

“GOD BLESS AMERICA”

REGULAR MEETING

MARCH 15, 2016

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: Councilman Brennan, Councilwoman Nicolay, Councilwoman Keown-Blackburn, Borough Attorney George McGill Esq., Business Administrator Colleen Connolly, and Borough Clerk April Claudio

ABSENT: Mayor Doherty and Councilman Magovern

“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, 2015 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

SPECIAL PRESENTATIONS:

- Honoring Police Chief Thomas Palmisano
- Honoring Resident Mildred Piechota
- First Responder of the Month: Jack Leonard of the Belmar First Aid

PUBLIC BIDS:

- 13th Avenue food truck
 - o Bidders were: Diana Padilla, Hilary Colanduoni, Stephen Giovanni, Becker Family, Playa Bowls, Two Guys Pizza. Bidding started at \$1,500 per a month. The winning bid was made by Two Guys Pizza for \$7,200 per a month.

WORKSHOP DISCUSSION:

- Fracking and waste water
 - o Council member Keown-Blackburn stated there has been discussion about this in the press. Alicia Barzkowski spoke about fracking happening in bordering states and the affect it will have on NJ. She would like Belmar to be one of the towns being proactive to prevent fracking.
 - o Ms. Connolly stated the Council can do a resolution of opposition or an ordinance preventing this. She suggested we could see what other towns are doing.
 - o Council member Keown-Blackburn stated she did some research on who is allowing it and who is banning it.
- Lake Como Police services
 - o Ms. Connolly stated there will be two presentations. Rick Richardella and Christine Caruso from the Department of Community Affairs will be speaking. After they are done Captain Andrew Huisman will discuss how Belmar operates and how it would apply to a contract with Lake Como.
 - o Mr. Richardella gave a PowerPoint presentation that they previously presented to Lake Como’s Mayor and Council. The presentation was a study done on Lake Como’s police department. It was determined that 1.33 police officers are required to patrol Lake Como based on the number of calls they receive through dispatch. County’s formula says there should be 3.9 officers in Lake Como. It was also determined that 4.2 detectives would be required to do investigations for both Belmar and Lake Como. Belmar already has 4 and Lake Como currently has 0. The presentation also gave a cost analysis. He felt that Belmar could police both towns with 24 officers, currently there are 20. Lake Como has the budget increase on for a referendum at a special election next month. If that is voted down they would go through with the dissolution of the police department and accept Belmar’s offer.
 - o Ms. Connolly stated both presentations will be posted on the Borough’s website.
 - o Captain Huisman spoke about how Belmar would police Lake Como. He recommends 25 police officers. This would allow for the same policing given to Belmar residents to be given to Lake Como residents.
 - o Council member Nicolay asked if it would be a difficult transition taking over Lake Como. Captain Huisman stated Lake Como has more bars but would be policed in zones similar to Belmar.

- Council member Keown-Blackburn asked if our officers would need additional training. Captain Huisman stated most of his officers know the streets in Lake Como.
- Barry Depeppe – 5th & Main re-development proposal
 - Jennifer Burgess, attorney for Barry Depeppe and Sonny Loran of I2 Ventures. Their proposed redevelopment plan is at the corner of 5th and Main Street across the street from their most recent project on the old Havens and Hamptons site. The proposal is for a three story mixed use building. They wanted to give an overview of their proposed project to the Mayor and Council in the event they do move forward as the developer.
 - Barry Depeppe stated their proposal is similar in size to the building they built at 800 Main Street. It would include the parcels from Strollo’s all the way down the block to just before the Acropolis Diner. Would like some feedback from the Mayor and Council in hopes to come back in April to ask for approval to move forward.
 - Council member Brennan stated he likes all of the work they have done but doesn’t like the proposed architectural rendering for this new plan. He would like to see a design that is more broken up and lets more light in. He would also like to see Strollo’s stay.
 - Council member Keown-Blackburn asked if there could be more parking added.
 - Mr. Depeppe stated there would be 42 parking spaces on site and they would be adding 12 on 5th Avenue on the street.

PETITIONS: Tom Volker submitted a petition from the Belmar Business Partnership urging the Mayor and Council to look at bettering parking throughout town.

APPROVAL OF MINUTES: Council member Keown-Blackburn made a motion to approve the minutes of the March 1, 2016, which was seconded by Council member Brennan and approved by the following vote:

AYES: Keown-Blackburn, Brennan and Nicolay

REPORTS OF COUNCIL:

Council member Keown-Blackburn: Tomorrow is the senior luncheon. Winter walking is still going on in the gym on Tuesday and Thursday afternoons.

Council member Brennan: Belmar Drama Club is doing their annual production this weekend, Fame Junior.

Council member Nicolay: Belmar Summer Camp registration began tonight. Encouraged everyone to attend the Belmar Elementary school show. Mayor Doherty and Council member Magovern are at the St. Patrick’s Day celebration at the White House this evening.

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

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

CONSENT AGENDA:

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.

RESOLUTIONS BY CONSENT:

Council member Brennan offered the following resolutions for adoption:

**2016-62
RESOLUTION AUTHORIZING PAYMENT OF BILLS**

PAYMENT OF BILLS: certification that the vouchers listed on the warrant register numbering 65184 thru 65253 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	\$1,424,497.04
05	General Capital Account	\$152,774.51

11	Water/Sewer Account	\$18,504.93
15	Water/Sewer Capital Account	\$2,072.50
21	Beach Utility Account	\$161,523.02
23	Parking Utility Fund	\$45,585.45
31	Public Assist I Account	\$62.38
41	Dog License Account	\$1,464.00
55	Trust Fund Account	\$70,669.67
61	Tourism Development Account	\$150.00
Total:		\$1,877,003.50

2016-63
RESOLUTION AWARDING A LEASE AGREEMENT FOR THE PADDLEBOARD CLASSES

2016-64
RESOLUTION APPOINTING AND CONFIRMING LABOR ATTORNEY

2016-65
RESOLUTION AUTHORIZING SALE OF SUMMER TAXI OWNERS LICNESES AT AUCTION

2016-66
RESOLUTION APPOINTING AN ELECTRIC SUBCODE OFFICIAL AND INSPECTOR

2016-67
RESOLUTION REJECTING ALL BIDS FOR THE OCEAN AVENUE CURBING PROJECT

2016-68
RESOLUTION AUTHORIZING THE SUBMISSION OF A RECYCLING TONNAGE GRANT APPLICATION FOR THE BOROUGH OF BELMAR

2016-69
RESOLUTION AUTHORIZING THE TRANSFER OF APPROPRIATION RESERVES AS PERMITTED BY N.J.S.A. 40A:4-59

2016-70
RESOLUTION APPROVING DRIVERS OF FIRE APPARATUS FOR UNION FIRE COMPANY NO. 1 FOR 2016

Seconded by Council member Keown-Blackburn and approved by the following vote:

AYES: Keown-Blackburn, Brennan and Nicolay

ORDINANCES:

Second Reading & Public Hearing:

ORDINANCE NO. 2016-04

AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTERS XX LICENSES GENERAL AND XXVI HOUSING AND PROPERTY OF MAINTENANCE OF THE REVISED GENERAL ORDINANCES OF THE BOROUGH OF BELMAR, IN THE COUNTY OF MONMOUTH, NEW JERSEY

Public Hearing: Meloney Hunt, 222 15th Avenue, stated she is in support of the ordinance. It will help address the issues of chronic animal house issues and landlords that don’t want to be accountable for their properties and tenants.

Christine Cardellino, 510 15th Avenue, supports the proposed changes to help with the bad landlords but it doesn’t help those who are good landlords. Feels this ordinance would have ramifications with zoning and commercializing. Doesn’t think the mercantile license approach is the right approach and suggested looking into other options. There are other landlords in town that don’t violate the laws.

Mr. McGill stated the only imposition there would be on properties who don’t have problems is the mercantile license fee. This ordinance just creates a mechanism to revoke mercantile licenses and summer rental licenses from those who have animal house issues.

Vicky Renner, 1106 D Street, was confused by this ordinance and how it relates to the original animal house ordinance put in place 20 years ago. She felt there are simple ways to address any concerns.

Council member Brennan made a motion to close the public hearing, which was seconded by Council member Keown-Blackburn and approved unanimously.

Council member Keown-Blackburn made a motion to adopt ordinance 2016-04, which was seconded by Council member Brennan and approved by the following vote:

AYES: Keown-Blackburn, Brennan, and Nicolay

Prior to voting Council member Keown-Blackburn stated the language these days is awful. We do know that not all of the summer rentals are animal houses. It seems like most of the landlords who have these issues are absentee. Would like to encourage the mayor and the housing department meet with every landlord before the summer stressing what our rules are.

PUBLIC SESSION:

Vicky Renner, 1106 D Street, stated she read in the newspaper that Council member Magovern discussed changing the outdoor dining ordinance. She asked if there are any other properties in town besides hers that would be affected. She feels this falls under spot zoning. She talked about the history with her tenant Tulipanos and their demise because of numerous lawsuits filed against them by their neighbor.

Katrina Clapsis, B Street, asked for an update on the Lake Como outflow pipe. Ms. Connolly stated we got an executed grant agreement from the state last week. We will be moving forward over the next month with the bid process. Ms. Clapsis asked if the \$6 million bond was included in the debt statement. Ms. Connolly stated the entire amount was not required to be listed on the debt statement.

Tom Dilberger, 1000 River Road, discussed the redevelopment presentation earlier. He discussed all of the vacant storefronts. He does not like the idea of diagonal parking. He felt Lake Como is not thinking things through and there are other options for policing.

Janet Grosshandler, Seventh Avenue, thanked everyone who put together a great St. Patrick's Day parade and thanked the Mayor and Council for leading us into a strong family oriented community.

Christine Cardellino, 15th Avenue, stated there is a really bad speeding problem on 15th Avenue between D and E Street.

Mike Tardio, PBA Local 50, expressed his issues with the Lake Como police presentation. He feels it was full of lies. He felt Mr. Richardella should have stayed around to answer questions.

Joy DeSanctis, 101 Sixth Avenue, stated she is pro law enforcement. She felt this is Lake Como's problem and feels there are other options to reducing a budget that they could have looked into. She felt the presentation was a disservice to all law enforcement.

David Schneck, 302 C Street, stated he has seen the Lake Como police presentation twice now and still hasn't seen what's in it for Belmar. He asked how much money Belmar tax payers would save by doing this. Ms. Connolly stated the borough would receive a payment of \$914,000 which is 25% of Belmar's police budget paid by the tax payers.

Claire Deicke, 1017 14th Avenue, stated she was amazed the next morning after the parade on how there wasn't one speck of garage anywhere. Complimented DPW.

Mark Walsifer, 1011 Ocean Avenue, asked if anyone has considered mirroring ours and Lake Como's ordinances because Belmar has stricter ordinances and different ordinances than Lake Como. They also have 9 liquor licenses. Feels they should just give up the whole town to Belmar if they are that fiscally irresponsible.

Ms. Connolly stated if the contract proceeds these type of issues would be discussed and Lake Como is aware of it.

Mike Seebeck, 110 Second Avenue, asked if the contractor doing the Ocean Avenue curbing was required to perform to the standards of contract law. Ms. Connolly stated the vast majority of the cost was for DPW to do the work and materials.

Council member Brennan made a motion to close the public session and adjourn the meeting, which was seconded by Council member Keown-Blackburn and approved unanimously.

Respectively submitted,

April Claudio
Municipal Clerk