Mr. Coan inquired who wrote Ordinance 2022-18 complained about the language in Ordinance 2022-18 and stated he filed suit with the town previously for placing items on the agenda during the meeting.

Ms. Humphrey stated one of the Borough Professionals wrote the Ordinance.

Thomas McGuire, 319 LaReine Avenue, inquired if the work to fix the church is going to continue and if the fences are going to stay.

Ms. Humphrey responded the work has been completed and clarified the work being done was to protect the asset, not repair the Church and stated the fences will be taken down.

Mr. McGuire inquired when the Borough will start tracking the rental properties and when will the fees begin.

Mayor Fox replied there is more work to be done on this process before the tracking begins and Ms. Humphrey responded the fees will begin in January.

Rich Despina, 600 Third Avenue, thanked whoever is responsible for the catch basins on Hammond and Third Avenue. Expressed his opinion regarding the Election Debate, and mentioned the recent tree removal on Third Avenue.

Mayor Fox clarified the trees were diseased and needed to be removed.

Mary Backstrom, 218 Fourth Avenue, mentioned the contention amongst the Council regarding the Audit.

Mayor Fox explained the delay in the Audit.

Linda Duffy, 312 Brinley Avenue, congratulated the Election winners and wished everyone a Happy Thanksgiving.

Ms. Duffy inquired about the Sewer Lines, Ordinance 2022-17, 319 LaReine Avenue, and Beach revenues.

Valerie McCaffery, the lead producer for the movie “Here’s Yanni” being shot in the town stated she spoke to the neighbors in the filming area to create a better filming process and requested permission from Council to finish the movie.

Mea Molin, 302 Fourth Avenue, inquired about the fee amount to hold events at the Recreation Center.

Ms. Humphrey explained and clarified the fee scale options to rent the recreation center.

Ms. Molin expressed concerns regarding contention amongst and mentioned the residency issue that came up during the election campaign.

Eileen Shissias, 112 Fourth Avenue, mentioned debris that needs to be cleaned on Fourth Avenue and stated she would like Bradley Beach to be the only town that prohibits hotels and motels.

Nancy Meadow, 805 Beach Avenue, expressed complaints regarding:

- **ZOOM participants not being acknowledged.**
- **The Calendar Photo Contest.**
- **The new website format.**

Kathy Martin, 410 Bradley Boulevard, expressed concerns regarding traditions in the town not being continued.

ZOOM: None

EXECUTIVE SESSION: None

ADJOURNMENT:

ON MOTION by Fox/Sexsmith to adjourn at 9:40 p.m.

ROLL CALL:

AYES: Bonnell, Gubitosi, Sexsmith, Weber, Mayor Fox

NAYS: None

ABSENT: None

ABSTAIN: None

THE COUNCIL BUSINESS MEETING ADJOURNED AT 9:40 P.M.


Erica Kostyz, RMC, CMR
Municipal Clerk