

## MAYOR AND COUNCIL

### AGENDA

MARCH 16, 2021

6:00 PM

Mayor Mark Walsifer, Councilman Thomas Brennan, Councilman James McCracken, Councilman Thomas Carvelli, Council President 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 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, Dennis Witkowski and Nancy Fox

### WORKSHOP DISCUSSION:

- Mediterranean Development
  - o Ed Russo and his architect Dean Marchetto gave a presentation on their proposal for the Belmar Motor Lodge/Waterview Pavilion site. The project consists of studio, one- and two-bedroom apartments, a restaurant with a rooftop bar, retail and a parking garage. Councilman Brennan was concerned about parking being underground and flooding. The buildings would be built to FEMA standards. Councilman Brennan asked if a hotel was considered for the site. They felt there was not a demand for a hotel based on their market study. Councilman Carvelli was concerned about the ratio of studio and one- and two-bedroom apartments. Questioned why there weren't more with two bedrooms. He asked about rental vs condo. They felt apartments were more in demand and more affordable. Councilman McCracken thought a condo/hotel option would be nice. Jen Beahmn, Borough Planner/Engineer, stated the proposal doesn't conform to the redevelopment plan because of the height and parking. Jerry Freda, Borough Engineer, stated there will need to be water/sewer improvements for the project. The redevelopment plan would have to be amended should the Mayor and Council decide to move forward with this project.
  - o Public:
    - Cheri Russo, 1218 Briarwood Road, suggested a stop light but that could not be done because the 8<sup>th</sup> and 10<sup>th</sup> Avenue stop lights are too close. She was concerned about flooding onto neighboring properties.
    - Lisa Miller, 314 5<sup>th</sup> Avenue, asked if a study on the water system was done. They will have to obtain all town and DEP approvals and will have to demonstrate the system is adequate or work with the Borough on improvements.
    - Gerald Buccafusco, 409 5<sup>th</sup> Avenue, sought clarification on access to the property.
- Ryan Dullea, Fire Administrator, gave an update on EMS services. The Borough is still on track to provide services April 1<sup>st</sup> with a paid and volunteer staff. Councilman McCracken felt there was a lot of misinformation out about the First Aid and suggested everyone read the letters posted on the website about it. He was disappointed the First Aid would not donate vehicles to the Borough.
- Lt. Mike Campbell announced the Easter Bunny would be visiting Belmar on March 27<sup>th</sup>.

PETITIONS: none

APPROVAL OF MINUTES: Councilman Brennan made a motion to approve the minutes of the March 2, 2021 meeting, which was seconded by Mayor Walsifer and approved by the following vote:

AYES: Brennan, McCracken, Wann and Walsifer

ABSTAIN: Carvelli

### REPORTS OF COUNCIL

Councilman Carvelli: Planning Board meets next week and has an application. TDRC looking at 11<sup>th</sup> Avenue project. Monmouth County is offering transportation for seniors to COVID vaccination appointments. Belmar has had a heavy social media presence, which is good.

Councilman McCracken: Website improvements are great. Housing Authority meets April 5<sup>th</sup>. Shade Tree Commission meets tomorrow. Discussed the new cannabis law. Mr. Dasti explained the Borough will be required to do something within 180 days if they choose.

Councilman Brennan: Harbor Commission met last week. The marina is getting a lot of improvements. Slip

rentals are going well. Environmental Commission to present the ERI to the Planning Board. Suggested the Council take into consideration, when discussing the cannabis laws, that 70% of Belmar voted in favor of it.

Councilwoman Wann: ADA and Parks Committee meet at the end of the month. Community Policing will start up the end of April.

Mayor Walsifer: Firemen did a great job at Westport fire. Thanked Lambros Komitas for rescuing a dog from the fire. Two portable bathrooms have been added to the boardwalk until the bathrooms open up.

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

Gene Creamer, 4<sup>th</sup> Avenue, felt in Resolution 2021-80 it should say Belmar Boulevard not Belmar Avenue.

Cheri Russo, 1218 Briarwood Road, asked for the cost to buy the first aid equipment. Mr. Dasti pointed out its in the resolution. She felt the cost was more than what the First Aid had asked for last year.

Councilwoman Wann made a motion to close the public session, which was seconded by Councilman Brennan 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 Carvelli offered the following resolutions for adoption:

**No. 2021-76 RESOLUTION AUTHORIZING PAYMENT OF BILLS**

**No. 2021-77 RESOLUTION AUTHORIZING REFUNDS**

**No. 2021-78 RESOLUTION AUTHORIZING NOTICE TO BIDDERS FOR FIFTH AVENUE CONCESSION/RESTAURANT ON BELMAR BOARDWALK**

**No. 2021-79 RESOLUTION OF THE BOROUGH COUNCIL OF THE BOROUGH OF BELMAR, COUNTY OF MONMOUTH, STATE OF NEW JERSEY, REJECTING THE SOLE PROPOSAL SUBMITTED FOR EMERGENCY MEDICAL SERVICES**

**No. 2021-80 RESOLUTION SUPPORTING THE NEW JERSEY DEPARTMENT OF TRANSPORTATION ROUTE 35, CR 18 (BELMAR AVENUE/16TH STREET) TO ROUTE 71/8TH AVENUE PROJECT**

**No. 2021-81 RESOLUTION AMENDING PETTY CASH FUNDS**

**No. 2021-82 RESOLUTION OF THE BOROUGH COUNCIL OF THE BOROUGH OF BELMAR, COUNTY OF MONMOUTH, STATE OF NEW JERSEY, ACCEPTING AND EXECUTION OF AN ASSET SALE AGREEMENT WITH BELMAR FIRST AID SQUAD, INC.**

Seconded by Councilwoman Wann and approved by the following vote:

AYES: Wann, McCracken, Carvelli, Brennan and Walsifer

Councilman Brennan offered **Resolution 2021-83, RESOLUTION OF THE BOROUGH COUNCIL OF THE BOROUGH OF BELMAR, COUNTY OF MONMOUTH, STATE OF NEW JERSEY, REJECTING ALL BIDS SUBMITTED WITH REGARD TO THE CONTRACT FOR EMS BILLING**, for adoption, which was seconded by Councilman Carvelli and approved by the following vote:

AYES: Wann, McCracken, Carvelli, Brennan and Walsifer

**ORDINANCES**

**ORDINANCE 2021-06** *First Reading & Introduction*

**ORDINANCE OF THE MAYOR AND BOROUGH COUNCIL OF THE BOROUGH OF BELMAR, COUNTY OF MONMOUTH, STATE OF NEW JERSEY, AMENDING AND SUPPLEMENTING CHAPTER XI ENTITLED "PERSONNEL" TO PROVIDE FOR ESTABLISHMENT OF A DONATED LEAVE APPLICATION PROCESS**

Mayor Walsifer offered Ordinance 2021-06 for first reading and introduction, which was seconded by Councilman Brennan and approved by the following vote:

AYES: Wann, McCracken, Carvelli, Brennan and Walsifer

**ORDINANCE 2021-03** *Second Reading & Public Hearing*

**ORDINANCE OF THE BOROUGH COUNCIL OF THE BOROUGH OF BELMAR, COUNTY OF MONMOUTH, STATE OF NEW JERSEY AMENDING AND SUPPLEMENTING CHAPTER 5 DEPARTMENT OF PUBLIC SAFETY**

Public Hearing: Gerald Buccafusco, 409 5<sup>th</sup> Avenue, asked about titles, the resolution listed in part c and if people are being hired. Mayor Walsifer stated they have hired one person to be the operations manager. Mr. Dullea stated he has a commitment from 19 people to be hired. Mr. Kirschenbaum stated the salary for EMT's is already in the salary guide. Mr. Buccafusco asked when the fees will be set by resolution. Mr. Dullea and Mr. Dasti are working on it for the next meeting.

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

Councilman Carvelli offered Ordinance 2021-03 for adoption, which was seconded by Councilwoman Wann and approved by the following vote:

AYES: Wann, McCracken, Carvelli, Brennan and Walsifer

**ORDINANCE 2021-04** *Second Reading & Public Hearing*

**ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER XIX, TRAFFIC, SECTION 19-10 TEMPORARY PARKING PROHIBITION FOR SNOW PLOWING AND REMOVAL, OF THE GENERAL ORDINANCES OF THE BOROUGH OF BELMAR**

Public Hearing: Gerald Buccafusco, 409 5<sup>th</sup> Avenue, felt the ordinance doesn't make sense and is confusing. Mr. Kirschenbaum felt it was self-explanatory. Mayor Walsifer stated it is the exact ordinance that was in place before it was changed a few years ago.

Linda Sharkus, 4<sup>th</sup> Avenue, felt it should emphasize that people with driveways should park in them.

Gene Creamer, 4<sup>th</sup> Avenue, suggested having odd and even streets tied to a day of the week.

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

Councilwoman Wann offered Ordinance 2021-04 for adoption, which was seconded by Mayor Walsifer and approved by the following vote:

AYES: Wann, McCracken, Carvelli, Brennan and Walsifer

**ORDINANCE 2021-05** *Second Reading & Public Hearing*

**ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER XIX, TRAFFIC, VARIOUS SECTIONS, OF THE GENERAL ORDINANCES OF THE BOROUGH OF BELMAR**

Public Hearing: none

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

Mayor Walsifer offered Ordinance 2021-05 for adoption, which was seconded by Councilman Brennan and approved by the following vote:

AYES: Wann, McCracken, Carvelli, Brennan and Walsifer

**PUBLIC SESSION**

Ed Lippincott, 305 4<sup>th</sup> Avenue, felt the proposal for the Motor Lodge property is massive. The site needs to be redeveloped but we don't need more apartments. Would like to see a hotel with a conference center.

John Walsh, 11<sup>th</sup> Avenue, asked for clarification on how much money the First Aid asked for last year. Mayor Walsifer stated they asked for \$70,000.

Brian Rushalski, 4<sup>th</sup> Avenue, asked about volleyball returning to the beach.

Bob Lynch, 319 9<sup>th</sup> Avenue, asked where all the First Aid Equipment will be stored. It will be stored at DPW and the 10<sup>th</sup> Avenue Pavilion.

Linda Sharkus, 4<sup>th</sup> Avenue, agrees with redevelopment but the proposal is too many units. Seems like it would be a traffic nightmare. She would like to see a walking bridge over Route 35.

John Turk, 105 6<sup>th</sup> Avenue, was opposed to paid parking at Silver Lake.

Cheri Russo, 1218 Briarwood Road, asked for clarification on the animal house ordinance.

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

Respectively submitted,

April Claudio  
Municipal Clerk