

“GOD BLESS AMERICA”

REGULAR MEETING

MARCH 20, 2018

A Regular Meeting of the Mayor and Council of the Borough of Belmar held on the above date at 6:00 PM at the Belmar Municipal Building, 601 Main Street.

PRESENT: Mayor Doherty (arrived at 6:28 p.m.), Councilman Brennan, Councilman Walsifer, Councilman Magovern, Councilwoman Nicolay, Borough Attorney Greg Cannon, Esq., Business Administrator Colleen Connolly, and Borough Clerk April Claudio

ABSENT:

The Borough Clerk stated “Adequate notice of this meeting has been provided to The Coast Star, the official newspaper of the Borough of Belmar, and the Asbury Park Press on December 7, 2017 notice of this meeting was prominently posted on the bulletin board of the Municipal Building and filed with the Clerk of the Borough of Belmar.

PLEDGE OF ALLEGIANCE

MOMENT OF SILENCE: Our troops and their families

WORKSHOP DISCUSSION:

- Plastic Bags
 - o Council member Brennan stated the Environmental Commission has been working to try to reduce the use of plastic bags in businesses. Long Beach and Stafford Township have passed ordinances prohibiting the use of single use plastic bags. Feels Belmar should be the first town in Monmouth County to do the same.
 - o Council member Magovern asked if there is any new science to help with breaking down the bags. Council member Brennan stated there are some bio-degradable bags but they only breakdown under certain circumstances.
 - o Council member Walsifer asked Council member Brennan if he wanted to do a total ban or charge a fee. Council member Brennan stated some of the businesses he spoke to felt it would be better to ban than charge. The other towns did a total ban.
 - o Council member Walsifer asked about penalties. Ms. Connolly stated the Long Beach ordinance does have penalties in place.
 - o Council member Brennan stated the ordinance wouldn't prohibit paper bags.
- Brandywine Redeveloper's Agreement
 - o Ms. Connolly stated representatives from Brandywine are going to present a plan for a new Borough Hall. A lot of employees were here to show their support. Would do a public-private partnership with the developer. The concept proposal is for a mixed-use building, a parking deck, a new Borough Hall and a new gymnasium. The mixed-use building pilot payment would offset any debt service to the Borough, therefore, meaning no impact to the tax payers.
 - o Steve Rizzo from Brandywine, architect Keith Kauffman, and their attorney presented the concept plans.
 - Where Borough Hall sits now would be a five-story building with commercial space on the first floor and 206 residential units. Behind the building towards River Avenue would be a five-story parking garage connected to the apartments and new Borough Hall. The new three-story Borough Hall would be where the Arts Council building sits now. The Arts Council would move into an Art Gallery on Main Street in the new building. Next to the new Borough Hall would be a regulation size gymnasium.
 - o Council member Magovern and Mr. Kauffman discussed the proposed glass on the gym.
 - o Council member Walsifer noticed the gym is not on public land. Ms. Connolly stated it is on the old Elks Lodge property and we are in discussions with that property owner to obtain the land. Council member Walsifer asked for more details of the apartments. Mr. Rizzo stated mostly one and two bedrooms but it would depend on a market study. Council member Walsifer asked how many parking spaces would be in the parking deck. Ms. Connolly stated 520 spaces.
 - o Council member Nicolay asked if it would be an opening parking lot. Ms. Connolly stated it would be open parking but some tags for residential units only.
 - o Council member Brennan was concerned about giving the Arts Council space for the concerts and other events they have. Ms. Connolly stated this will be an opportunity to give them a true

space to address all their needs.

- Council member Brennan stated there is no question we need a new Borough Hall and this proposal is very attractive. However, the proposal is two stories higher than anything else on Main Street. Concerned about lack of sunlight and changing the environment of this end of town. Doesn't want to say yes and see more people coming in for five stories creating a canyon effect.
- Council member Walsifer had the same concerns. Traffic studies and infrastructure studies will need to be done. Concerned about the number of residential units and the impact on the school. Asked why Borough Hall is smaller than what we have now. Ms. Connolly stated it will be smaller but better laid out. Mr. Kaufmann stated they will meet with departments to find out what their needs are which may change the size of the building. Council member Walsifer was also concerned about a fire truck accessing the parking garage and the impact the residential units would have on the volunteer First Aid Squad.
- Captain Cox stated the police department fully supports the project and bringing the department up to code with current technology.
- Robbin Kirk, CFO, stated we have always talked about the Borough Hall property being used for development at some point. Have had a lot of expenses over the last few years putting band aids on this building and there will be a lot more coming down the pike. This property could be a huge ratable to help with the Borough's finances.
- Council member Magovern asked if there would be a restaurant. Mr. Rizzo stated no, mostly professional, retail, service and galleries.
- Council member Walsifer asked about timing and staging of the project. Ms. Connolly stated we've talked about putting Borough staff in temporary spaces and doing shared services so that everything could be demolished and built all at once.
- Mike Campbell, DPW Director, stated he can't get electricity to the outside of this building because of so many squirrels living in the roofs, have sealed the roof many times and constantly have to replace ceiling tiles and have had mold issues. The building is a challenge and the heat is a huge challenge. Police Department has security issues and is not large enough for them.
- Ms. Connolly stated the employees deserve to work in a building that is comfortable and safe. She would like the Council's authorization to move forward with a developer's agreement, the full design of the plans, public input, and meetings with staff.
- Council member Walsifer stated he cannot vote on this yet but does agree we need a new Borough Hall.
- Ms. Connolly stated there would be no vote, she would just like to move forward with more discussions with the developer and come before the council with a full presentation in a few months.
- Council member Brennan stated he wants to say yes but something needs to be done to address the size of the building to make him feel comfortable.
- Council member Nicolay stated it is needed and is glad to hear the Arts Council is being taken care of.
- Council member Walsifer felt a new plan should be submitted before any decisions are made.
- Council member Magovern stated he is in favor of moving forward and seeing what they come up with.

- 10th Avenue Roundabouts

- Mr. Campbell, Director of Public Works, stated the roundabouts could be removed and replaced with four-way stop signs. Can't plant flowers and bushes there because people run them over. Feels it would be safer and more appealing to the residents. Could have both of them out in a week.
- Council member Magovern asked if the stop signs for the south end of town have been purchased yet. Mr. Campbell stated he has them, he just needs the ordinance done to give him the okay to put them up.
- Council member Walsifer asked Captain Cox if there any statistics on them. Captain Cox stated he would have to look into it but feels the roundabouts are confusing. The police department is all for removing them.
- Vicky Renner, 1106 D Street, stated they look neglected and had wondered why. Felt they could have added charm to the town. Could see an increase in trucks going down 10th Avenue if they are removed. If we keep them, there is a way to make them beautiful.
- George Komitas, DPW, stated they do try to maintain it and its just used as a garbage pit.

PETITIONS: None

APPROVAL OF MINUTES: Council member Nicolay made a motion to approve the minutes of the March 6, 2018 meeting, which was seconded by Mayor Doherty and approved by the following vote:

AYES: Magovern, Walsifer, Nicolay and Doherty

ABSTAIN: Brennan

REPORTS OF COUNCIL:

Council member Magovern: At the last meeting it was discussed that the wages for the lifeguards was so low that lifeguards were going to other towns. The starting wage is \$10.65, Sea Girt is \$10.20, Asbury \$10, Spring Lake \$10.93. We are right there in the mix. Last Saturday the SSS Juneau was discovered in the bottom of the Pacific Ocean. Four Belmar people died on the Juneau, was glad to hear the ship was finally found. May 5th at 10 am the Doughboy Statue will be taken down to go in for repairs. Should be back up in July with a rededication ceremony. DPW has been cutting down limbs, branches and trees that are dangerous. Report potholes to DPW. Brookdale Community College won the national championship in men’s basketball. Manasquan girls’ basketball team won the state championship.

Council member Walsifer: Congratulated the Mayor on his new position and wished him luck.

Council member Brennan: Marching with the Band in the St. Patrick’s Day Parade is a highlight of his year. DPW and Police do a great job on this day. ANJEC report has an article on Belmar trying to reduce the use of plastic bags.

Council member Nicolay: Plastic bags used for newspapers are better to use for picking up after dogs. Arts Council has a great exhibit. Summer Camp sign ups have started.

Mayor Doherty: Today he was voted to be appointed the Executive Director of the Casino Control Commission by CREDA. They invest on redevelopment of Atlantic City and tourism. Because of this he will have to step down as Mayor. April 10th will be his last Council meeting. Per state statue the Council President would become Mayor which is Council member Magovern. The four remaining members of the governing body would have to select a new member of the council as well.

PUBLIC SESSION: Public Session on resolutions only on the Agenda. We will continue to have a Public Session at the end of this meeting.

None

Mayor Doherty made a motion to close the public session, which was seconded by Council member Brennan and approved unanimously.

RESOLUTIONS:

The Mayor shall abstain from voting on the following Resolutions by reason of his or her “General Ineligibility” as provided by Belmar Ord. No. 9-5.

Council member Magovern offered the following resolution for adoption, **2018-57, RESOLUTION AUTHORIZING PAYMENT OF BILLS**, which was seconded by Council member Nicolay and approved by the following vote:

AYES: Magovern, Walsifer, Brennan and Nicolay

PAYMENT OF BILLS: certification that the vouchers listed on the warrant register numbering 1859 thru 1944 are as follows and comply with requirements of State Law and Borough Ordinance as to content and form, that proper and sufficient appropriations exist for the payment to be made and that there is legal authority as provided in N.J.S. 40A: 5-17(a)(1) for the payment to be made.

01	General Account	\$149,374.72
03	Grant Account	\$54,315.00
05	General Capital Account	\$388,201.03
11	Water/Sewer Account	\$75,512.10
21	Beach Utility Account	\$32,061.88
55	Trust Fund Account	\$58,955.60
61	Tourism Development Account	\$703.75
Total:		\$759,184.08

Council member Magovern offered the following resolution for adoption, **2018-58, RESOLUTION AUTHORIZING SALE OF PERSONAL PROPERTY AT AUCTION**, which was seconded by Council member Brennan and approved by the following vote:

AYES: Magovern, Walsifer, Brennan and Nicolay

Council member Magovern offered the following resolution for adoption, **2018-59, RESOLUTION PURSUANT TO N.J.A.C. 5:30-14.4 ET SEQ. CHANGE ORDER NUMBER THREE FOR THE RE-BID OF THE MAIN STREET STREETSCAPE PROJECT**, which was seconded by Council member Brennan and approved by the following vote:

AYES: Magovern, Walsifer, Brennan and Nicolay

ORDINANCES: None

PUBLIC SESSION:

George Komitas, 111 Third Avenue, wished the Mayor good luck. He has done a lot for the town, for him personally and for the DPW. Supports the new building, this building is hard to maintain.

Council member Brennan stated the Belmar School has a play this weekend, Alice in Wonderland.

Vicky Renner, 1106 D Street, had hoped developers would have stayed to hear her comments. The proposal doesn't have a small town feel and charm to it. Doesn't feel it is pedestrian friendly. Asked if there would be a tax exemption. Ms. Connolly stated they would likely do a payment in lieu of taxes.

Sherri Russo, 1218 Briarwood, stated she will miss the mayor and wished him luck. Asked about summer camp registration.

Tom Dilberger, 1000 River Road, wished the mayor good luck. Felt Council member Brennan should focus on Belmar and not what other towns and states are doing about plastic bags. Advised Council member Magovern that that lifeguards said they are having a hard time getting people to pass the test which is the problem not the money. Suggested DPW not speed down the streets when there isn't a lot snow creating potholes. If police need more room put up sub stations around town like there used to be. A five-story building is not going to be good.

Mike Campbell, 7th Avenue, congratulated the Mayor. From DPW and as a resident thanked him for holding the line. His leadership during and after Sandy was commendable. Wished him all the best.

Mark Kirschenbaum, West Belmar, stated a resident got a letter from a town official that a mistake was made on their assessment during the revaluation and now they have been reassessed higher. Asked if the revaluation was done how could this have happened 8 weeks ago.

Dee Anderson, Terrace Road, following up on concerns she had raised at last night's Planning Board meeting regarding the marina on Fifth Avenue. One issue is the backup beeper on the forklift being excessive and loud. Doesn't believe a backup beeper is required per OSHA. There are alternatives to a beeper.

Captain Tina Scott on behalf of the police department thanked the Mayor for his years of support and being an advocate for them.

Martha Marselko, North Blvd., thanked the Mayor for his commitment and leadership. Specifically, the Lake Como pipe. Also thanked DPW for the path around the lake.

Luis Pulido, 305 8th Avenue, congratulated the Mayor. This town has come a long way.

Mayor Doherty made a motion close the public session and adjourn the meeting, which was seconded by Council member Brennan and approved unanimously.

Respectively submitted,

April Claudio
Municipal Clerk