

# **OROUGH OF BRADLEY BEACH**

## **REGULAR MEETING MINUTES**

**April 13, 2021 at 6:30 p.m.**

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.

### **CALL TO ORDER**

Mayor Fox 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, Gubitosi, Sexsmith, Weber, Mayor Fox  
Borough Administrator David G. Brown II  
Chief Financial Officer Sandra Rice  
Borough Attorney Gregory Cannon  
Municipal Clerk Erica Kostyz

Mayor Fox stated one of the focus items for this evening will be a Workshop discussion for the 2020 Current Budget. Mayor Fox continued it is anticipated to introduce and complete a hearing for the 2021 Budget at the April 27<sup>th</sup> Council Meeting and adopt the 2021 Budget at the May 25<sup>th</sup> Council Meeting.

Mayor Fox stated he appreciates the Council and Borough Attorney’s accommodations postpone the introduction of three ordinances originally scheduled this evening to the April 27<sup>th</sup> meeting to ensure time and focus for this evening’s Budget discussion.

Mayor Fox stated in addition to the Current Budget, the Governing Body will also be discussing the pricing for the 2021 Daily Beach Badges in order to participate in a program with NJ Transit.

### **Workshop Discussion(s):**

- **2021 Current Budget Workshop**

**Mayor Fox stated the Current Fund is one of the most significant accounts within the Borough as it funds many services and financial resources. The Finance Committee has developed this budget presentation with the Chief Financial Officer, Borough Administrator and the Borough Auditor, Councilman Gubitosi, the Mayor and Borough Department Heads.**

**Mayor Fox went over the Municipal Tax Levy and utilization in Surplus in 2020.**

**CMFO, Sandra Rice, began the discussion with a Power Point presentation of the following Current Fund Appropriations:**

**General Government Functions included**

- **General Administration**
- **Human Resources**
- **Municipal Clerk**
- **Mayor and Council**
- **Finance Administration (Audit, Tax Collection, Tax Assessment)**
- **Legal Services (Engineering Services and costs)**
- **Land Use Administration (Planning and Zoning Boards)**
- **Code Enforcement**
- **Insurance**
- **Public Safety (Police, OEM, Fire Department, First Aid, Court)**
- **Public Works**
- **Health and Human Services**
- **Parks and Recreation**
- **Tourism**

**Ms. Rice explained there is not an allocation for Tourism for 2021 and stated funds for Tourism events will be paid out of the Tourism Trust Fund.**

**In continuation with the Power Point Presentation, the following items were presented:**

- **Utility Expenses and Bulk Purchases**
- **Construction**
- **Statutory Expenditures**

**Ms. Rice explained all of the Power Point pages presented are considered to be Municipal expenditures within the CAP and stated with the figures presented, the total budget can be increased 2.5 % year over year. Ms. Rice continued the CAP Bank Ordinance being adopted this evening is to increase the Budget Cap an additional 1%. Ms. Rice also presented allocations that can be deducted from the General Appropriations.**

**Ms. Rice continued the Power Point Presentation showing Cap Exclusions which included:**

- **Maintenance of the Library**
- **Inter-Local Agreements (Shared Court Services)**
- **Grants (Body Armor, Recycling Tonnage)**
- **Monmouth County CARES funds**
- **Capital Improvement Fund**
- **Fire Company purchases**
- **Shade Tree Commission**
- **Debt Service**
- **Reserve for Uncollected Taxes**

**Ms. Rice gave a summation of the Power Point Budget presentation and stated she feels this budget is a fair and conservative budget to which she supports.**

**Ms. Rice presented PowerPoint pages to include Reserve for Uncollected Taxes and Amount to be raised by Taxation, Miscellaneous Revenues and explained the amount needed from the Sewer Surplus for 2021 to balance the budget.**

**Ms. Rice closed with stating it has been an arduous process to get to this point, and understands where all of the Governing Body Members stand, however, as the CFO, she will support this budget and is pleased with the calculations as it has been presented this evening.**

**Council Comment on this Workshop item:**

**Councilman Sexsmith asked where the revenue for Shared Services with Neptune City holding cells is reflected.**

**Ms. Rice responded there is not an anticipated revenue for this shared service, therefore the funds are placed in Miscellaneous Revenue.**

**Councilman Bonnell questioned why this Shared Service is not an anticipated revenue since it is a set fee with an increase each year.**

**Ms. Rice responded the fee was not anticipated in the 2018 or 2019 budget and the money is received from the Borough of Neptune City and due to the sporadic nature of the money coming in, it is considered miscellaneous revenue.**

**Further conversation ensued changing this from miscellaneous revenue to anticipated revenue.**

**Councilman Gubitosi stated the following comments and suggestions**

- **Thanked Ms. Rice for her presentation**
- **Stated he is pleased the Borough was able to replenish the Surplus used in 2020.**
- **Mr. Gubitosi stated he would prefer not to use the Sewer Surplus to balance the budget.**

**Councilman Gubitosi inquired about the Tourism Trust Account, the Shade Tree Commission's budget requested amount.**

**Ms. Rice and Mayor Fox responded to Councilman Gubitosi's inquiries.**

**Councilman Gubitosi inquired if there were any allocations in this proposed budget for the Sylvan Lake Commission.**

**Ms. Rice stated historically the Sylvan Lake purchases have been paid out of the Public Works Operating Expenses.**

**Councilman Gubitosi requested the line items for Construction and Code Enforcement be adjusted to reflect what the costs for both departments will be.**

**Councilman Gubitosi inquired if there is a substantial amount in the Capital Improvement fund presently.**

**Ms. Rice responded there is not.**

**Councilman Gubitosi asked Ms. Rice to provide a status update on the Borough's debt refinancing.**

**Ms. Rice stated the refinancing for Bond Anticipation Notes should be completed in mid-May.**

**Councilman Gubitosi expressed concern transferring funds from Sewer Account to the Current Fund.**

**Councilman Weber thanked Ms. Rice for her presentation and expressed concerns with the anticipated surplus.**

**Councilman Weber asked if the collection rate could be raised to 98% to generate revenue.**

**Mayor Fox replied that he, Ms. Rice, the Finance Committee and the Auditor went through the surplus calculation line by line.**

**Councilman Bonnell stated the following:**

- **Thanked Ms. Rice for her presentation.**
- **Suggested reduction in spending 5% to avoid using surplus.**
- **Stated he is not in favor of using Sewer Surplus.**

**Ms. Rice stated one of the major calculations to add to regeneration of surplus is unspent Budget Appropriations and reiterated this proposed budget is acceptable.**

**Mayor Fox states he fully supports this proposed Budget.**

**Public Comment on the Current Budget Workshop item:**

**Shana Greenblatt-Janoff, 414 Monmouth Avenue, thanked Ms. Rice for a comprehensive presentation and requested department line items be itemized more clearly for the public and the sake of transparency.**

**Ms. Rice stated the form she is using is the State Budget Form and what is required to be sent into the state.**

**Nancy Meadow, 805 Beach Avenue, stated she is displeased the Borough is not participating in a tax program proposed last year through the County. Ms. Meadow also stated she could give Ms. Rice numerous areas to cut the budget and regarding Tourism funding, the Director should be a volunteer position.**

**Thomas J. Coan, 612 Third Avenue, thanked Ms. Rice for her presentation and suggested the presentation materials be shared with the public prior to the meeting for review and expressed concern with the proposed Sewer Surplus amount not being regenerated.**

**Ms. Rice stated she is reasonably sure the amount can be regenerated.**

**Further conversation ensued between Ms. Rice and Mr. Coan regarding the Sewer Surplus and the legality of transferring money from the Sewer Utility Account to the Current Fund. Mr. Coan suggested raising the uncollected tax percentage and merging the Planning and Zoning Boards.**

**Bill Psiuk, 110 Fifth Avenue, inquired what the Fire Department purchase line item is for.**

**Mayor Fox replied this was for a vehicle and an air handling system. Mayor Fox stated it is anticipated being able to cover those purchases with COVID recovery funds expected in 2021.**

**Mr. Psiuk inquired what the breakdown for the Shade Tree expenses are for.**

**Mayor Fox replied the funds are for a Tree Expert and tree purchases.**

**Rick Bartolomei, 116 Newark Avenue, inquired if there is any estimate of savings with the Bond Financing.**

**Ms. Rice and Councilman Gubitosi answered Mr. Bartolomei.**

**MaryAnn Spilman, 902 Ocean Avenue, inquired where the beachfront playground is being budgeted and when will the construction start.**

**Mayor Fox replied the Beach Utility Budget with a plan to have this completed by mid-May.**

**Brittany Toms, 204 Second Avenue, expressed concern with the Tourism Director position and feels it should be a volunteer resident, not someone who lives in another town.**

**Don Greenberg, 302 Park Place Avenue, inquired if the beach badge fee will be reduced for 2021 or remain the same.**

**Mayor Fox replied the daily beach badge fee will be \$12.00.**

- **Daily Beach Badge Pricing for the 2021 Season**

**Mayor Fox mentioned the NJ Transit 2021 summer season program that the Borough has previously participated in which provides a daily beach badge and transportation. Mayor Fox stated he is in alignment with the fee for 2021 daily badges to be set at \$12.00.**

**Council Comment on this Workshop item:**

**Councilman Gubitosi stated he is in favor of lowering the daily badge price to \$12.00.**

**Councilman Gubitosi also stated and the Governing Body are in the process of discussing options which will enable lower income families' access on the beach rather than waiting until 5:00 p.m. when the tag booths close.**

**Councilman Bonnell is in agreement with a \$12.00 rate for daily beach badges.**

**Councilman Sexsmith is in agreement with the daily beach badge rate of \$12.00 and with an option of closing the tag booths earlier to allow access for lower income families.**

**Councilman Weber is not in favor of charging \$12.00 for daily beach badges and would prefer \$10.00.**

**Public Comment on this Workshop item:**

**Brittany Toms, 204 Second Avenue, agrees with Councilman Weber.**

**Heidi Sirota, 1003 Hammond Avenue, inquired if the Borough considered doing a beach badge family package.**

**Mayor Fox responded no, and mentioned ideas that are currently being discussed to give beachgoers that are staying in town during the beach season better access without having to buy a badge every day.**

**Ms. Sirota inquired the Borough would consider charging a lower rate to residents versus visitors.**

**Councilman Weber explained it is not legal to do that by state law.**

**Don Greenberg, 302 Park Place Avenue, inquired what is being done with the additional funds in badge sales from 2020.**

**Mayor Fox replied the funds are part of the surplus which is being reinvested into the boardwalk, additional handicapped ramps, the playground and other less costly items for the beachfront.**

**Mr. Greenberg asked how much is being invested and how much will be left over.**

**Mayor Fox replied approximately \$600,000 is being reinvested.**

**Mr. Greenberg inquired about a different contractor that was less expensive for the playground renovation and why that contractor was not considered. Mr. Greenberg also inquired about the hiring process for the vendor that was selected.**

**Mayor Fox stated he and the Governing Body did look into the other organization referenced by Mr. Greenberg.**

**Administrator Brown and Mr. Cannon, with regards to State Contract Laws, explained why a bid was not needed for this project.**

**Eileen Shissias, 112 Fourth Avenue, suggested the Borough consider selling monthly badges.**

**Harvey Rosenberg, 313 ½ Ocean Park Avenue, suggested selling weekend badges and stated he is in favor of the NJ Transit Beach Program.**

**Thomas J. Coan, 612 Third Avenue, stated he agrees with the \$12.00 pricing for daily beach badges.**

**Presentations; Receipt of Bids or Petitions:**

- **Boardwalk Materials Furnish and Deliver Bid awarded to Jaeger Lumber on March 31, 2021 in the of \$95,637.79**

**Administrator Brown stated a Resolution of award of contract will be on the April 27<sup>th</sup> Agenda.**

- **Dedication Plaque for Shirley Ayers.**

**Mayor Fox acknowledged Shirley Ayers the Town Historian for over 20 years and stated the plaque will be placed in Historical Museum at the Biase Center and a separate plaque will be given to Ms. Ayres.**

**Ms. Ayres thanked everyone for this honor and stated it has been a privilege to serve as the Town Historian.**

**Paul Neshamkin, 411 ½ LaReine Avenue thanked Ms. Ayres for her service.**

**Paula Gentempo, 103 Fourth Avenue, thanked Shirley Ayres for her many years of service to the Borough.**

**ON MOTION** by Fox/Sexsmith to approve the Budget Workshop Minutes of April 13, 2021

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

**APPROVED**

**ON MOTION** by Fox/Sexsmith to approve the Regular Council Meeting Minutes of April 13, 2021

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

**APPROVED**

**Administrative Report:**

**CERTIFICATION FOR AFFORDABLE HOUSING PLAN UPDATE**

Declaratory Judgement and Motion seeking temporary immunity from builder’s remedy has been filed with the Superior Court in Monmouth County. The case has been assigned to the Honorable Linda Grasso Jones; J.S.C. Judge Jones will be scheduling case management conference to discuss the precise manner in which the case will proceed. The Judge will likely appoint a Special Master to review the Borough’s plans.

**RESOLUTIONS**

**2021-113** Award a goods and services contract to Millennium Strategies for \$8,000 for the annual subscription for Municipal Grant Research Portal Services and a rate of \$130/hour to any grant writing services, if necessary.

**2021-114** Authorizing the New Jersey American Water Environment Grant Program Application to provide resources and make progress in reducing the volume of single-use plastic bottles.

**2021-115** Award a professional services contract to Leon S. Avakian for Preliminary Engineering Services for Permitting for the Phase II Sanitary Sewer System Rehabilitation II Project for \$100,000. Subsequent to the approval of this Resolution then Resolution **2021-116**, Temporary Budget reflects the \$100,000 in the Sewer Operating Budget subject to its approval.

**Public Comment on Agenda Items:**

**Bill Psiuk, 110 Fifth Avenue, inquired about the following items on the Bill List**

- **LaReine Avenue Air Testing and Asbestos and Lead Paint Testing**

**Mr. Psiuk asked what the testing results were.**

**Administrator Brown replied he did not have the results but offered available at that time, however he would give that information to Mr. Psiuk tomorrow.**

- **Website Maintenance for Tourism**

**Mr. Psiuk inquired what exactly this is for.**



**Ms. Rice explained this is for the Tourism Website Hosting.**

**Further conversation ensued between Mr. Psiuk, Ms. Rice, and the Governing Body regarding the Tourism Director's responsibilities.**

**Councilman Gubitosi stated the goal with the new Borough Website is to cover maintenance for all of the Borough websites, which will be more cost effective.**

**Nancy Meadow, 805 Beach Avenue, questioned the necessity of several items on the Bill List.**

**Thomas J. Coan, 612 Third Avenue, questioned the following on the Bill List**

- **County of Monmouth for Manhole repairs.**

**Mr. Coan questioned why the Borough is being charged being the road the repairs were done on is a County Road.**

**Ms. Rice replied, while it is a County Road, the Sewer is Borough property.**

- **Eric Bernstein**

**Ms. Rice explained Mr. Bernstein is the Borough's Labor Attorney.**

**Mr. Coan stated several issues he has with Resolution 2021-117 (Settlement of Pending Litigation before the Superior Court of New Jersey, Monmouth County entitled Barrett vs. Borough of Bradley Beach) and feels it is the taxpayers that are being penalized.**

**Brittany Toms, 204 Second Avenue, stated concerns regarding Tourism Website Maintenance.**

**Paul Neshamkin, 411 ½ LaReine Avenue, commended the Tourism Director's work with website maintenance.**

**Don Greenberg, 302 Park Place Avenue, concurred with Mr. Neshamkin regarding the Tourism Director and expressed his opinion on Resolution 2021-117.**

**Ordinance Introduction(s)**

#### **ORDINANCE 2021-11**

**AN ORDINANCE ESTABLISHING CERTAIN SALARIES OF CERTAIN OFFICERS AND EMPLOYEES OF THE BOROUGH OF BRADLEY BEACH, IN THE COUNTY OF MONMOUTH, AND THE STATE OF NEW JERSEY AND REPEALING ANY AND ALL OTHER ORDINANCES INCONSISTENT HEREWITH**

ON MOTION by Fox/Bonnell to introduce Ordinance 2021-11.

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

## **INTRODUCED**

### **Ordinance Adoption(s):**

#### **ORDINANCE 2021-9**

#### **ORDINANCE TO EXCEED THE MUNICIPAL BUDGET APPROPRIATION LIMITS AND TO ESTABLISH A CAP BANK (N.J.S.A. 40A: 4-45.14)**

ON MOTION by Fox/Sexsmith to open the public hearing Ordinance 2021-9.

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

**Public Comments: Thomas J. Coan, 612 Third Avenue, stated he does not agree with this ordinance.**

ON MOTION by Fox/Sexsmith to close the public hearing and adopt Ordinance 2021-9.

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

## **ADOPTED**

### **Communications:**

- **A request from United Engine and Truck Company to hold their 2021 5K Run, Saturday, August 21<sup>st</sup> from 6:30 a.m. to 12:00 p.m.**

ON MOTION by Fox/Gubitosi to move the Communications Item to the Consent Agenda.

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

**CONSENT AGENDA:**

**Resolution 2021-108 Bill List April 13, 2021**

**Resolution 2021-109 Approval for the United Engine and Truck Company to conduct their 5K Race on Saturday, August 21, 2021 from 6:30 p.m. to 12:00 p.m.**

**Resolution 2021-110 Authorizing a Street Opening Permit Refund for 603 ½ Madison Avenue.**

**Resolution 2021-111 Authorizing the Appointment of Class I Special Law Enforcement Officers.**

**Resolution 2021-112 Authorizing the Appointment for Christopher Hopf as a Probationary Fire Fighter of the Bradley Beach Fire Department.**

**Councilman Weber inquired if the Playground charges for \$6161.75 on the Bill List are for the Beachfront Playground.**

**Ms. Rice responded the charges are for the other playgrounds within the Borough.**

ON MOTION by Fox/Bonnell to approve the Consent Agenda

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

**APPROVED**

**RESOLUTIONS:**

**Resolution 2021-113 Awarding a Contract to Millennium Strategies for a Municipal Grant Research Portal Service.**

ON MOTION by Fox/Gubitosi to Award a Contract to Millennium Strategies for a Municipal Grant Research Portal Service.

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

**APPROVED**

**Resolution 2021-114 Authorizing the New Jersey American Water Environmental Grant Program Application.**

ON MOTION by Fox/Sexsmith to Authorize the New Jersey American Water Environmental Program Application.

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

**APPROVED**

**Resolution 2021-115 Authorizing Award of Contract for Professional Services with Leon S. Avakian, Inc. for the Permitting for the Phase II, Sanitary Sewer System Rehabilitation Project.**

ON MOTION by Fox/Weber to Authorize Award of Contract for Professional Services with Leon S. Avakian, Inc. for the Permitting for the Phase II, Sanitary Sewer System Rehabilitation Project.

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

**APPROVED**

**Resolution 2021-116 Temporary Budget Appropriations.**

ON MOTION by Fox/Sexsmith to Authorize Temporary Budget Appropriations

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

**APPROVED**

**Resolution 2021-117 Authorizing the Settlement of Pending Litigation before the Superior Court of New Jersey, Monmouth County entitled Barrett vs. Borough of Bradley Beach.**

ON MOTION by Fox/Gubitosi to Authorize the Settlement of Pending Litigation before the Superior Court of New Jersey, Monmouth County entitled Barrett vs. Borough of Bradley Beach.

**Councilman Bonnell stated he is voting yes to put an end to this litigation.**

**Councilman Gubitosi stated with regards to a few public comments made earlier, there is no risk to taxpayers by adopting this resolution.**

**Councilman Weber stated he will be voting against this resolution and stated he nor the Borough did anything wrong. Mr. Weber continued an independent attorney was hired and interviewed all parties involved and it was her determination nothing unlawful happened.**

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

**APPROVED**

#### **MAYOR AND COUNCIL REPORTS:**

**Mayor Fox reported the following:**

- **Gave a COVID statistics report.**
- **The 2020 Annual Financial Statement is complete and under review.**
- **The first Business Roundtable held on 3/30 was with food and restaurant businesses was successful.**
- **Gave an update on potential parking plans within the Borough.**
- **Stated there will be more Round Table Sessions with the Retail Businesses in the town, with dates to be determined.**
- **Stated a Core Team has been meeting weekly to seek resolution regarding the United Methodist Church/Community Center Project.**
- **Mayor Fox stated the Bradley Beach Food Pantry Food Pick-up was a great success and commended all involved.**
- **Gave an update on the 3<sup>rd</sup> Party App Workshop discussion and hopes to introduce an ordinance at the next Council Meeting.**
- **Stated sidewalk application fees are currently still being waived.**

**Councilman Bonnell reported the following:**

#### Methodist church/ community center project

Almost a year and a half ago we undertook the process of vetting purchasing the church for use as a community Ctr.

We did all our due diligence with respect to standard real-estate protocols.

We investigated structural integrity, asbestos concerns, underground storage tanks and lead paint.

There were some low estimates of the financial commitment we would be making so I generated a comprehensive 10-year concept budget and presented it to the council and public.

The all-in it was around \$4.5 million.

This included rehabilitation, updating mechanical systems, structural repairs and utility costs. We also took a look at several other uses it would provide.

Finally, we surveyed general public support for the concept of saving an historical monument and the idea of a community center at the location.

As far as this type of local municipal survey goes the reaction was very substantial in the number of folks who responded.

The decision was made to move forward with the purchase and get going with the process. Somewhere along the way project got hijacked by a notion we were not sure when we purchased the property if we wanted to move forward or abandon it because of the significant cost.

Now we have gone as far as hiring a group to find another use or a platform to support just turning around and selling the property.

We are revisiting all the work done prior to the purchase and I think we already know the answer to the question this group is contemplating.

We are encouraging a group of volunteers who are looking for grant funding and working to organize the transformation to a community center at the same time we are searching for support to abandon the project.

I am not comfortable with this approach even a little.

The very small number of detractors I have encountered, maybe a dozen over the last year, do not appear to have given consideration to the value of the benefits.

I would say we can start the valuation with the initiative to give \$300k of taxpayer money to a private entity to take over the movie theater in return for the opportunity to hold public events in the space.

So right off the bat we have a \$300k benefit of the community center as a location where we can hold these events.

Our Arts council will have a real space with a stage to hold and host productions.

### Parking

The church/ community center will provide the ability to relocate our code department and historical museum from the Biase center and put sorely needed additional parking at the Biase location.

The financial benefit here would be akin to the \$600K we were looking at to purchase Auto Tek and make it parking, not to mention the \$50K price tag for a new roof needed at the Biase Center we could avoid.

Continuing with parking, the idea of putting diagonal parking in a residential neighborhood has resurfaced, in particular at the park on 2<sup>nd</sup>/3<sup>rd</sup> ave.

We went through this process 5 years ago with Giamano's planning approval and it was summarily rejected by the public.

Just prior to that, in 2015, I generated a comprehensive parking survey which included evaluation of parking on main street and all main street properties as well.

I did a calculation of inventory on main if we were to stripe it and area calculations for each block east and west of Main yielding the % of real-estate that was already off-street parking.

Finally, I identified about 6 potential locations across town where lots could be built.

This was submitted to the mayor and council at the time but was basically ignored.

I was actually told by the previous business administrator we would lose parking with delineation of main... far from accurate.

The take away from this survey is the south side of town already has a substantial amount of off-street parking.

Some blocks have as much as 25-30%. The immediate parking need was/ and still is north of

Brinley, and can be seen clearly in the survey summary I posted on line earlier today.

The good news tonight is we are finally moving forward with the DOT permit application for striping Main Street, and it only took 6 years to get started.

We should include delineation on at least the first two blocks east of main as well if not the entire town, it's just common sense and we don't need to pay a "Parking Engineer" to tell us what has been painfully obvious for years.

Back to the comments which started this portion of my report, diagonal parking in residential neighborhoods.

We have many options to pursue that will put added parking where we need it most which is just one of the reasons diagonal is just a poor idea.

Striping Main will likely provide the 40 spaces we would see on the park if not more, and evenly distributed across town instead of concentrated on one end.

It has been suggested we do it as a temporary exercise to see how it goes.

There is no need for this because all you need to do is chat with a resident of Avon and they will tell how bad the idea is.

This is why they are not bringing it back.

I would encourage everyone to revisit the Master Plan as well.

It has been cautioning for 2 decades to keep a sharp eye on development that will change the single family nature we all moved here for.

Diagonal parking increases intensity by over 100%. The plan on 2<sup>nd</sup> and 3<sup>rd</sup> would also include changing the streets to one way. The initial concept leaned on the notion it is just one block, But after you change the traffic pattern intensification will affect over 30 acres of town by limiting direct access to Main Street and sending traffic into all the surrounding blocks.

I intend on post both these reports on line and highly encourage everyone to comment, regardless which way your opinion is directed.

It is a great way for us as a governing body to understand what residents want.

Please be brief and don't use the platforms to argue your point, just let us know how you feel.

**Councilman Gubitosi reported the following:**

- Requested another workshop be done for the 3<sup>rd</sup> Party App before introducing an ordinance.
- Stated he was one of the residents that received a sidewalk citation and is working on getting his sidewalk fixed.
- Thanked Shirley Ayres for her years of service.
- Stated he would like to work with the CFO to facilitate sharing the line items in the budget with the public and commended Ms. Rice for shortening the list of original line items to be more manageable.
- Gave an update on the Sylvan Lake Commission.
- Stated a Dedication Ceremony to rename the Maritime Forest after former Mayor Julie Schreck will be held on May 25<sup>th</sup> COVID permitting.
- Gave an update on the United Methodist Church with regards to grant funding.

**Councilman Sexsmith reported the following:**

- Commended everyone who assisted with the fire on Ocean Park Avenue.
- Gave a call report for the Fire and First Aid Departments.
- Gave an update on vaccinations for the Fire and First Aid Department members.
- Gave a call report for the Police Department.
- Announced the Fire and First Aid Departments are accepting volunteers.
- Stated the Food Drive was a success.

**Councilman Weber reported the following:**

- Congratulated Probationary Firefighter Christopher Hopf.
- Mentioned the Zoning Board Meetings are not being posted to the website and hopes to get this resolved.
- The Recreation Board will be holding a Mother's Day Craft Making Event on May 1<sup>st</sup>.
- The Environmental Commission will be doing Clean Ocean Action Beach Sweeps this Saturday.
- The Environmental Commission is working on a report to suggest how they can work more closely with the Shade Tree Commission and the Lake Commissions.
- The Environmental Commission will have a Green Fair in Riley Park on May 24<sup>th</sup>.
- Reminded everyone Plastic Film pick-up will be tomorrow.
- The Shade Tree Commission will have an Arbor Day Ceremony April 30<sup>th</sup> at 5:30 p.m. in the park located at Second and Third Avenue.
- The Shade Tree Commission is working on facilitating an "Honor Me" Program.
- Commended the Bradley Beach Elementary School for doing a great job during the pandemic.
- Mr. Weber stated he hopes to have a discussion in the near future regarding roof repair for the United Methodist Church.

**Public Comment:**

**Nancy Meadow, 805 Beach Avenue, requested the budget line items be broken down, feels**



disabling the chat on ZOOM meetings is censoring the public, expressed concern for parking issues and shelters being put in place in town.

Thomas J. Coan, 612 Third Avenue, thanked Councilman Gubitosi for mentioning the NJDLGS Grant and feels this will benefit the Community Center Project and thanked Councilman Bonnell for his comments on the Church and parking. Mr. Coan also stated he is opposed to the reverse angle parking proposal.

Jack Gentempo, 103 Fourth Avenue, thanked Councilman Bonnell for his report, and thanked Mr. Neshamkin and Mr. Greenberg for their comments regarding the website.

Mr. Gentempo stated he feels the beach tag booths should remain open until 5:00 p.m. and the price should remain at \$13.00 for daily badges in order to generate revenue.

Mr. Gentempo stated he is in favor of restoring the United Methodist Church as a Community Center and a cultural center and inquired who the members of the CORE Group are for the Community Center Project.

Mayor Fox replied he would get that information for Mr. Gentempo as he did not have the names in front of him.

Paul Neshamkin, 411 ½ LaReine Avenue, thanked Councilman Bonnell for his Council report regarding the Community Center Project.

Mr. Neshamkin stated he hopes the sponsors and the CORE Group will be able to move forward with the project quickly with proficiency.

Mr. Neshamkin stated the Friends of the Bradley Beach Community Center will continue to do research on the history of and the possible uses for the United Methodist Church and will consider what the community wants the building to be and funding for the project.

Jane DeNoble, 612 Third Avenue, stated she does not feel commercialized parking is necessary on Second and Third Avenue and inquired why this is being proposed.

Mayor Fox responded there is a parking issue with businesses in town using their parking to bring patrons in because of the restrictions on utilizing their sites due to the pandemic. Mayor Fox continued the Governing Body is in the process of analyzing, fact finding and trying to come up with solutions that will give people better options with parking.

Further conversation ensued between Mayor Fox and Ms. DeNoble regarding the proposed reverse angle parking.

Rich Despina, 600 Third Avenue, expressed concern and opposition towards reverse angle parking.

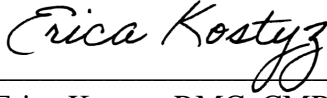
Mr. Despina stated he is disappointed Community Center Task force was dismissed.

Brittany Toms, 204 Second Avenue, concurred with comments by Ms. DeNoble, Mr.

**Despins and Ms. Meadow.**

Fox/Gubitosi moved to adjourn

MEETING ADJOURNED 9:45 P.M.



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Erica Kostyz, RMC, CMR  
Municipal Clerk