

**MAYOR AND COUNCIL  
AGENDA**

**APRIL 7, 2020**

**6:00 PM**

Mayor Mark Walsifer, Council President Thomas Brennan, Councilman James McCracken, Councilman Thomas Carvelli, Councilwoman Patricia Wann, Borough Attorney Jerry Dasti, 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 4, 2019 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

**WORKSHOP DISCUSSION:**

Mayor Walsifer stated we are keeping in touch with County and State officials regarding COVID-19. We have stopped summer rentals from taking occupancy until Memorial Day weekend. We are not sure what we are going to do with the beaches yet. Mr. Kirschenbaum thanked the community, specifically Pat Hutchinson, Sharon Russell Fowler, Antoinette Rose, Terri Lynch and Johanna Roper Robinson for making cloth masks. Also thanked John Hutchinson for making face shields for first responders. Belmar Elementary School donated the plastic for the face shields. We are seeking donations of prewashed cotton, thread, sewing pins, twist ties, buttons, thin elastic, and vacuum filters. The staff is working shifts to keep government going.

Mayor Walsifer stated we will be appointing a new CFO and Christine Manolio will become an hourly assistant. New CFO will work one day a week. Also appointing a Financial Consultant who will be doing some of the work. This will cost about the same we were paying Christine. Will actually save some money versus hiring a full time CFO because we won't have to pay benefits and pension. Christine will help with payroll and going electronic with payroll. Mr. Kirschenbaum stated Christine is only permitted to work 25 hours a week and was hoping to have staff to assist her, but the staff was not cross trained to do that. She will be helping the new CFO with cross training staff as well. Our HR person retired and has also not been replaced. A full time CFO would cost more money.

Mayor Walsifer stated there have been emails on both sides of Ordinance 2020-18, regarding the SID. There is a value to having a SID, but changes need to be made to make it more efficient. The SID needs to work with the Borough more and new trustees need to be put in place. Councilman Carvelli stated the consensus is to pull the ordinance off the agenda because with COVID-19 and the affect it is having on the businesses it is not a good time to do this ordinance. He hopes the current BBP will use what resources they have to assist the businesses during this time. Councilman Brennan agreed and added that the SID assessment is like a tax and it should be used efficiently. Also thinks the number of Board members should be slimmed down to help make them more efficient. Councilwoman Wann agreed. Councilman McCracken stated we introduced this ordinance to get public feedback which we did. He agreed we need to allow time for the businesses to recover before moving forward with this change. Mayor Walsifer suggested doing a special meeting on a Saturday when we can hold a physical public meeting again with all the people that pay into the SID.

Councilman Carvelli asked how we are doing with procuring PPEs. Mr. Kirschenbaum stated we have purchased respirators from a vendor in North Jersey. We are working on getting what we can. The first responders have implemented procedures, the staff is working on shift schedules, we have been disinfecting all facilities and staff has been provided wipes and hand sanitizer. Councilman Carvelli asked if there have been any issues enforcing social distancing. Chief Scott stated there have not been. Councilman Carvelli asked if we are preparing for possibly State or Federal aid. Mr. Kirschenbaum stated we have been documenting everything. Mayor Walsifer stated we are working on getting information to businesses regarding grant opportunities.

**PROCLAMATIONS:** CHILD ABUSE PREVENTION MONTH

**PETITIONS:** None

**APPROVAL OF MINUTES:** Councilman Brennan made a motion to approve the minutes of the March 17, 2020 meeting, which was seconded by Councilman McCracken and approved unanimously.

**REPORTS OF COUNCIL:**

Councilman Carvelli: OEM, Police and DPW have been doing a great job. Hopes the BBP will help the

businesses. Believes the new CFO will be an adequate fit.

Councilman McCracken: Shade Tree Commission is reviewing the current ordinance for possible changes. Arbor Day plans will need to be revised. Housing Authority is doing cleaning and advising tenants to stay in their units. Asked everyone to keep them in their thoughts and prayers because many of them are lonely and isolated. Appreciates all the work the Borough has been doing and the informative social media posts. Suggested removing the charge for advertising on the Route 35 sign for a month to help promote the businesses.

Councilwoman Wann: Thankful for the social media posts as well since she has been quarantined for a month. A lot of residents are online and encouraged everyone to reach out to their neighbors who are alone. Everyone is working hard to take care of the community. Thanked the Mayor and Council for listening to everyone's concerns.

Councilman Brennan: Thanked Mr. Kirschenbaum, Ms. Claudio, Mr. Campbell, Chief Scott and all the staff for keeping the town running. Encouraged everyone to support the restaurants still open. Suggested if someone orders food that they post pictures of it on social media as another way to promote the businesses. The NJ Food Council has issued a statement suggesting towns lift the ban on plastic bags, but they are a lobbying group using this pandemic to achieve their agenda.

Mayor Walsifer: Thanked all the staff and first responders. DPW is stepping up with cleaning all Borough facilities. Thanked the residents for social distancing which is helping to keep Belmar's COVID-19 cases low. Is pleased to announce the Ocean Avenue bridge work was completed a month early. Wished everyone a Happy Easter and Passover.

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

Brett Lomas, Ninth Avenue, spoke regarding the SACHEM Pond RDA resolution. He referenced a case regarding redevelopment which he thought the Mayor and Council should review. He was concerned about public parking being put back. Mayor Walsifer stated there will be public parking. Mr. Lomas asked about stormwater management. Mayor Walsifer explained the engineers will review that when plans are submitted. Mr. Lomas stated he would like to see a reduction in impervious coverage because too much coverage was a reason this property was put in a redevelopment zone. Mr. Dasti explained this process isn't over and the developer still needs to get approval from all outside agencies and the Planning Board. Mr. Lomas felt it was a mistake to allow development with too much impervious coverage. He would also like to ensure the emergency access lane is adequate. He felt all of these issues should be included in the RDA. He also wanted the Council to include green space and buffers in the RDA. He was also concerned about the tax breaks. Mayor Walsifer explained the tax structure which will create a lot more taxes for the town. Councilman McCracken explained the Planning Board will look at a lot of the issues Mr. Lomas raised. Mr. Lomas asked the Council to vote on this resolution separately. Mr. Carvelli informed Mr. Lomas that he will have the opportunity to have his concerns addressed at the Planning Board hearing.

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

Mayor Walsifer offered the following resolution for adoption:

**No. 2020-93 RESOLUTION OF THE BOROUGH COUNCIL OF THE BOROUGH OF BELMAR, COUNTY OF MONMOUTH, STATE OF NEW JERSEY, ACCEPTING AND AUTHORIZING EXECUTION OF A REDEVELOPMENT AGREEMENT WITH SACHEM POND, LLC**

Seconded by Councilman Carvelli and approved by the following vote:

AYES: Walsifer, McCracken, Carvelli and Wann  
NAYS: Brennan

Councilman Brennan stated he is not against redevelopment but feels this project does not have enough parking.

**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.

Mayor Walsifer offered the following resolutions for adoption:

**No. 2020-85 RESOLUTION AUTHORIZING PAYMENT OF BILLS**

**No. 2020-86 RESOLUTION ACCEPTING AND ADOPTING THE CENTRAL JERSEY MUNICIPAL**

**JOINT INSURANCE FUND'S 2020 SAFETY INCENTIVE PROGRAM**

- No. 2020-87 RESOLUTION AUTHORIZING REFUNDS**
- No. 2020-88 RESOLUTION APPOINTING A CERTIFIED MUNICIPAL FINANCE OFFICER**
- No. 2020-89 RESOLUTION AUTHORIZING A CONTRACT FOR FINANCIAL CONSULTING & ADVISORY SERVICES**
- No. 2020-90 RESOLUTION AMENDING THE MEMBERS OF THE TECHNICAL & DESIGN REVIEW COMMITTEE**
- No. 2020-91 RESOLUTION AUTHORIZING A TEMPORARY BUDGET**
- No. 2020-92 RESOLUTION APPOINTING SPECIAL POLICE OFFICERS FOR 2020**
- No. 2020-94 RESOLUTION ESTABLISHING A PERMIT PARKING AREA FOR OCEAN AVENUE CONCESSIONS IN THE BOROUGH OF BELMAR, MONMOUTH COUNTY, NEW JERSEY**
- No. 2020-95 RESOLUTION AUTHORIZING A CONTRACT FOR A HEARING OFFICER**

Seconded by Councilman Carvelli and approved by the following vote:

AYES: Walsifer, Brennan, McCracken, Carvelli and Wann

Mayor Walsifer stated a resident raised a concern about voting on ordinances for first reading as one vote. Mr. Dasti stated there is no issue with doing that.

**ORDINANCES: *First Reading & Introduction***

Mayor Walsifer offered the following ordinances for first reading and introduction, which was seconded by Councilman Brennan and approved by the following vote:

AYES: Walsifer, Brennan, McCracken, Carvelli and Wann

**ORDINANCE 2020-19**

**ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER XIX, TRAFFIC, VARIOUS SECTIONS, OF THE REVISED GENERAL ORDINANCES OF THE BOROUGH OF BELMAR, IN THE COUNTY OF MONMOUTH, NEW JERSEY**

**ORDINANCE 2020-20**

**ORDINANCE RESCINDING AND REPLACING CHAPTER XXXV, FLOOD DAMAGE PREVENTION OF THE REVISED GENERAL ORDINANCES OF THE BOROUGH OF BELMAR**

**ORDINANCE 2020-21**

**ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER XXIII, GARBAGE & WASTE, OF THE REVISED GENERAL ORDINANCES OF THE BOROUGH OF BELMAR, IN THE COUNTY OF MONMOUTH, NEW JERSEY**

**ORDINANCE 2020-22**

**ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER XI "PERSONNEL" "SEC. 11-3, SCHEDULES "D-E", FIXING AND DETERMINING SALARIES OF CERTAIN OFFICERS, POSITIONS AND EMPLOYEES OF THE BOROUGH OF BELMAR, IN THE COUNTY OF MONMOUTH, STATE OF NEW JERSEY**

**ORDINANCE 2020-23**

**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 POLYSTYRENE FOAM CONTAINERS AND PLASTIC STRAWS**

Councilman Brennan stated he would like the plastic straw ordinance amended to clarify that plastic straws can be made available to people who request them.

**ORDINANCES:** *Second Reading & Public Hearing*

**ORDINANCE 2020-09**

**CAPITAL ORDINANCE PROVIDING FOR THE ACQUISITION AND OUTFITTING OF A NEW STREET SWEEPER AND PICKUP TRUCK, AND APPROPRIATING \$283,000 THEREFOR, AUTHORIZED IN AND BY THE BOROUGH OF BELMAR, IN THE COUNTY OF MONMOUTH, NEW JERSEY**

Public Hearing: Gene Creamer, 4<sup>th</sup> Avenue, stated the street sweepers are only efficient when they can get close to the curb which never happens on his street. Suggested looking into alternate side of the street parking to increase efficiency. Mayor Walsifer stated the current street sweeper is too old to keep repairing which is why we need a new one.

Councilman McCracken made a motion to close the public hearing, which was seconded by Mayor Walsifer and approved unanimously.

Mayor Walsifer offered Ordinance 2020-09 for adoption, which was seconded by Councilman Brennan and approved by the following vote:

AYES: Walsifer, Brennan, Carvelli, McCracken and Wann

**ORDINANCE 2020-10**

**BOND ORDINANCE PROVIDING FOR IMPROVEMENTS TO 12<sup>TH</sup> AVENUE - PHASE III AND 15<sup>TH</sup> AVENUE - PHASE I, AND APPROPRIATING \$945,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$945,000 BONDS AND NOTES TO FINANCE A PORTION OF THE COSTS THEREOF, AUTHORIZED IN AND BY THE BOROUGH OF BELMAR, IN THE COUNTY OF MONMOUTH, NEW JERSEY**

Public Hearing: Joan Corallo, 12<sup>th</sup> Avenue, asked if this is for repaving. Mayor Walsifer stated it's for paving and curbing.

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

Councilman Brennan offered Ordinance 2020-10 for adoption, which was seconded by Councilman Carvelli and approved by the following vote:

AYES: Walsifer, Brennan, Carvelli, McCracken and Wann

**ORDINANCE 2020-11**

**ORDINANCE OF THE MAYOR AND BOROUGH COUNCIL OF THE BOROUGH OF BELMAR, COUNTY OF MONMOUTH, STATE OF NEW JERSEY, AMENDING AND SUPPLEMENTING CHAPTER 29 OF THE BOROUGH CODE ENTITLED "WATER-SEWER UTILITY DEPARTMENT"**

Public Hearing: None

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

Councilman Brennan offered Ordinance 2020-11 for adoption, which was seconded by Mayor Walsifer and approved by the following vote:

AYES: Walsifer, Brennan, Carvelli, McCracken and Wann

**ORDINANCE 2020-12**

**ORDINANCE OF THE BOROUGH OF BELMAR AMENDING THE REVISED GENERAL ORDINANCE CHAPTER 19: "TRAFFIC" TO DESIGNATE CERTAIN INTERSECTIONS AS MULTI-WAY "STOP INTERSECTIONS"**

Public Hearing: None

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

Mayor Walsifer offered Ordinance 2020-12 for adoption, which was seconded by Councilman Brennan and

approved by the following vote:

AYES: Walsifer, Brennan, Carvelli, McCracken and Wann

Councilwoman Wann made a motion to table Ordinance 2020-18, which was seconded by Councilman McCracken and approved unanimously.

**ORDINANCE NO. 2020-18**

**ORDINANCE OF THE MAYOR AND BOROUGH COUNCIL OF THE BOROUGH OF BELMAR, COUNTY OF MONMOUTH, AMENDING CHAPTER XXIV ENTITLED BELMAR SPECIAL IMPROVEMENT DISTRICT, OF THE GENERAL ORDINANCES OF THE BOROUGH OF BELMAR**

**ORDINANCE NO. 2020-17**

**ORDINANCE OF THE MAYOR AND BOROUGH COUNCIL OF THE BOROUGH OF BELMAR, COUNTY OF MONMOUTH, STATE OF NEW JERSEY, AMENDING AND SUPPLEMENTING CHAPTER XX ENTITLED "LICENSES-GENERAL" TO INCLUDE A NEW SECTION INVOLVING MOBILE FOOD VENDORS**

Public Hearing: None

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

Councilman Carvelli offered Ordinance 2020-17 for adoption, which was seconded by Mayor Walsifer and approved by the following vote:

AYES: Walsifer, Brennan, Carvelli, McCracken and Wann

**PUBLIC SESSION:**

Cheryl Russo, 1218 Briarwood Road, stated she has been helping with sewing masks and asked if the 3D printer from the makerspace can be used. Mayor Walsifer thanked her for helping. Mr. Kirschenbaum stated the printer was brought to John Hutchinson to use but it is a low-end printer.

Katrina Clapsis, 1304 B Street, stated she appreciates the Zoom meetings being held. The town is doing a great job. There is a great sense of community.

Karen Grau, 116 14<sup>th</sup> Avenue, agreed with Katrina. The meetings are great. Glad to hear summer rentals postponed but hopes we will enforce overcrowding.

Linda Sharkus, 4<sup>th</sup> Avenue, asked about the DOBCO deal. Mayor Walsifer stated their 45 days are not up yet but they have informed him they are closing to obtaining all contracts with the property owners.

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

Mayor Walsifer made a motion to offer the following resolution for adoption: **No. 2020-96, RESOLUTION AUTHORIZING EXECUTIVE SESSION**, which was seconded by Councilman Brennan and approved by the following vote:

AYES: Walsifer, Brennan, Carvelli, McCracken and Wann

Mayor Walsifer stated there will be no further business after the Executive Session.

Mayor Walsifer made a motion to adjourn the meeting, which was seconded by Councilman Brennan and approved unanimously.

Respectively submitted,

April Claudio  
Municipal Clerk