

MAYOR AND COUNCIL

AGENDA

DECEMBER 7, 2021

6:00 PM

PRESENT: Mayor Mark Walsifer, Councilman Thomas Brennan, Councilman James McCracken, Councilman Thomas Carvelli, Council President Patricia Wann, Borough Attorney Patrick Varga, Business Administrator Edward Kirschenbaum and Borough Clerk April Claudio

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 2, 2020 and 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, Doug Deicke and Kenneth Entwistle

WORKSHOP DISCUSSION:

- Environmental Commission gave a PowerPoint presentation on water bottle filling stations they would like to see installed on the boardwalk.
- Ed Russo, 800-910 River Road Redevelopment Project, gave a PowerPoint presentation on his proposal. Original proposal was presented in March. Some changes were made based on feedback given. The proposal now complies with parking. There will be 477 parking spaces, 120 of them available for public use. There will be two buildings with a courtyard in the middle. The one building will have a restaurant space and a small retail space. The apartments throughout will be one and two bedrooms. Both buildings would be four stories at the street sides but go up to five stories in the middle. Ordinance 2021-36 is on the agenda for first reading to amend the seaport redevelopment plan to allow for five stories on this parcel only. They will have a traffic study done and will comply with Borough, DEP and SMRSA requirements.
 - o Councilwoman Wann was concerned about the access driveways and creating traffic. Mr. Russo stated they could add an access driveway out to 8th Avenue if DOT requires it.
 - o Jen Beahm, Borough Planner, explained the changes to the redevelopment plan related to Ordinance 2021-36. Only change is to the height and permitted uses.
 - o Councilman McCracken pointed out the height limit in the plan is going from 52 to 60.
 - o Gerald Buccafusco, 5th Avenue, asked to give public comment, however Mr. Varga stated public comment will be on the second reading of the ordinance.
 - o Mayor Walsifer allowed public questions to the developer. Maria Rondinaro, 1246 Pinetree, asked how the required number of parking spaces decreased. Mr. Russo stated they reduced the overall number of units.

PETITIONS: None

APPROVAL OF MINUTES: Councilman Carvelli made a motion to approve the November 9, 2021 minutes, which was seconded by Councilman Brennan and approved by the following vote:

AYES: Wann, Brennan, Carvelli and McCracken

ABSTAIN: Walsifer

REPORTS OF COUNCIL:

Councilman Carvelli: DPW did a nice job with the holiday lights and tree lighting. MCSPCA polar plunge was successful. Attended a 5G wireless seminar at the League of Municipalities conference.

Councilman McCracken: Menorah lighting was a nice event. Holiday lights look great. Flagpole issue brought up at last meeting is being taken care of. One of the flag poles doesn't have a light so DPW is looking into how to add one. The other light was fixed.

Councilman Brennan: Today is Pearl Harbor Day. Christmas tree lighting and holiday concert was outstanding. Mayor's Ball was fantastic. Belmar Cares concert was well attended. Kudos to Chief Scott for addressing the cars at 7-Eleven.

Councilwoman Wann: Belmar Cares concert was terrific. ADA Committee is looking for new members.

Mayor Walsifer: DPW did a great job making the town look festive. Reminded everyone to sign up for the holiday home decorating contest and Santa toy delivery.

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

Councilman Brennan made a motion to close the public session, which was seconded by Councilwoman Wann and approved unanimously.

CONSENT AGENDA - RESOLUTIONS:

All matters listed in the Consent Agenda are considered to be routine by the Borough Council and will be enacted by one motion. There will be no separate discussion of these items. If discussion is desired, that item will be removed from the Consent Agenda and will be considered separately.

Councilman Brennan offered the following resolutions for adoption:

- No. 2021-237 **RESOLUTION AUTHORIZING PAYMENT OF BILLS**
- No. 2021-238 **RESOLUTION OF THE MAYOR AND COUNCIL OF THE BOROUGH OF BELMAR, COUNTY OF MONMOUTH, STATE OF NEW JERSEY, ACCEPTING THE REQUEST FOR THE EARLY TERMINATION OF THE LEASE AGREEMENT WITH HILARY COLANDUONI, 10TH AVENUE FREEZE OUT, LLC**
- No. 2021-239 **RESOLUTION AUTHORIZING THE PAYMENT OF UNCLAIMED CHECKS IN THE BELMAR MUNICIPAL COURT TO THE BOROUGH OF BELMAR**
- No. 2021-240 **RESOLUTION ESTABLISHING A RISK MANAGEMENT CONSULTANT**
- No. 2021-241 **RESOLUTION APPROVING ELECTION OF DEPARTMENTAL OFFICERS FOR THE FIRE DEPARTMENT 2022**
- No. 2021-242 **RESOLUTION APPOINTING SPECIAL POLICE OFFICERS FOR 2022**
- No. 2021-243 **RESOLUTION ACCEPTING SHADE TREE GRANT**
- No. 2021-244 **RESOLUTION TO AUTHORIZE ADDITIONAL WORK FOR THE MAIN STREET STREETScape PROJECT**
- No. 2021-245 **RESOLUTION AUTHORIZING THE MAYOR AND BOROUGH CLERK TO ENTER INTO A SHARED SERVICE AGREEMENT BETWEEN THE BOROUGH OF BELMAR AND THE COUNTY OF MONMOUTH FOR ITAX MAP/COLLABORATION CETNER SYSTEM (TAX MAP CONVERSION AND MAINTENANCE SERVICES)**
- No. 2021-246 **RESOLUTION AUTHORIZING REFUNDS**
- No. 2021-247 **RESOLUTION AWARDED CONTRACT FOR ENCODER REGISTERS, COLD WATER METERS AND RADIO FREQUENCY METER INTERFACE UNITS**
- No. 2021-248 **RESOLUTION AUTHORIZING THE TRANSFER OF FUNDS FROM APPROPRIATIONS**

Seconded by Councilman Carvelli and approved by the following vote:

AYES: Wann, Brennan, McCracken, Carvelli and Walsifer

ORDINANCES:

ORDINANCE 2021-35 *Second Reading & Public Hearing*

ORDINANCE OF THE MAYOR AND BOROUGH COUNCIL OF THE BOROUGH OF BELMAR, COUNTY OF MONMOUTH, STATE OF NEW JERSEY, AMENDING AND SUPPLEMENTING CHAPTER XXIII OF THE BOROUGH CODE ENTITLED "RECYCLING PROGRAM" IN ORDER TO REGULATE PLASTIC BAGS, POLYSTYRENE FOAM CONTAINERS AND PLASTIC STRAWS BY BUSINESSES

Public: None

Councilman Brennan made a motion to close the public hearing, which was seconded by Councilwoman Wann and approved unanimously.

Councilwoman Wann offered Ordinance 2021-35 for adoption, which was seconded by Mayor Walsifer and approved by the following vote:

AYES: Wann, Brennan, McCracken, Carvelli and Walsifer

ORDINANCE 2021-36 *First Reading & Introduction*

ORDINANCE BY THE BOROUGH COUNCIL OF THE BOROUGH OF BELMAR IN THE COUNTY OF MONMOUTH, STATE OF NEW JERSEY AMENDING THE SEAPORT REDEVELOPMENT ZONE

Mayor Walsifer offered Ordinance 2021-36 for first reading and introduction, which was seconded by Councilman Carvelli and approved by the following vote:

Councilman Brennan voted No. He agreed the property needs to be redeveloped but feels if the ordinance is approved it will create a slippery slope. The plan proposed is nice but is too big.

Councilwoman Wann voted No. She agreed with Councilman Brennan. She was also concerned about traffic.

Mayor Walsifer voted Yes. He felt the ordinance should go to the Planning Board for their comments and then we should have the public hearing to get the public's comments.

Councilman McCracken voted Yes. He stated he has concerns about the developer's project but felt the ordinance is only for first reading. He also wanted to hear from the public at the second reading.

Councilman Carvelli voted Yes. He wanted to get the Planning Board's feedback and have the public hearing. He pointed out the Council could always table the ordinance at the next meeting.

ORDINANCE 2021-37 *First Reading & Introduction*

ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER III TOURISM DEVELOPMENT COMMISSION OF THE REVISED GENERAL ORDINANCES OF THE BOROUGH OF BELMAR, IN THE COUNTY OF MONMOUTH, NEW JERSEY, SECTION 3-6.69, TOURISM FEE ASSESSMENT

Councilman Carvelli offered Ordinance 2021-37 for first reading and introduction, which was seconded by Councilman Brennan and approved unanimously.

PUBLIC SESSION:

Mark Levis, 904 13th Avenue, felt Ordinance 2021-36 was rushed and should be discussed in January. Mr. Varga advised Mr. Levis he could comment on the ordinance at the public hearing. Mayor Walsifer stated this ordinance and the proposal have been on going for two years. Mr. Levis suggested looking into other areas of the redevelopment plan that may need to be amended. Mayor Walsifer stated our Planner is doing that already.

Cheri Russo, 1218 Briarwood Road, was concerned the Council has their mind made up on Ordinance 2021-36 before hearing the public comments.

Gail Haim, 707 10th Avenue, questioned the height of the proposed project. Jerry Freda, Borough Engineer, stated they will have to be in compliance with the 60 ft. height limit should they go before the Planning Board.

Maria Rondinaro, 1246 Pinetree, asked if there is an option for the Council to allow public comment after the workshop session. Mr. Varga explained the law.

Sandra Caputo, Surf Avenue, agreed with Ms. Russo.

Katrina Clapsis, B Street, stated she doesn't think the redevelopment project is a bad idea. She also explained there will be many future meetings where there will be ample public comment.

Ed Russo, Developer, appreciated the public comments. He questioned why there is concern about the five stories and how it affects Belmar in a negative way.

Joe McEvoy, 700 Main Street, stated he likes the redevelopment proposal as a enter piece to town, but we don't want to be like Long Branch

Gene Creamer, 4th Avenue, stated DPW did a great job with the lights. He questioned the Broad C part of Flame's liquor license. Mr. Varga will look into it in more detail for him.

Councilman Brennan made a motion to close the public session and adjourn the meeting, which was seconded by Councilwoman Wann and approved unanimously.

Respectively submitted,

April Claudio
Municipal Clerk