

**BELMAR
MAYOR AND COUNCIL
MEETING MINUTES**

APRIL 15, 2025– 6:30 PM

Mayor Gerald Buccafusco, Council President Maria Rondinaro, Councilman Mark Levis, Councilwoman Jodi Kinney, Councilwoman Caitlin Donovan, Acting Borough Attorney Thomas Hall, Business Administrator Kevin Kane and Municipal 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 11, 2024 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 and first responders and residents Mike Farber and Joseph Sanzio

Mayor Buccafusco stated the Fire Department did a great job fighting the fire on 13th Avenue.

PROCLAMATIONS: Arbor Day & Child Abuse Prevention Month

WORKSHOP DISCUSSION: None

PETITIONS: None

APPROVAL OF MINUTES: Mayor Buccafusco offered a motion to approve the minutes of the March 25, 2025 meeting, which was seconded by Councilwoman Rondinaro and approved unanimously.

REPORTS OF COUNCIL:

Councilwoman Donovan: April 26th there will be a Silver Lake cleanup. Received good news, the Army Corp of Engineers has stated there is funding for Silver Lake. Thank you to the Environmental Commission. The Tourism Commission is working with the Chamber of Commerce to spread Seafood Festival traffic around town. Working with Assemblywoman Donlon about the proposed beach access law to make it clearer. Continuing to work with the Silver Lake Committee on goals and grants. Thank you to our Fire Department and neighboring Fire Departments for all their hard work.

Councilwoman Kinney: Thank you to all the Fire Departments. Recreation summer program signups are on the website. Shade Tree Commission planted trees with children at St. Rose and Belmar Elementary School yesterday. May 8th the Environmental Commission and Shade Tree Commission are having a joint meeting. Easter Egg Hunt was rescheduled for this Saturday. Announced upcoming events from around the three schools. Skatepark Committee will have a booth at the Seafood Festival seeking donations. Belmar Porchfest proceeds will go to the skatepark as well. June 21st will be a Spend to Shred event fundraiser for the skatepark. There will also be a skatepark fundraiser in October.

Councilwoman Rondinaro: Announced upcoming library events. Belmar Woman’s Club has a scholarship for high school seniors. April 26th is the Chamber of Commerce Shop and Jam. Johanna Roper Robinson replaced Mary Lynch on the Belmar Housing Authority Board. Gave update on issues at the Belmar Housing Authority building. May 3rd is the Piano in Pyanoe Plaza dedication.

Councilman Levis: Thanked the Friendly Sons of Shillelagh, Police Department, Water Rescue, Lifeguards and D’Jais for a successful polar plunge for autism.

Mayor Buccafusco: Met with NJDEP and working with engineer to submit applications for the Third Avenue bathroom. The peeling paint along the curbs near 5th Avenue and Inlet Terrace will be addressed.

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 Buccafusco offered a motion to close the public session, which was seconded by Councilwoman Kinney 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 Levis offered the following resolutions for adoption:

- No. 2025-71 RESOLUTION AUTHORIZING PAYMENT OF BILLS**
- No 2025-72 RESOLUTION APPOINTING SPECIAL POLICE OFFICERS**
- No. 2025-73 RESOLUTION AUTHORIZING THE ACCEPTANCE OF THE COPS IN SHOPS
SUMMER SHORE INITIATIVE 2025 GRANT AWARD (Grant #AL- 25-07-02-01)**
- No. 2025-75 GREEN ACRES PROGRAM ENABLING RESOLUTION**
- No. 2025-76 RESOLUTION AUTHORIZING PERSON TO PERSON TRANSFER OF
PLENARY RETAIL CONSUMPTION LICENSE FOR TWO DAWGS, INC T/A
THE BOATHOUSE BAR AND GRILL, LICENSE NO. 1306-33-002-007**
- No. 2025-77 RESOLUTION AUTHORIZING AMENDMENT TO THE 2025 TEMPORARY
BUDGET**
- No. 2025-78 RESOLUTION AWARING A LEASE AGREEMENT FOR A MARINA BOAT
RENTAL CONCESSION**
- No. 2025-79 RESOLUTION AWARING A LEASE AGREEMENT FOR SURF CAMP
CONCESSION**
- No. 2025-80 RESOLUTION AUTHORIZING REFUND**

Seconded by Councilwoman Kinney and approved by the following vote:

AYES: Donovan, Kinney, Rondinaro, Levis and Buccafusco

RESOLUTIONS CONTINUED:

Mayor Buccafusco offered the following resolution for adoption, which was seconded by Councilwoman Rondinaro:

- No. 2025-74 RESOLUTION PERMITTING SPECIAL EVENTS AS PER BOROUGH
ORDINANCE 16-14.4**

Councilman Levis recused himself from the vote. Resolution was approved by the following vote:

AYES: Donovan, Kinney, Rondinaro, and Buccafusco

ORDINANCES:

ORDINANCE 2025-07 *Second Reading & Public Hearing*

ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER 19, TRAFFIC, SECTION 12, TIME LIMITS, OF THE REVISED GENERAL ORDINANCES OF THE BOROUGH OF BELMAR, COUNTY OF MONMOUTH, STATE OF NEW JERSEY, TO INCLUDE TIME RESTRICTED PARKING ON THE WEST SIDE OF MAIN STREET BETWEEN 11TH AVENUE AND 12TH AVENUE DURING CERTAIN HOURS.

Public Hearing: None

Councilwoman Kinney offered a motion to close the public hearing, which was seconded by Councilman Levis and approved unanimously.

Councilwoman Rondinaro offered Ordinance 2025-07 for adoption, which was seconded by Councilman Levis and approved by the following vote:

AYES: Donovan, Kinney, Rondinaro, Levis and Buccafusco

ORDINANCE 2025-08 *Second Reading & Public Hearing*

ORDINANCE OF THE BOROUGH COUNCIL OF THE BOROUGH OF BELMAR APPROVING AND ADOPTING AN AMENDMENT TO THE AMENDED REDEVELOPMENT PLAN FOR THE SEAPORT REDEVELOPMENT AREA

Public Hearing: Mike DeBlasio, 9th Avenue, also a member of Planning Board, gave his concerns about the projects associated with the plan and questioned how we get to this point. He questioned an ordinance in 2019 that was adopted and then replaced with a 2024 ordinance. Questioned why meetings weren't held with the developers to advise them they need to build according to the plan and provide affordable units.

Mayor Buccafusco explained that the Borough was to prepare an affordable housing plan in 2015, but it was never done. The 2019 ordinance was not legal at that time because there was no affordable housing plan. Not only did the Borough have to meet with the developers but also had to meet with Fair Share Housing. The Borough could have been sued by the developers and Fair Share Housing.

Adam Fiella, attorney representing Klein's Fish Market and Ollie Klein spoke about their concerns regarding parking in town because of the proposed projects. Was concerned about the loss of street parking near his business. Asked about the possibility of a parking garage and what happened to the parking fund. Also suggested looking into making reserved spaces in the Borough Hall parking lot available to the public at night. Would like the Borough to work with developer to come up with ways to add more street parking.

Mayor Buccafusco stated it costs \$35,000 per parking space to build a parking garage. It would alleviate Belmar's parking concerns, but we will need the land and money to do it. Will look at parking at Borough Hall to see how it's utilized. But nothing will be done as part of the redevelopment process.

Barry Lubin, 15th Avenue, stated the population has gone down 1000 people from 1980 to 2023. The increase in population from the projects will be good for the businesses.

Gene Creamer, 4th Avenue, gave his concerns on the proposed ordinance and advised some areas he thought needed to be corrected. Was concerned about the projects being added to the redevelopment plan without having CAFRA approval.

David Wolfe, 602 Sixth Avenue, asked if it will be on the developers to plead their case to the Planning Board for variances.

Ms. McManimon, Borough Redevelopment Counsel, advised the purpose of this ordinance is so there are no variances.

Mike DeBlasio asked follow up questions to comments made during the public hearing.

Councilwoman Rondinaro offered a motion to close the public hearing, which was seconded by Mayor Buccafusco and approved unanimously.

Mayor Buccafusco offered Ordinance 2025-08 for adoption, which was seconded by Councilwoman Rondinaro and approved by the following vote:

AYES: Donovan, Kinney, Rondinaro, Levis and Buccafusco

PUBLIC SESSION:

Edward Quigley, Virginia, spoke about beach umbrella safety. He would like a warning sign posted at each beach entrance about the dangers of umbrellas as well as on lifeguard stands.

Clare Hayner, 18th Avenue, thanked Council for addressing some of her repeated concerns from previous years.

Gene Creamer, 4th Avenue, stated his water bill doesn't have the meter readings on the bill.

Johana Robinson, 9th Avenue, spoke about the placement of brush. Suggested it be allowed to be placed in bins rather than on the curb or in the street.

Mayor Buccafusco offered a motion to close the public session and adjourn the meeting, which was seconded by Councilwoman Kinney and approved unanimously.

Respectively submitted,

April Claudio
Municipal Clerk