

**MAYOR AND COUNCIL  
MINUTES**

**FEBRUARY 4, 2020**

**6:00 PM**

**PRESENT:** Mayor Mark Walsifer, Council President Thomas Brennan, Councilman James McCracken, Councilwoman Patricia Wann, Borough Attorney Jerry Dasti, Business Administrator Edward Kirschenbaum and Borough Clerk April Claudio

**ABSENT:** Councilman Thomas Carvelli

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:**

- DOBCO redevelopment project
  - o Daniel Mladenovic, David DeConde, Doug McCoach gave a PowerPoint presentation on their redevelopment proposal for Main Street from 5<sup>th</sup> Avenue to 7<sup>th</sup> Avenue and west to Railroad Avenue. The proposal also includes relocation and reconstruction of a municipal building. The project would include a 108-room hotel with banquet/conference facilities, a promenade, 136 units for senior housing, additional commercial spaces, a space for the Arts Council, 235 residential units and parking garages. Also provides the possibility of a commuter ferry service.
  - o Councilman Brennan asked about 16<sup>th</sup> Avenue being a Brownfield site and how would it work for a municipal building to be built there. Mr. McCoach stated he is very familiar with developing on these sites and explained the cleanup process. Councilman Brennan stated 16<sup>th</sup> Avenue is a heavy trafficked road and was concerned how that would affect police and emergency services. Mr. McCoach stated he would do a traffic study and work with the County to determine the best options such as a traffic signal controlled by the Police Department.
  - o There would be 906 parking spaces placed in surface parking and parking garages.
  - o Councilman McCracken asked about a plan for Doughboy Park. Mr. McCoach stated they would not touch it except for tying it into the project. Councilman McCracken asked how traffic will be addressed. Mr. McCoach stated a traffic study will be done and they will work to ease traffic on 7<sup>th</sup> Avenue. Councilman McCracken asked about the ferry. Mr. McCoach stated there is a lot of interest by ferry lines, but details will have to be worked out with the operator.
  - o Councilwoman Wann asked if the aging infrastructure will be addressed. Mr. McCoach replied yes.
  - o Councilman Brennan asked about stormwater management. Mr. McCoach stated the standard is to treat water runoff on site. There is an opportunity for bio swells in the promenade. Can also capture a lot of water runoff on the green roofs.
  - o Mayor Walsifer stated this project will be looked at closely and discussed in greater detail. There will be no action taken tonight. There was another company that answered the RFP. We will reach out to them to see if they want to make a presentation. If we decide to move forward, we will name a developer and do a redevelopment agreement.

**PETITIONS:** None

**APPROVAL OF MINUTES:** Councilman Brennan made a motion to approve the minutes of the January 21, 2020 meeting, which was seconded by Councilwoman Wann and approved by the following vote:

**AYES:** Wann, Walsifer and Brennan

**ABSTAIN:** McCracken

**REPORTS OF COUNCIL:**

Councilman McCracken: Housing Authority met and welcomed a new commissioner. Shade Tree Commission has been revitalized.

Councilwoman Wann: Anthony Fontanez has made it to the fifth round on the Kid's Baking Challenge on the Food Network channel. Recreation Department is holding a three-week baseball clinic and tee ball.

Councilman Brennan: Announced Arts Council events.

Mayor Walsifer: This Sunday will be the appointment of Tina Scot as Police Chief, Michael Yee as Sergeant and James Groome as Patrolman. This Saturday is the Saint Vincent DePaul Society fundraiser.

**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

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.

Mayor Walsifer offered the following resolutions for adoption:

**No. 2020-47 RESOLUTION AUTHORIZING PAYMENT OF BILLS**

**No. 2020-48 RESOLUTION OF THE MAYOR AND COUNCIL OF THE BOROUGH OF BELMAR ESTABLISHING VARIOUS RECREATION FEES**

**No. 2020-49 RESOLUTION COMMEMORATING THE CENTENNIAL OF THE RATIFICATION OF THE 19<sup>TH</sup> AMENDMENT**

**No. 2020-50 RESOLUTION APPOINTING MEMBERS TO THE BELMAR SHADE TREE COMMISSION**

**No. 2020-51 RESOLUTION PERMITTING SPECIAL EVENTS**

**No. 2020-52 RESOLUTION OF THE MAYOR AND COUNCIL OF THE BOROUGH OF BELMAR ESTABLISHING FEES FOR THE USE OF TAYLOR PAVILION**

**No. 2020-53 RESOLUTION AMENDING RESOLUTION 2019-226 FOR THE AWARDING OF CONTRACT FOR IMPROVEMENTS TO TWELFTH AVENUE PHASE II**

Seconded by Councilwoman Wann and approved by the following vote:

AYES: Walsifer, Brennan, Wann and McCracken

**ORDINANCES:**

*Second Reading & Public Hearing on the following ordinances:*

**ORDINANCE 2020-07**

**ORDINANCE OF THE MAYOR AND BOROUGH COUNCIL OF THE BOROUGH OF BELMAR, COUNTY OF MONMOUTH, STATE OF NEW JERSEY, AMENDING AND SUPPLEMENTING CHAPTER 19 OF THE BOROUGH CODE ENTITLED "TRAFFIC", IN PARTICULAR SECTION 19-12 (PARKING TIME LIMITED ON CERTAIN STREETS)**

Public: None

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

Councilman Brennan made a motion to adopt Ordinance 2020-07, which was seconded by Councilwoman Wann and approved by the following vote:

AYES: Walsifer, Wann, Brennan and McCracken

**ORDINANCE NO. 2020-08**

**ORDINANCE OF THE MAYOR AND BOROUGH COUNCIL OF THE BOROUGH OF BELMAR, COUNTY OF MONMOUTH, STATE OF NEW JERSEY, DELETING IN ITS ENTIRETY CHAPTER XIII OF THE BOROUGH CODE ENTITLED "INTERLOCAL SERVICES PROGRAM"**

Public: None

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

Councilwoman Wann made a motion to adopt Ordinance 2020-08, which was seconded by Councilman Brennan and approved by the following vote:

AYES: Walsifer, Wann, Brennan and McCracken

**ORDINANCE NO. 2020-04**

**ORDINANCE OF THE MAYOR AND BOROUGH COUNCIL OF THE BOROUGH OF BELMAR, COUNTY OF MONMOUTH, STATE OF NEW JERSEY, VACATING ANY AND ALL INTEREST IT HAS IN AN EASEMENT AFFECTING BLOCK 137, LOT 1, BELMAR, NEW JERSEY**

Public: Mayor Walsifer explained this was an access easement that was vacated years ago but was never memorialized.

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

Councilwoman Wann made a motion to adopt Ordinance 2020-04, which was seconded by Mayor Walsifer and approved by the following vote:

AYES: Walsifer, Wann, Brennan and McCracken

**ORDINANCE NO. 2020-02**

**ORDINANCE OF THE BOROUGH COUNCIL, BOROUGH OF BELMAR, COUNTY OF MONMOUTH, STATE OF NEW JERSEY, CREATING NEW CHAPTER XLIII OF THE BOROUGH CODE ENTITLED "PLACEMENT OF SMALL CELL EQUIPMENT AND WIRELESS POLES IN THE PUBLIC RIGHT-OF-WAY"**

Public: Maria Rondinaro, 1246 Pinetree Way, asked if we are having more cellular use that we accept credit cards for beach goers. Mayor Walsifer stated that is not relevant to this ordinance but the Borough is still in negotiations to come up with a viable solution on the credit card issue.

Gene Creamer, 4<sup>th</sup> Avenue, asked where the protection is for property owners who own property near the public right of way. Mr. Dasti stated the work would be done on public property and would not affect property owners.

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

Councilman Brennan made a motion to adopt Ordinance 2020-02, which was seconded by Councilwoman Wann and approved by the following vote:

AYES: Walsifer, Wann, Brennan and McCracken

**PUBLIC SESSION:**

Katrina Clapsis, B Street, stated a couple of months ago there was discussion about combining bonds and notes and asked if it was completed. Mr. Kirschenbaum stated he will get a full explanation from the CFO Christine Manolio. Councilman McCracken suggested the explanation be provided at the next meeting.

John Walsh, B Street, asked how the bridge closure on Ocean Avenue will affect the Seafood Festival. Mayor Walsifer stated the County stated they are ahead of schedule and have said it will be open by then.

Angela Pheiffer, 319 5<sup>th</sup> Avenue, asked for an explanation on how many blocks will make up the redevelopment project. Mayor Walsifer explained it is from the bridge to 7<sup>th</sup> Avenue.

John Walsh Jr., B Street, asked how much say the Borough has in this project. Could the project happen if the Borough doesn't give up its property. He added the Seafood festival is the 15<sup>th</sup>-17<sup>th</sup> and if the bridge opens the 18<sup>th</sup> it is after the festival. Mayor Walsifer stated the bridge will be open the week before.

Francine Forte, 8<sup>th</sup> Avenue, asked for an update on the exercise programs. Mr. Kirschenbaum stated we are working on relocating all of the programs that were in the community center. We are looking at volunteers and the proper channels to hire instructors. Once we have it in place, we will be using Taylor Pavilion.

Mayor Walsifer 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