

**BOROUGH OF BRADLEY BEACH**

**REGULAR MEETING MINUTES**

**May 26, 2020 at 6:30 pm**

A regular meeting of the Mayor and Council of the Borough of Bradley Beach was held by means of communication equipment, N.J.S.A. 10:4-8(b), to include streaming services and other online meeting platforms and formal action will be taken on the above date.

Mayor Engelstad requested a moment of silence to remember the 11,081 New Jersey Residents who have passed from the COVID-19 crisis.

**CALL TO ORDER**

Mayor Engelstad opened the meeting with a salute to the flag.

Sunshine Law

The meeting has been noticed publicly according to the Open Public Meetings Act requirement for the “Annual Notice”, and posted on the official bulletin board.

**ROLL CALL 6:30 pm**

Present: Council: Bonnell (6:35 pm), Gubitosi, Sexsmith, Weber, Mayor Engelstad  
Borough Administrator David G. Brown II  
Chief Financial Officer Sandra Rice  
Borough Attorneys Gregory Cannon  
Municipal Clerk Erica Kostyz

Detective Lieutenant, Terry Browning gave credit to the Police Administration and the Police Department for all of their hard work throughout the pandemic crisis. He stated the Administration is keeping up to date on the situation with daily briefings and conference calls. Mr. Browning stated the Administration are sorting through the Executive Orders to determine what is applicable to Bradley Beach to answer questions and assist residents.

Mayor Engelstad thanked Lieutenant Browning for assisting in all of the Reverse 911 calls over the last several weeks.

**Workshop Discussions:**

**a.**

**ORDINANCE 2020-XX**

**AN ORDINANCE SUPPLEMENTING THE BOROUGH’S REVISED  
GENERAL ORDINANCES WITH NEW CHAPTER 328:  
“OVERCROWDING OF DWELLINGS” TO ESTABLISH AND  
REGULATE THE MAXIMUM OCCUPANCIES OF DWELLINGS  
WITHIN THE BOROUGH OF BRADLEY BEACH**

Borough Attorney Greg Cannon explained the drafted ordinance addresses regulation of Occupancy, Code Enforcement's role in violations, codifies existing regulations and addresses specific complaints. He stated this ordinance is meant to encompass the areas of occupancy in a resort community.

Mayor Engelstad inquired if this ordinance would fall under a consistent pattern of violations and not a one-time circumstance.

Mr. Cannon stated this is a complaint based ordinance.

Mayor Engelstad inquired if the first step with a complaint would be a call to the Police Department and asked the Police Chief if the town gets a lot calls with complaints of this nature.

Police Chief Guida answered no.

Councilman Bonnell stated the concern for occupancy is normal. He stated the Police Department does a good job and residents are mainly concerned with summer renters.

Councilman Gubitosi stated his hope with this ordinance is to give renters clearer guidelines to follow the Borough's policies and guidelines for the Police Department and Code Enforcement on how to handle consistent violations. Mr. Gubitosi stated he would like to see verbiage regarding fire safety.

Councilman Weber inquired the difference between a lot of people in a space making noise as opposed to too many people occupying a space that a certificate of occupancy allows for.

Mr. Cannon replied the ordinance addresses specific circumstances for homeowners that are not required to obtain a certificate of occupancy.

Councilman Weber inquired if the ordinance is pandemic related.

Mr. Cannon responded it is not.

Councilman Weber inquired if this ordinance will change empowerment of the Police Department if a complaint is reported during the weekend when Code Enforcement is not available.

Mr. Cannon responded no, this ordinance is specifically set up for the Code Enforcement Officer and residences that are overcrowded.

Councilman Sexsmith asked if this ordinance is for properties that periodically have large numbers of people in the residence and what will the enforcement process be during the weekends when Code Enforcement officer is not available.

Mr. Cannon confirmed that the ordinance is for properties with large numbers of people and the enforcement during the weekend is an Administrative decision.

**b. Daily Beach Badge Price Increase**

Mayor Engelstad explained the reasoning for increasing the Daily Beach Badge fee due to COVID-19 circumstances.

Chief Financial Officer, Sandra Rice reported the following:

- The number of Seasonal Badges sold and the amount of revenue generated to date due to those sales.
- Ms. Rice gave the figures needed to make up in revenue with the sale of daily badges and gave a comparison quotes of possible revenue if the daily badge fee was raised to \$12.00 (twelve dollars), \$14.00 (Fourteen dollars), or \$15.00 (fifteen dollars).
- She stated with the loss of Memorial Day due to the weather, the Borough has approximately eighty-one available days to sell daily beach badges assuming a full time opening of June 18<sup>th</sup> to Labor Day and gave the number of badges that would have to be sold per day at \$13.00 (thirteen dollars) to achieve the anticipated revenue for this year.
- Ms. Rice has been in discussion with the Administrator and the Police Chief regarding amount of daily beach badges the Borough will be allowed to sell per day.

Mayor Engelstad stated due to the minimum wage increase and other expenses for the beach and confirmed with Ms. Rice the daily badge rate would not need to be increased for a couple of years.

Councilman Sexsmith confirmed with Ms. Rice the increase in the daily badge rates will cover the minimum wage increases anticipated in the next couple of years.

Councilman Gubitosi stated he was under the impression the appropriations would be greater than the figures presented by Ms. Rice due to the COVID-19 safety related issues such as police patrol, sanitation support, additional signage and beach shower repair.

Ms. Rice responded in regards to police patrol the funds would appropriated from the Current Fund rather than the Beach Utility Fund.

Mayor Engelstad stated the Borough will be applying for reimbursement through the CARES Act for the expenses referenced by Councilman Gubitosi.

Administrator Brown explained how FEMA reimbursements and the County reimbursements will work.

Mayor Engelstad confirmed with Ms. Rice the Borough must still appropriate for Beach Utility costs even though a reimbursement is forthcoming.

Mayor Engelstad asked Ms. Rice's calculations include how much utilization of surplus will be used for the Beach Utility Beach Budget.

Ms. Rice replied she is trying to use a minimum amount of surplus to the Beach Utility Budget and cautioned the Council about adding any expenses to the Beach Utility Budget.

A conversation ensued between Ms. Rice and Council regarding the number of daily badges that would need to be sold in order to balance out this year's revenue.

Ms. Rice also explained while the Borough is ahead on the sale of seasonal badges as far as the revenue is concerned, but to take into consideration the maximum of occupancy applied to these calculations.

Councilman Gubitosi stated raising the daily badge fee will give the Borough a financial buffer to protect the surplus and avoid the risk of borrowing from other funds to balance the budget.

Mayor Engelstad agreed with raising the daily badge fee given the unique situation this year with the pandemic and stated by raising the fee now, the Borough would not have to raise the fee for the next couple of years and would not have to make the increase to offset the minimum wage increase.

Councilman Gubitosi stated the Borough can revisit the price next year assuming everything goes back to normal.

Councilman Weber stated if the daily badge fee is increased this year, he would like to revisit the price next year.

ON MOTION by Engelstad/Weber to approve the Special Council Meeting  
Minutes of May 5, 2020

ROLL CALL AYES: Bonnell, Gubitosi, Sexsmith, Weber, Mayor Engelstad  
NAYS: None  
ABSENT: None  
ABSTAIN: None

**APPROVED**

ON MOTION by Engelstad/Gubitosi to approve the Regular Meeting  
Minutes of May 12, 2020

ROLL CALL AYES: Bonnell, Gubitosi, Sexsmith, Weber, Mayor Engelstad  
NAYS: None  
ABSENT: None  
ABSTAIN: None

**APPROVED**

## **Administrative Report**

Administrator Brown gave a report on the following:

- Joining two national cooperatives to procure the services of Host Compliance, a short term rental platform, and civic plus a hosting contact manager platform. He stated these two platforms will assist in the process of short term rentals and a new website that will have a messaging function that will be able to post the same message on Social Media sites.
- Mr. Brown is in the process of establishing a small committee of experts with the assistance of the Bradley Beach Business Alliance, property owner, small businesses owner, Health Official, Code Official and the Police Chief or designee to develop a plan for re-opening Bradley Beach.
- At the request of the Governing Body, Mr. Brown, the Borough Attorney and the Code Officials are working on establishing restaurant and retail temporary permits.

Mayor Engelstad asked Mr. Brown if he has an idea of when retail stores will be able to re-open.

Mr. Brown responded re-opening will depend on the Governor's report next week.

Councilman Gubitosi commended Mr. Brown on his accomplishments establishing a grant portal and the enhanced website and web host portal that he is currently working on.

### **Public Comment on Agenda items:**

Thomas Coan, 612 Third Avenue, asked Mr. Cannon if the numbers listed in the Occupancy draft ordinance in the living and dining area are common numbers from another code and if children under 5 are counted as an occupant.

Mr. Canon responded the numbers are from the International Property Maintenance Code and stated he will look into children under five being counted.

Mr. Coan asked if it would be possible for the Code Officers to certify each unit.

Mr. Cannon responded he would check with Code Enforcement.

Mr. Coan stated he is in favor of looking at another price strategy for beach badges in 2021.

Mr. Coan asked Ms. Rice when the public will be able to view the line items for the beach budget.

Ms. Rice responded that will be up to the Mayor and Council.

Peter Sharpe, 301 Second Avenue, expressed concerns regarding the Shade Tree Ordinance up for introduction. He stated while there are a lot of good intentions with this ordinance, but feels

there is a lot of overreach of how homeowners manage their private property. He also expressed concerns about planting strips and asked if the Shade Tree Commission can plant trees in any and all planting strips.

Mr. Cannon responded yes, the Shade Tree Commission exercises the control of the shade trees in the right of way which includes the planting strips.

Mr. Sharpe expressed it is an unfair transfer of responsibilities from the Shade Tree Commission to the homeowners with regards to the maintenance of trees planted.

Mayor Engelstad explained the Ordinance is up for introduction tonight and there will be a public hearing at the next meeting.

Councilman Weber stated while the trees are the homeowners responsibility, however the homeowner and the town will benefit from the trees. He asked Mr. Cannon to confirm the ordinance is the same in all towns with a Shade Tree Commission.

Mr. Cannon responded yes with regards to the planting strips, the trees are planted by the town, but the homeowner is responsible for the right of way.

Further conversation ensued between the Mayor, the Council, the Borough Attorney and Mr. Sharpe regarding Shade Tree Commissions in other towns and the responsibility of maintenance, tree replacement and tree removal fees.

MaryAnn Spilman, 902 Ocean Avenue, stated the Shade Tree ordinance should address the borough would be responsible for the removal of trees if they cause damage to the sidewalk and/or personal property.

Lauren Egbert, 404 ½ Brinley Avenue, stated this ordinance is positive and well thought out. She also stated she understands the property owner concerns and the public good that trees are to the town.

Sanders Chattman, 506 Burlington Avenue, inquired what will be the number of people allowed on the beach at any given time with respect to social distancing.

Administrator Brown responded the Borough Engineer did calculations of the maximum number of people the beach can hold. He continued, in accordance with the Executive Order, Mr. Brown and the Police Chief are working on the number of people that will be allowed on the beach.

Mr. Sanders also expressed concern about social distancing at tag booths when purchasing the beach badges.

Mr. Brown replied social distancing is being enforced at the tag booths by the tag booth workers and the Police Department.

Further conversation ensued between Mr. Sanders and the Council regarding social distancing on the beach.

Mr. Chattman also inquired if raising parking revenue can be used to balance the budget in addition to beach badge sales.

Ms. Rice responded parking revenue can be considered in addition to beach badge sales.

William Psiuk, 110 Fifth Avenue, suggested verbiage in the Shade Tree Ordinance regarding the Shade Tree Commission should state should there be a resignation, all members move up.

Mr. Psiuk inquired who the employees are considered in the Shade Tree ordinance.

Mr. Cannon replied the Shade Tree Statute provides the Shade Tree Commission can have employees within the budget or appropriations authorized by the Governing Body.

Mr. Psiuk requested verbiage be added to Ordinance 2020-10 to reflect applicants submit electronic version of all plans and correspondence.

Mayor Engelstad and Councilman Bonnell agreed with Mr. Psiuk.

Kara V. (last name & address not given), thanked the Administration for all of their hard work on the beach situation. She agree with the increase on the daily badge price this year and possibly lowering the price next year. She also stated she agrees with the Shade Tree Ordinance and feels it is important to have trees in town.

Councilman Bonnell with regards to the Shade Tree Ordinance, encouraged residents visit Google Earth to observe a broad view of the town to see the number of streets that have trees of any significance. He also stated if the town takes on the responsibility of the maintenance of trees, the budget appropriation for DPW will increase significantly. Mr. Bonnell explained with regard to the daily badge price increase, this is to cover the deficit of this year.

Mr. Cannon stated the tree replacement plan in the Shade Tree Ordinance is not to generate revenue and is meant to have the resident replace the tree.

## **Ordinance Introductions(s)**

### **ORDINANCE 2020-09**

**AN ORDINANCE SUPPLEMENTING AND AMENDING CHAPTER 24: “COMMISSIONS AND COMMITTEES” AND CHAPTER 270: “LAND DEVELOPMENT” AND CHAPTER 398: “STREETS AND SIDEWALKS” AND CHAPTER 450: “ZONING” AND NEW CHAPTER 425: “TREES” OF THE BOROUGH’S REVISED GENERAL ORDINANCES TO REDEFINE AND DETAIL THE ROLE OF THE BOROUGH’S SHADE TREE COMMISSION AND TO PROTECT AND PROMOTE THE PLANTING OF TREES WITHIN THE BOROUGH OF BRADLEY BEACH**

Borough Attorney, Greg Cannon explained this ordinance expands the regulations of Shade Trees within the Borough onto private property.

ON MOTION by Engelstad/Weber to introduce Ordinance 2020-9  
ROLL CALL AYES: Bonnell, Gubitosi, Sexsmith, Weber, Mayor Engelstad  
NAYS: None  
ABSENT: None  
ABSTAIN: None

**INTRODUCED**

**ORDINANCE NO. 2020-10**

**AN ORDINANCE SUPPLEMENTING AND AMENDING CHAPTER 5: “ADMINISTRATION OF GOVERNMENT” AND CHAPTER 450: “ZONING” OF THE BOROUGH’S REVISED GENERAL ORDINANCES TO CLARIFY THE ADMINISTRATION OF ZONING PERMIT APPLICATIONS AND TO LOCATE SUCH PROVISIONS IN A MORE INTUITIVE AND READILY ACCESSIBLE LOCATION WITHIN THE CODE FOR APPLICANTS.**

Borough Attorney Greg Cannon explained this ordinance change is to relocate the provisions to simplify and modernize for better understanding.

ON MOTION by Engelstad/Sexsmith to introduce Ordinance 2020-10  
ROLL CALL AYES: Bonnell, Gubitosi, Sexsmith, Weber, Mayor Engelstad  
NAYS: None  
ABSENT: None  
ABSTAIN: None

**INTRODUCED**

**Communication(s) N/A**

**CONSENT AGENDA:**

ON MOTION by Engelstad/Bonnell to approve the Consent Agenda  
ROLL CALL AYES: Bonnell, Gubitosi, Sexsmith, Weber, Mayor Engelstad  
NAYS: None  
ABSENT: None  
ABSTAIN: None

**Resolution 2020-119 BILL LIST for 5-26-20**



**Resolution 2020-120 Authorizing a Tax Title Lien Redemption in the amount of \$3064.60 for 507 ½ LaReine Avenue (Block 43, Lot 5).**

**Resolution 2020-121 Authorizing a Gazebo Rental refund of \$500.00 to Sean O'Connor.**

**APPROVED**

**RESOLUTIONS:**

Administrator Brown explained in accordance with the Statute N.J.S.A. 28-6.11 states municipality having a population of less than 5000 people, the Municipal Clerk must be appointed the Registrar of Vital Statistics.

ON MOTION by Engelstad/Weber to Appoint Erica Kostyz as Registrar of Vital Statistics for the term of April 28, 2020 through April 27, 2023.

ROLL CALL AYES: Bonnell, Gubitosi, Sexsmith, Weber, Mayor Engelstad  
NAYS: None  
ABSENT: None  
ABSTAIN: None

**2020-122 Appointing Erica Kostyz as Registrar of Vital Statistics for the term of April 28, 2020 through April 27, 2023.**

**APPROVED**

Mayor Engelstad and Councilman Gubitosi expressed gratitude to have Ms. Hernandez as part of the Environmental Committee.

ON MOTION by Engelstad/Sexsmith to Appoint Liz Hernandez as Environmental Committee Member.

ROLL CALL AYES: Bonnell, Gubitosi, Sexsmith, Weber, Mayor Engelstad  
NAYS: None  
ABSENT: None  
ABSTAIN: None

**2020-123 Appointing Liz Hernandez as Environmental Committee Member.**

**APPROVED**

ON MOTION by Engelstad/Gubitosi to authorize Member Participation in Cranford

Police Cooperative Pricing System.

ROLL CALL           AYES:     Bonnell, Gubitosi, Sexsmith, Weber, Mayor Engelstad  
                          NAYS:     None  
                          ABSENT:  None  
                          ABSTAIN: None

**Resolution 2020-124 Authorizing Member Participation in Cranford Police Cooperative Pricing System.**

**APPROVED**

ON MOTION           by Engelstad/Gubitosi to authorize Member Participation in Somerset County Cooperative Pricing System.

ROLL CALL           AYES:     Bonnell, Gubitosi, Sexsmith, Weber, Mayor Engelstad  
                          NAYS:     None  
                          ABSENT:  None  
                          ABSTAIN: None

**Resolution 2020-125 Authorizing Member Participation in Somerset County Cooperative Pricing System.**

**APPROVED**

ON MOTION           by Engelstad/Gubitosi to Authorize Member Participation in Morris County Cooperative Pricing System.

ROLL CALL           AYES:     Bonnell, Gubitosi, Sexsmith, Weber, Mayor Engelstad  
                          NAYS:     None  
                          ABSENT:  None  
                          ABSTAIN: None

**Resolution 2020-126 Authorizing Member Participation in Morris County Cooperative Pricing System.**

**APPROVED**

ON MOTION           by Engelstad/Gubitosi to Authorize Member Participation in Hunterdon County Cooperative Pricing System.

ROLL CALL           AYES:     Bonnell, Gubitosi, Sexsmith, Weber, Mayor Engelstad  
                          NAYS:     None  
                          ABSENT:  None

ABSTAIN: None

**Resolution 2020-127 Authorizing Member Participation in Hunterdon County Cooperative Pricing System.**

**APPROVED**

ON MOTION by Engelstad/Gubitosi to Authorize Member Participation in Union County Cooperative Pricing System.

ROLL CALL AYES: Bonnell, Gubitosi, Sexsmith, Weber, Mayor Engelstad  
NAYS: None  
ABSENT: None  
ABSTAIN: None

**Resolution 2020-128 Authorizing Member Participation in Union County Cooperative Pricing System.**

**APPROVED**

Administrator Brown explained Resolution 2020-129 pertains to funds received through the County to reimburse for economic damage caused by COVID-19.

ON MOTION by Engelstad/Weber to Authorize the Monmouth County Municipal Coronavirus Relief Fund Program Reimbursement Agreement.

ROLL CALL AYES: Bonnell, Gubitosi, Sexsmith, Weber, Mayor Engelstad  
NAYS: None  
ABSENT: None  
ABSTAIN: None

**Resolution 2020-129 Authorizing the Monmouth County Municipal Coronavirus Relief Fund Program Reimbursement Agreement.**

**APPROVED**

Police Chief Guida stated Resolution 2020-130 expands to the Beachfront area, previously not included.

Councilman Gubitosi suggested greater clarity under Beach and Boardwalk use and access descriptions.

Mayor Engelstad replied he will discuss Councilman Gubitosi's recommendations with the Chief.

ON MOTION by Engelstad/Sexsmith to Amend the State of Emergency and Implementing the "Beach Rules".

ROLL CALL           AYES:     Bonnell, Gubitosi, Sexsmith, Weber, Mayor Engelstad  
                          NAYS:     None  
                          ABSENT:  None  
                          ABSTAIN: None

**Resolution 2020-130 Amending the State of Emergency and Implementing the “Beach Rules”.**

**APPROVED**

Mayor Engelstad stated this has been a lengthy process due to changes in Administration and COVID-19 and thanked the members of the PBA for their patience. He also explained the steps, timelines and increases in the contracts.

ON MOTION           by Engelstad/Bonnell to Authorize Memorandum of Understanding for PBA Contracts from 2020 to 2023.

ROLL CALL           AYES:     Bonnell, Gubitosi, Sexsmith, Weber, Mayor Engelstad  
                          NAYS:     None  
                          ABSENT:  None  
                          ABSTAIN: None

**Resolution 2020-131 Authorizing Memorandum of Understanding for PBA Contracts from 2020 to 2023.**

**APPROVED**

ON MOTION           by Engelstad/Bonnell to Authorize an increase to the cost of 2020 Daily Beach Badges to \$13.00 to offset the unexpected COVID-19 expenses.

ROLL CALL           AYES:     Bonnell, Gubitosi, Sexsmith, Weber, Mayor Engelstad  
                          NAYS:     None  
                          ABSENT:  None  
                          ABSTAIN: None

**Resolution 2020-132 Authorizing an increase to the cost of 2020 Daily Beach Badges to \$13.00 to offset the unexpected COVID-19 expenses.**

**APPROVED**

Mayor Engelstad thanked Administrator Brown, Ms. Rice and Councilman Gubitosi for their work in reaching the daily badge increase amount.

## **MAYOR AND COUNCIL REPORTS:**

### **Councilman Weber reported the following:**

- **The Memorial Day Ceremony at the Firehouse was great. He thanked the members of the Fire Department for their participation and stated the Mayor also did a great job with the ceremony.**
- **Mr. Weber stated a Shade Tree Commission will help the Borough make better choices with respect to planting a trees in planting strips.**
- **The Council and Administration are working on an ordinance that will allow restaurants to expand their footprint temporarily to increase social distancing when they have in person dining. He emphasized restaurant owners will need to give the Zoning Department a plan of their layout.**
- **The Environmental Commission will be getting an Energy Fellow (intern) to assist the town with energy issues this summer and put together an energy audit.**
- **Mr. Weber stated the beach looks good and ready for the summer season. He also reported the Beach Rules will also be translated into Spanish.**
- **Mr. Weber suggested he and Mr. Brown have a discussion with Beach Manager Dick Johnson regarding certain places to avoid lifeguard vehicles driving on the beach due to bird nesting.**

### **Councilman Sexsmith reported the following:**

- **Appreciated everyone's participation in the Memorial Day Ceremony.**
- **The Quality of Life Committee reminds residents to take advantage of the nice weather and properly take care their properties and asked that everyone follow the parking regulations in town specifically blocking driveways and no parking on lawns.**
- **Reminded everyone to lock their vehicles to prevent thefts.**
- **Mr. Sexsmith reported on bicycle safety.**
- **Reminded everyone no bicycles are allowed on the boardwalk from 10:00 a.m. to 12:00 a.m. at this time.**

**Police Chief Guida reported a suspect has been found for three recent car burglaries and will be charged.**

### **Councilman Gubitosi reported the following:**

- **Planning Board and Public feedback for the Beach Concession collected at the April 23<sup>rd</sup> Planning Board Meeting is being reviewed by the Planning Board Attorney and Planning Board Chair Bill Psiuk to provide a summary to the Mayor and Council.**
- **The Sylvan Lake Committee is working with the NJDEP to create a restoration plan. Mr. Gubitosi also stated the Bradley Beach DPW, Avon DPW, and the Mayor of Avon have been working together to collect resources that will enable large amounts of debris to be removed that were discovered after lowering the lake.**
- **Mr. Gubitosi thanked Ms. Kostyz for singing "God Bless America" at the**

**Memorial Day Ceremony.**

- **There will be a virtual Main Street Task Force Committee Meeting tomorrow at 6:00 p.m. to discuss the grant that has been awarded to Bradley Beach to enhance pedestrian and bicycle accommodations in the central business district and a future resident survey.**
- **Mr. Gubitosi stated a few members are still needed for the Community Center Task Force Committee.**

**Councilman Bonnell reported the following:**

- **The caution tape on the promenade benches is starting to unravel and should be removed.**
- **A capital plan for a new DPW Building should be considered in the future.**

**Mayor Engelstad reported the following:**

- **The parade for Roy Christensen will be rescheduled.**
- **Thanked the Fire Company for the use of their building for the Memorial Day Ceremony.**
- **Mayor Engelstad also thanked his wife for taping the ceremony and stated all Memorial Day ceremonies held in town can be viewed on the Facebook page.**
- **Thanked Amy Hall for all of her work and Pat Roddy for his online concert on Saturday.**
- **Thanked the PBA for their patience during contract negotiations.**
- **Thanked DPW for taking on additional responsibilities for COVID-19 safety.**
- **Thanked Administrator Brown for his efforts in securing a vendor for the Second Avenue Food Concession.**
- **Mayor Engelstad and Administrator Brown are working with Paula Gavin and the Bradley Beach Business Alliance Committee to put together Main Street event when businesses are allowed to re-open.**
- **Advised everyone to wear masks while on the Boardwalk.**

**Public Comment:**

**Shana Greenblatt-Janoff, 414 Monmouth Avenue, expressed concerns and inquired how the following will be handled:**

- **The density in public restrooms.**
- **The density of people on the beach before June 18<sup>th</sup>.**
- **How the entry points to the beach will be managed.**

**Administrator Brown replied the DPW are constantly cleaning the restrooms and considering hiring another person to monitor the individuals entering the restrooms.**

**Ms. Greenblatt-Janoff expressed further concerns about crowds on the boardwalk, people from out of town coming to the shore, and the sell-out of daily badges causing anger.**

**Mayor Engelstad responded the County has initiated the Know Before You Go program which encourages beachgoers to any Monmouth County beach to call ahead to find out the status of beach badge availability. He also stated there are markings at the tag booths to**

**dictate social distancing and stated the Police Department will be monitoring the beach during the weeks prior to full staffing.**

**Ms. Greenblatt-Janoff expressed concern about lifeguards monitoring social distancing in addition to guarding the ocean and people in the water. She also inquired if there will be proper signage about beach protocol at the beach entry.**

**Mayor Engelstad and Administrator Brown replied the signage is in place now.**

**Ms. Greenblatt-Janoff stated she was disappointed the beach protocol was announced on Social Media and feels this causes problems as it creates confusion to the public. She suggested more comprehensive communication for the community.**

**Kim Jannuzi, 608 Evergreen Avenue, in regards to Ordinance 2020-10, inquired if the Zoning Board has oversight of the Zoning Officer.**

**Mr. Cannon replied yes.**

**Ms. Jannuzi suggested a time frame be added to the ordinance to respond to code violations.**

**Ms. Januzzi inquired if the MLUL allows a private citizen to bring in enforcement action.**

**Mr. Cannon replied he was not positive, but he believed the answer is yes.**

**Ms. Jannuzi suggested there should be provisions for reimbursement cost in the ordinance if a private citizen takes enforcement action.**

**Eileen Shissias, 112 Fourth Avenue, inquired what the code enforcement will be for long term rentals.**

**Administrator Brown replied long term rentals have to apply for a long term rental the code Enforcement Officer does the C/O inspection. He asked for more clarification or if there was a specific concern.**

**Ms. Shissias stated she and many residents are concerned about long term rentals following occupancy and maintenance regulations.**

**Councilman Weber replied that should be addressed by complaint.**

**Ms. Shissias stated her concerns were long term rentals on multi-apartments. She inquired if the Code Enforcement Officers are following the proper protocols to guarantee the residents are protected.**

**Administrator Brown replied yes and stated for internal situations he agreed with Councilman Weber that a complaint would need to be filed.**

**Bill Psiuk, 110 Fifth Avenue, inquired who approves the tent location and size for**

restaurants.

Councilman Weber replied the Council is working on an ordinance for this and envisions the restaurant owner will go before the zoning board with a set of plans.

Mr. Cannon also added it will work the same way as an Outdoor Café License, however, it may depend on the size of the tent if it goes beyond a certain size and it will involve a fire code.

Mr. Psiuk expressed concerns if the tents are too large this could take up parking space.

Mr. Cannon responded this is the main reason for the upcoming ordinance being drafted.

Jack Gentempo, suggested and commented on the following:

- A general comments section at the beginning of each meeting.
- A reduced speed limit between Central Avenue and Ocean Avenue.
- State recycling fees.
- Forming an Architectural Review Committee.

Councilman Weber stated DPW started collecting cardboard separately which proved to be cost effective with regards to some of the recycling cost.

Councilman Bonnell concurred with Mr. Weber.

Deborah Hatkins, 807 Ocean Avenue, inquired what parking traffic studies will the Borough require for the Beach Concession restaurant and who will be responsible for payment on those studies. She also inquired about the CAFRA permit for this project.

Mr. Cannon stated he is not comfortable having the Council answer detailed questions under public record on this meeting.

Ms. Hatkins stated she and other residents are concerned about Borough finances and the cost of this project.

Mr. Cannon stated all monies spent as well as any other requirements Ms. Hatkins is questioning on this project would appear before Council for a vote.

Frank Caponegro, 510 Fourth Avenue, expressed concerns about parking when businesses will be allowed to put up temporary tents and suggested Council take into consideration an area where people can park when going to restaurants and businesses.

Mr. Cannon stated he, the Administrator and the Council intend on accepting proposals from business owners and working with the Zoning Official and Public Safety Officers to work out a parking solution so every business owner will have orderly structure.

Paul Neshamkin, 411 ½ LaReine Avenue, asked when the task force will have its first



meeting.

Mayor Engelstad he is working with Administrator Brown and reaching out to all of the organizations on the Committee and who they are selecting from their groups, once those names are in place, a meeting will be scheduled.

Mr. Neshamkin requested to have the first meeting as soon as possible and stated there are some grants he wanted to apply for that are now past the deadline that needed steps to be taken from the Borough.

Administrator Brown suggested Mr. Neshamkin call him directly with any grants that need to be worked on in the meantime prior to the first meeting.

Don Greenberg, 302 Park Place Avenue, suggested signage be placed for pedestrians to keep right on the Boardwalk.

Mayor Engelstad stated would discuss this with the Police Chief and DPW Director.

Mr. Greenberg also asked why there is a waiting list for beach lockers and suggested the Borough build more lockers to generate revenue.

Administrator Brown replied that will be discussed this week.

Mr. Sexsmith explained stated the initial payment for beach lockers goes towards the production and purchase of the lockers themselves, it is not revenue towards the Borough.

Mr. Greenberg asked why the lockers are not placed against the bulkhead or boardwalk as they do in other towns.

Administrator Brown replied that is also being discussed this week.

Thomas Coan, 612 Third Avenue, thanked Administrator Brown and Ms. Rice for their reports this evening and inquired if the beach could be opened now at full staff instead of June 18<sup>th</sup>.

Administrator Brown replied he would look into this.

Mr. Coan also requested DPW mulch the tree wells before the Business Alliance Committee has the Main Street re-opening party for businesses.

Mr. Coan also thanked the Mayor and Council for the Bulk pick-up day and inquired on the status of the Altice box on Bradley Boulevard.

Administrator Brown replied has to do more research on that and Mayor Engelstad

**replied Altice has not replied to the Borough with another location.**

**Mr. Coan asked when the Budget will be presented to the public.**

**Mayor Engelstad replied the budget will be presented at the next meeting.**

**Steve Lozowick, 100 Ocean Avenue, asked for clarification on the draft Occupancy Ordinance.**

**Mr. Cannon gave an explanation of the ordinance.**

**Mr. Lozowick thanked Councilman Gubitosi for his efforts on getting the draft ordinance in place.**

**Mr. Lozowick requested section 28-12 of the draft ordinance granting the Code Officer a waiver that can be done verbally or in writing be modified or withdrawn.**

**Mr. Cannon suggested to Mr. Lozowick if a mutual right of appeal would address his request.**

**Mr. Lozowick asked if the police will be able to enforce overcrowding in a residence.**

**Mr. Cannon replied ultimate enforcement will be the through Code Enforcement Officials.**

**MaryAnn Spilman, 902, Ocean Avenue, inquired if there is a legal action pending with regards to the beach concession restaurant and why residents are not informed of any pending legal action.**

**Mr. Cannon responded this was discussed at the April 23<sup>rd</sup> Planning Board meeting and there is not a legal action pending.**

**Ms. Spilman inquired if the Council will be budgeting for all of the processes discussed so far for this project.**

**Administrator Brown responded that has not been discussed at this time and Council is waiting for the Planning Board recommendations.**

Engelstad/Weber moved to adjourn  
ADJOURNED 9:50 P.M.

---

Erica Kostyz, RMC, CMR  
Municipal Clerk