

BOROUGH OF BRADLEY BEACH

REGULAR MEETING MINUTES

August 10, 2021 at 7:00 p.m.

A regular meeting of the Mayor and Council of the Borough of Bradley Beach was held in the Meeting Room, 701 Main Street, Bradley Beach, New Jersey 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 in the Borough Office.

ROLL CALL 7:00 pm

Present: Council: Bonnell, Gubitosi, Sexsmith, Weber, Mayor Fox
Borough Administrator, Kimberly M. Humphrey
Chief Financial Officer, Sandra Rice (via telephone)
Borough Attorney, Gregory Cannon
Municipal Clerk, Erica Kostyz

Mayor Fox read the following Office of Emergency Management COVID-19 Mask Policy:

Effective July 6, 2021. The guidance further recommends that individuals not vaccinated continue to wear a mask and social distance when indoors. We’d ask for your conformance to this requirement. This is about protecting our fellow citizens and children from the Delta variant.

Proclamation:

Mayor Fox read the following Proclamation recognizing International Overdose Awareness Day.

PROCLAMATION

RECOGNIZING INTERNATIONAL OVERDOSE AWARENESS DAY

WHEREAS, each year we lose thousands of people from drug overdose globally. Some survive, but suffer a permanent injury, with devastating impact to their family and friends; and

WHEREAS, the Borough of Bradley Beach is not immune. You may have seen it to happen to people and around you. Tomorrow, it could happen to a loved one. This is not an invisible issue; and

WHEREAS, International Overdose Awareness Day provides an opportunity for us to reflect on practical ways prevent overdose in our community. Overdose is preventable. Knowing the real facts about drugs and what to do when seeing someone experiencing and overdose DOES save

lives. International Overdose Awareness Day events that aim to educate our communities about drugs can help.

NOW THEREFORE BE IT RESOLVED, I, Larry Fox, Mayor of the Borough of Bradley Beach, do hereby proclaim August 31, 2021 as International Overdose Awareness Day in the Borough of Bradley Beach to make citizens aware of this devastating situation.

ON MOTION by Fox/Gubitosi to approve the Workshop Meeting Minutes for July 27, 2021.

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

APPROVED

ON MOTION by Fox/Weber to approve the Regular Meeting Minutes for July 27, 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 Executive Session Meeting Minutes for July 27, 2021.

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

APPROVED

Administrative Report:

Administrator Humphrey stated she has been addressing resident comments and has been meeting with Department Heads to discuss and resolve any issues.

Public Comments/Questions on Agenda Items:

Thomas J. Coan, 612 Third Avenue, had several inquiries on the Bill List.

Ms. Humphrey answered Mr. Coan's inquiries.

William Psiuk, 110 Fifth Avenue, had several inquiries on the Bill List.

Ms. Humphrey answered Mr. Psiuk's inquiries.

Ordinance Introduction(s):

BOND ORDINANCE 2021-23

BOND ORDINANCE AMENDING IN PART BOND ORDINANCE NO. 2020-02 ADOPTED ON FEBRUARY 11, 2020, PROVIDING FOR THE ACQUISITION OF REAL PROPERTY FOR MUNICIPAL PURPOSES, IN ORDER TO INCREASE THE APPROPRIATION THEREFOR BY \$750,000 FOR A TOTAL APPROPRIATION OF \$2,250,000, TO INCREASE THE AUTHORIZED BONDS AND NOTES TO BE ISSUED TO FINANCE A PORTION OF THE COSTS THEREOF BY \$712,500 FOR A TOTAL DEBT AUTHORIZATION OF \$2,137,500, AND TO INCREASE THE ALLOCATION OF THE APPROPRIATION TO COSTS PERMITTED UNDER N.J.S.A. 40A:2-20, AUTHORIZED IN AND BY THE BOROUGH OF BRADLEY BEACH, IN THE COUNTY OF MONMOUTH, NEW JERSEY.

Purpose(s): Providing for the acquisition of certain real property commonly known as 319 Lareine Avenue by and in the Borough.

Appropriation: \$2,250,000

Bonds/Notes Authorized: \$2,137,500 Section 20 Costs: \$950,000

Useful Life: 40 Years

Councilman Gubitosi asked Ms. Rice to explain the mechanics of this Ordinance

Ms. Rice gave a detailed explanation and breakdown of funds for this ordinance.

ON MOTION by Fox/Gubitosi to introduce Bond Ordinance 2021-23.

ROLL CALL: AYES: Bonnell, Gubitosi, Sexsmith, Weber, Mayor Fox

NAYS: None

ABSENT: None

ABSTAIN: None

INTRODUCED

BOND ORDINANCE 2021-24

BOND ORDINANCE PROVIDING FOR IMPROVEMENTS TO NEWARK AVENUE PHASE II, APPROPRIATING \$250,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$65,000 BONDS AND NOTES TO FINANCE A PORTION OF THE COSTS THEREOF, AUTHORIZED IN AND BY THE BOROUGH OF BRADLEY BEACH, IN THE COUNTY OF MONMOUTH, NEW JERSEY.

Purpose(s): Providing for the Newark Avenue Improvement Project - Phase II.

Appropriation: \$250,000

Bonds/Notes Authorized: \$65,000

Section 20 Costs: \$50,000

Useful Life: 20 Years

Grant Funds: \$185,000 NJDOT

Councilman Gubitosi inquired if grant funding is also available for this project in addition to this Bond Ordinance.

Ms. Rice answered Councilman Gubitosi's inquiries.

ON MOTION by Fox/Sevsmith to introduce Bond Ordinance 2021-24.

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

INTRODUCED

BOND ORDINANCE 2021-25

BOND ORDINANCE PROVIDING FOR VARIOUS CAPITAL IMPROVEMENTS AND ACQUISITIONS, APPROPRIATING \$225,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$213,750 BONDS AND NOTES TO FINANCE A PORTION OF THE COSTS THEREOF, AUTHORIZED IN AND BY THE BOROUGH OF BRADLEY BEACH, IN THE COUNTY OF MONMOUTH, NEW JERSEY.

Purpose(s): Various capital improvements and acquisitions, including, architectural services for, and improvements to, Borough Buildings, the acquisition of an inspection vehicle and an electric Kubota, and improvements to the Fire Department's ventilation system.

Appropriation: \$225,000
Bonds/Notes Authorized: \$213,750
Section 20 Costs: \$75,000
Useful Life: 13.89 Years

Mayor Fox explained the necessity of this ordinance.

ON MOTION by Fox/Sevsmith to introduce Bond Ordinance 2021-25.

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

INTRODUCED

Ordinance Adoption(s):

ORDINANCE 2021-22

AN ORDINANCE AMENDING CHAPTER 425: "TREES" OF THE BOROUGH'S REVISED GENERAL ORDINANCES TO CLARIFY AND ENHANCE CERTAIN SHADE TREE REGULATIONS.

ON MOTION by Fox/Sexsmith to open the public hearing Ordinance 2021-22.

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

Public Comments: None

ON MOTION by Fox/Sexsmith to close the public hearing and adopt Ordinance 2021-22.

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

ADOPTED

Communications:

- (A) Resignation letter from Anthony DiMaio from the Library Board of Trustees.**
- (B) Seasonal Employee Memo**
- (C) A request for Sophia Heller to conduct Beach Yoga on Wednesdays in August and September from 5:30 p.m. to 6:30 p.m. at the Fourth Avenue Beach.**
- (D) A request for Ocean Grove Historic Preservation Society to conduct their 5K Race on Saturday, September 18, 2021 from 8:00 a.m. to 9:15 a.m.**
- (E) A request from the Bradley Beach Recreation Committee to conduct a Kite Building Event on Saturday, September 11, 2021 from 10:00 a.m. to 3:00 p.m. at the Fifth Avenue Gazebo.**
- (F) A request to approve an application for a Block Party on Evergreen Avenue on Saturday, October 2, 2021 from 3:00 p.m. to 7:00 p.m.**
- (G) A request from Michael Healey to be appointed to be appointed to the Library Board as a Trustee.**

ON MOTION by Fox/Sexsmith to move Communication Items C through G to the Consent Agenda.

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

APPROVED

CONSENT AGENDA:

Councilman Weber inquired with regards to Resolution 2021-200 if Block Parties are allowed due the pandemic.

Police Chief Guida confirmed Block Parties are allowed.

Councilman Weber also inquired with regards to Resolution 2021-202 if the resolution is necessary being the Library Board Trustees are appointments of the Mayor.

Note: it was decided to not pass Resolution 2021-202 at this meeting.

Resolution 2021-196 Bill List for August 10, 2021.

Resolution 2021-197 Authorizing Sofia Heller to conduct Beach Yoga on Wednesdays in August and September from 5:30 p.m. to 6:30 p.m. at the Fourth Avenue Beach.

Resolution 2021-198 Authorizing the Ocean Grove Historic Preservation Society Center to conduct their 5K Race on Saturday, September 18, 2021 from 10:00 a.m. to 9:15 a.m.

Resolution 2021-199 Authorizing the Bradley Beach Recreation Committee to conduct a Kite Building Event on Saturday, September 11, 2021 from 10:00 a.m. to 3:00 p.m. at the Fifth Avenue Gazebo.

Resolution 2021-200 Approving a Block Party on Evergreen Avenue for Saturday, October 2, 2021 from 3:00 p.m. to 7:00 p.m.

Resolution 2021-201 Authorizing an Extended Grace Period for 2021 Third Quarter Property Taxes.

Resolution 2021-202 Appointing Michael Healey as a Library Board Trustee.

ON MOTION by Fox/Sexsmith to approve the Consent Agenda **without Resolution 2021-202.**

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

APPROVED

RESOLUTIONS:

2021-203 Authorizing a revision to the Council Meeting schedule for November.

ON MOTION by Fox/Gubitosi to Authorize a revision to the Council Meeting schedule for November.

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

APPROVED

2021-204 Authorizing the Borough of Bradley Beach to participate in the Local Efficiency Achievement Program (LEAP).

ON MOTION by Fox/Sexsmith to Authorize the Borough of Bradley Beach to participate in the Local Efficiency Achievement Program (LEAP).

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

APPROVED

2021-205 Approval to waive the \$200 Application Fee required by Borough Code Section 389-9 under Chapter 398: “Sidewalks, Curbs, Gutters and Driveways” until December 31, 2021 during the Borough’s new Sidewalk Compliance Program.

ON MOTION by Fox/Sexsmith to Waive the \$200 Application Fee required by Borough Code Section 389-9 under Chapter 398: “Sidewalks, Curbs, Gutters and Driveways” until December 31, 2021 during the Borough’s new Sidewalk Compliance Program.

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

APPROVED

2021-206 Appointing Kimberly M. Humphrey as the Qualified Purchasing Agent through December 31, 2021

ON MOTION by Fox/Weber to Appoint Kimberly M. Humphrey as the Qualified Purchasing Agent through December 31, 2021.

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

APPROVED

2021-207 Appointing Kimberly M. Humphrey as Fund Commissioner for the Monmouth County Joint Insurance Fund.

ON MOTION by Fox/Sexsmith to Appoint Kimberly M. Humphrey as Fund Commissioner for the Monmouth County Joint Insurance Fund.

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

APPROVED

2021-208 Appointing Michele Whille as the Public Agency Compliance Officer for the remainder of Calendar Year 2021.

ON MOTION by Fox/Weber to Appoint Michele Whille as the Public Agency Compliance Officer for the remainder of Calendar Year 2021.

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

APPROVED

2021-209 Approval to waive the \$50.00 Shade Tree Application Fee in an “Act of God” Circumstance.

ON MOTION by Fox/Weber to table Resolution 2021-209 approving to waive the \$50 Shade Tree Application Fee in an “Act of God Circumstance”.

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

RESOLUTION TABLED

MAYOR AND COUNCIL REPORTS:

Mayor Fox reported the following:

Hopefully you received your tax bill this week in the mail: and you will have a grace period for the first payment to September 10th! We worked very hard on our 2021 budget to lower the Borough’s municipal tax levy- and we did it! I am quite happy to report a 4.1% reduction in your tax rate (1.222% to 1.172 %) and the total tax levy will increase less than 1% (when you add school, county, library taxes). This should translate to a marginal increase for most households this year.

Our Summer Season is a bit past the halfway point and with a continuing trend of better weather, we should be on target to hit our goals for the Beach this year. Hopefully we finish strong in the last 5 “official” weeks of the season.

The Police Department resumed the National Night out on Tuesday, August 3rd and it was a rousing success. Over 500 residents participated in this important Community event. Thanks to the Police, Fire, EMS, and Public Works and other volunteers for putting on a great event.

The Shakespeare Festival was another rousing success a few weeks ago. Two performances on the Promenade were exquisite! Our Arts Council, headed by Julia Rand, again delivered a great service to the Community.

In regard to a prior week’s workshop on merging the Planning Board and Board of Adjustment, I’d ask that we postpone this discussion until early (Jan or Feb) 2022. Tonight, I am not arguing the pros and cons, I am simply looking at some major work that needs to take place in the last 4 months of the year. I am also heeding the expertise of our new Business Administrator that has gone through the COAH (Affordable Housing) requirements to get into compliance. Among the significant endeavors we are undertaking:

- **The LaReine Avenue Church**
- **Many Personnel related corrective actions**
- **Getting Infrastructure projects on track- the Sewer project Phase 2 is almost 2 years behind. I’d like to begin to assess a bulkhead extension from 3rd Avenue to**

Avon.

- Our Council Improvements of a Standing Committee Process

TRULY assessing a significant change like this is no small task and should not be taken lightly. I will assign our Clerk the task of gathering independent, objective data from other towns on the effectiveness of a change like this (email, survey, interviews).

In addition, Mayor Fox gave reported the Beach Revenue and various current and upcoming Library activities.

Councilman Bonnell stated National Night Out was a success.

Councilman Gubitosi reported the following:

- **National Night Out was a success.**
- **Thanked the Mayor and Administrator for finding a solution for the public to participate in public comment via email.**
- **Thanked the new Administrator for working with the Grants Coordinator to secure grant funding.**
- **Sylvan Lake Committee update.**

Councilman Sexsmith reported the following for Police, Fire and First Aid:

POLICE:

Police arrested a local subject for shoplifting and investigated seven motor vehicle accidents.

The Detective Bureau is currently investigating a series of thefts both in and out of the Borough. They are coordinating with other agencies on this investigation.

FIRST AID:

For the operational period ending August 10, 2021, the Squad responded to eleven Day Calls and four Night Calls for a total of 15 calls.

There were fourteen for medical, one for fire. The Squad responded to one mutual aid request from Neptune City one ANSWERS water rescue to Neptune. There were no COVID-19 cases. The Squad fulfilled 100 % of their assignments for this operational period. On August 9 the Squad was confronted with one of the most difficult calls to handle at approximately 20:05 hours. The Squad was dispatched along with Police Department and the Paramedics to a report of a burn victim at one of our local restaurants. The Captain of the Squad wished to thank all the people who participated in getting this patient to the proper facilities to be treated. Thanks to the two Bradley Beach Police Officers on scene who assessed the situation and the Dispatching Staff for the coordination of all the entities requested by the Meridian Paramedics for a medical helicopter to be dispatched.

Thanks to the Avon Police Department, First-Aid Squad and Fire Department for preparing and securing a landing zone at their ballfield the coordination, teamwork, and professionalism on the part of all units made this a very successful operation.

FIRE DEPARTMENT:

For the operational period ending August 10, 2021 the Department responded to one request for the Department.

One inhouse training session was conducted for the safety and education of the Firefighters, using master stream devices The Department attended 3 special events The Business Community Alliance where the Department received recognition for their hard work and dedication during the pandemic. The Department provided Fire Safety information to patrons at National Night Out. The Department attended Water Day at the Recreation Center for the closing of Summer Camp where the Department did demonstrations of fire equipment and gave the children a shower using the pumper.

The department fulfilled 100 % of their assignments for this operational period.

Fire and First Aid are still looking for volunteers. Both offer free training for qualified individuals. Anyone wishing to volunteer for the Fire Department or First Aid Squad, applications can be found on the Borough's web site.

The cooperation that exists between the Fire and First Aid Squad allows the departments to keep answering citizen's needs for medical care and fire protection.

Councilman Weber reported the following:

- **Mentioned National Night Out**
- **Gave a Code Enforcement update.**
- **8/13 is the last day for Recreation Summer Camp**
- **Mentioned the Kite Event in September.**
- **Gave a Shade Tree Commission & Environmental Commission update.**

In Person Public Comment:

Richard Despina, 600 Third Avenue, thanked the Mayor for the Beach Revenue report and mentioned the face mask policy.

Thomas J. Coan, 612 Third Avenue, expressed concerns with Ordinance 2021-24 and Ordinance 2021-25 and disputed the tax levy reduction and stated he is in favor of merging Planning and Zoning Boards.

Terrence Wright, 406 Madison Avenue, stated he is not in favor of merging the Boards. And feels there are more cons than pros.

Kelly Reilly, 304 Second Avenue, first year member of the Planning Board stated she is not in favor of merging the Boards.

Norman Goldfarb, 406 Fourth Avenue, having served on both boards for many years stated He is not in favor of merging the Boards.

David Critelli, 212 Evergreen Avenue, as a current member of the Zoning Board stated he is not in favor of merging the Boards.

Deborah Bruynell, 401 Fifth Avenue, Zoning Board Member (Please see email commentary).

Public Comment received through Email:

Michael Healy, 306 McCabe Avenue

We are traveling to Vancouver tomorrow, so this email is all I can do now. One basic principle of government is to ensure that the proper “checks and balances” are in place. Seems to me that those 2 departments would be part of ensuring that when needed. Have other NJ towns merged these? If not, why are we trying to do something that seems to be totally unnecessary.

Kathleen Heaney, 303 Fletcher Lake Avenue

I am writing to voice my opinion as to the merger of the Planning Board and Zoning Board. I read the minutes of the last Council meeting wherein a proposal was made to merge the Planning Board and Zoning Board. While I appreciate the fiscal wisdom of this proposed merger, I don't believe now is the right time to implement such a merger. As I understand it, the Borough has a responsibility to complete its work for the Council on Affordable Housing early next year. I believe this work would benefit from the diversity of experience and perspective provided by the broad membership of both Boards. The cost of maintaining both boards, for now, is small and the amount of work needed now seems daunting. Unfortunately, I cannot attend tonight's Council Meeting and ask that you forward my

comments to the attendees.

Kathleen Heaney, 303 Fletcher Lake Avenue

I am writing to voice my opposition to the proposed Bond Ordinance 2021-23, which is requesting an increase of \$750,000 to existing bond ordinance 2020-02. The original bond funding is needed and it is unclear that even this will be sufficient to make the property safe and usable as intended. Will we simply keep amending the bond? Until we have clear knowledge of the costs to renovate and properly maintain this property it seems unwise to continue appropriating funds through bonding. Until Borough Leadership has a clear estimate of total costs for the purchase and improvements, and the Borough residents and taxpayers have a chance to vote via referendum on assuming this debt I don't believe continued funding should be approved.

Unfortunately, I cannot attend tonight's Council Meeting and ask that you forward my comments to the attendees.

Paula Gavin, 106 Evergreen Avenue

Since 2018, I have volunteered as the facilitator of the Bradley Beach Strategic Plan, which was approved by the Council in 2019 with implementation approved by the Council in January, 2020. We have a current Strategic Planning Committee comprised of residents and Borough leaders, co-chaired by Mayor and Administrator, also approved by the Council. We meet every six weeks.

This message urges the Council to postpone any decision on combining the Planning and Zoning Boards until 2022. Our current Strategic Planning Committee is working on several priorities, including Master Plan elements. Priorities encompass Main Street Excellence (Including Zoning compliance), Beachfront and Oceanfront Development, Environment, Communications and Sewer Infrastructure.

It would be best to complete the 2021 Strategic Plan priorities as well as the work on Affordable Housing Plan and other Municipal priorities before considering a combining of Planning and Zoning Boards.

Victoria Leahy, 419 Park Place Avenue

As a person who has been in town the past 30 year, a homeowner and plan on being here for another 30 I have some concerns with this merger. I also must state that I currently sit on the zoning board for the past 8 month as an alternate. This has allowed me to have some insight and concerns with the current state of affairs. But my concerns have nothing to do with the position but more so being resident and concern for the good of the town.

I fear that the checks and balances will be lost if there is a merger. I feel we should have a common goal, and all be working together to make this the best little town it can be while keeping its charm and having a clear vision. We should all be working together to ensure that master plan, to keep our residents in mind and consider their needs as a resident on behalf of their home. Let us not forget that we are a beach town, but this is also our home 12 months a year. Homes that we take pride in, sit on our porch and all want to enjoy our livelihood. There does not seem to be a shortage of volunteers who are involved on the boards or the various committees in town.

If there is a merger, would this reflect the diversity of the town? Would this consist of all age groups and socioeconomics? Would this reflect the makeup of all town residents? I fear that this plan will give too much power, this will be top heavy and ultimately the residents would be paying for this endeavor. We need to focus on the vision of town and not serve one's own wants and desires.

The issue with hearing a proposed project is to consider the codes/laws and always being reminded by example that once it is built it is hard to remove. The importance of any variance and code is to keep a clear vision of town, embrace the master plan and to ensure that the light, air & space are not infringed upon and bottom line to be neighborly/ quality of life.

Based on my short time on the board I suggest a workshop that all parties and all departments get together in a workshop setting and come together with one common goal to preserve and to keep the town charm.

Ultimately any board should consist of diversity/variety and some sort of balance, in a town like this all ends of town should be considered and represented to guarantee that the town overall is best served and that all citizens are incorporated and considered.

I fear that this proposal will fail the community and only self-serve others at the expense of the town and there will be individuals who fall through the cracks. The decisions that this board will render will be long term and as a community if we are all not counted for then we will all equally suffer as a town.

I propose that rather than create this merger that there is a workshop that the powers that be all come together and network to share ideas and revisit the master plan and think long & hard of the lasting effects of any endeavor in BB.

I hope this matter is tabled to a later date when a complete study is completed so all residents can weigh in on this matter. Once the ins and outs are measured then all voters can consider this option. The long-lasting impact of this should not be taken lightly or rushed into.

Ines Altemose, 400 Second Avenue

I am "concerned" about a "push through" of this ordinance.

Recently my observation is that despite the fact that I voted for a more transparent and responsive council, this has not always been the case. There needs to be MUCH more communication with the community and opportunity for us to understand the issues and respond appropriately.

I am disappointed to say the least.

Patrick Freeman, 26 Atlantic Avenue

I believe that this is not a good idea. Too much power will be granted to one board. Let us not rush into these discussions without scrutiny.

I believe that this topic should be set aside until we look at the work that the Council on Affordable Housing has come up with.

David Altemose, 400 Second Avenue

I am opposed to combining the Planning Board and the Zoning Board of Adjustments.

This makes no sense to me. A combined entity would have no checks and balance in decision making.

The decision should be tabled, not pushed through in a crowded agenda.

I looked at the sites of other municipalities surrounding us. It appears that all have separate boards.

Planning types have little interest in seeing their "vision" challenged and may not - or want not to - see other aspects and consequences.

To allow the same people to grant variances to allow their plans to be realized - without a separate group to review, criticize or challenge the assumptions - facilitates the creation of an "in group" that would have unilateral power to shape our town. Their vision - or lack of it -

could mirror aspects of our history of thoughtless, unaware decision-making.

We would have little or no discussion about plans or zoning. Table this for now, do COAH, then table it permanently.

Deborah Bruynell, 401 Fifth Avenue, Zoning Board Member

The following list explains my reasons for keeping the Zoning board and the planning Board as separate entities.

1. The Zoning Board and the Planning Board have distinctly different purposes.
2. There is no shortage of volunteers for both boards and the cost for operation for both to the town is negligible.
3. The town benefits from the input of a diverse number of individuals and would conversely incur a negative effect with fewer people serving.
4. Participating as a member of either board requires a level of expertise. One must know the town's mission when considering for approval new construction or renovations.
5. Members should know local and state ordinances and codes; legislation distinctly different for each board.
6. Volunteers put in many extra hours in addition to actual meetings. Plans need to be reviewed in advance. The State of New Jersey requires courses be taken to certify members' qualifications and ability to serve. Doubling the workload on members would increase volunteer burnout exponentially. A constant turnover of volunteer members serves no one's best interest.
7. It seems to me that a political agenda is what is really motivating the combining of both boards. A few "friends" are easier to appoint and control thus manipulating the decisions regarding the direction of the town. Two distinct boards with different responsibilities and interpretations will better serve the community of Bradley Beach.

Dwight Gerdes, 414, LaReine Avenue

My apologies for not being able to make this meeting in person.

My question has to do with the possible merger of Planning and Zoning Boards.

Is a lack of board members the impetus to merging Boards? Then maybe a call for Board members is in order or consider a small stipend for service on the Boards as they serve important to municipal functions. If Council Members are looking to merge on the basis of saving money, that seems short sighted and more like a consolidation of power. I reject that argument.

Second question, same subject, why the rush? Please detail all surrounding municipalities that have merged Planning and Zoning Boards. If this is a trend, it should be studied to see if there is merit. If other towns and Boroughs are not doing this, again, why the rush?

I am very skeptical of the fast push to merge these 2 important Boards with different functions. I would appreciate it if the Mayor and Council Chair would explain and post rational for and against such a merger. In the interim, I would ask to table this matter so it can be studied. Thank you.

Robert and Barbara Johnston, 505 Evergreen Avenue

We both vote in Bradley Beach. We are opposed to the rushed decision to combine the Planning and Zoning boards of our town. We request that the Council examine this issue and make public their findings with a clear and objective assessment of the pros and cons of such a plan.

Thank you for your consideration in this matter.

Rona Parker, 27 Atlantic Avenue

I am concerned that a rushed judgement to merge the planning and zoning boards is counterproductive to the goal of an open and deliberative government, which we in Bradley Beach seek to achieve. If our government aspires to provide transparency to our residents, this proposal should be carefully weighed and debated before adoption. Rushing this through, especially at a time when important decisions are being made about housing policy, will rob us of the two-layered development process currently provided by the planning and zoning boards, which has served us well in the past. Any change should be publicly analyzed and debated.

Robyn Flipse, 400 Lake Terrace

It is my understanding that the work underway for the Borough by the Council on Affordable Housing will not be completed until sometime in 2022. Without knowing the results of the COAH work I do not believe the Council can properly assess the impact of the proposed merger of our Zoning Board of Adjustments and the Planning Board as recommended by some Council members. There is no urgent need to change the Board structure at this time, and no new data to support that effort, so waiting until we have more recent and relevant information just makes more sense. Therefore, I strongly support the Mayor's position to wait until the work of the COAH is completed before any action is taken with our current Board structure.

Robert Mehnert, 1111 Ocean Avenue

I understand there is a proposal in the works to merge the Planning Board and the Zoning Board of Adjustment. I want to go on record that I am against the proposed merger.

The Boards have two distinct functions and are fully staffed by concerned volunteers from the Borough. It has been shown that there is no significant financial gain in the merger of the two Boards and there is no lack of volunteers to staff them. I see no advantage to the merger. What are the concerns driving this proposal?

As governing officials for our Borough, it is your responsibility to work together to make decisions that are best for Bradley Beach and not be concerned about personal or special interests of yourselves or others. Reducing our volunteer base by 50% on these Boards will reduce the knowledge and input from concerned citizens that staff them. In addition, it will double the workload for the remaining members that staff the combined Boards as they would be responsible for preparation and attendance of two monthly meetings.

I have enjoyed Bradley Beach since 1970 and have seen the good, the bad and the ugly (not necessarily in that order) over those 50+ years. I love Bradley Beach. For me it is "living the dream". Please consider what is always best for the future of the Borough of Bradley Beach.

Fran Mehnert, 1111 Ocean Avenue

First let me start off by saying I appreciate all that you do to continually work to keep Bradley Beach the Best it can be! I also appreciate the chance to ask questions and voice my concerns to this Council.

At recent meetings the idea of merging the Board of Adjustment and the Planning Board has been discussed. These two boards do have separate functions and responsibilities. I am concerned that by combining the boards you will be putting an undue burden on their members by requiring them to take on "double duty". These people are volunteers and I believe they work diligently on resolving the issues before them and take their work very seriously. For years the township of Bradley Beach has functioned with these two separate boards each serving the community I believe we should continue in this matter. Exactly what is the problem?

I have attended many council meetings over the 6 years since I became a full-time resident. It has been my recent observation, (I hope I am wrong), that there is "conflict" between the members of this council. While different viewpoints are necessary and have always been welcomed, discussion and collaboration among the Governing members is key. If there are problems, it is your responsibility to work together and resolve the issues. The Mayor and Council, the Board of Adjustment, and the Planning Board should all be working for the residents of Bradley Beach and keeping their best interests as a priority. Discussion, Collaboration, Transparency is necessary to resolve issues.

Arianna Bocco, 200 Evergreen Avenue

I am unfortunately unable to attend tonight's meeting in person but would like to comment on the workshop discussed at the last meeting and the proposal of merging the Planning Board and the Zoning Board. As a newly appointed alternate member of the Planning board, I am concerned by the lack of research and public discussion entertained by the Council with respect to the possible ramifications of merging these two boards. This merger is not a current priority for the town and seeking to push through an ordinance at this time with this lack of transparency and adequate considerations is highly concerning.

The discussion of the matter presented at the 7/13 Council meeting seemingly rested upon outdated research. Additionally, there was a planning board meeting the following week on 7/22 at which both Mr. Gubitosi and the Mayor were in attendance. Why wasn't this matter discussed at the planning board meeting? Again, the lack of transparency is highly concerning as this action would consolidate the decision making into one board and remove the significant workload distribution as well as current checks and balances.

The priority for the Mayor and the board is to do the work mandated by COAH which will take until Q1 2022 at the earliest. This is a large undertaking that will, among other things, need to have a Housing Element and Fair Share Plan, which is a part of the Borough's Master Plan, and which will need to be adopted by the Planning Board and endorsed by the Governing Body. It is unrealistic and unnecessary to create more work at this time - there is no reason that this merger decision cannot be tabled until the COAH work is completed, and the ensuing time is used for further research.

Fox/Bonnell moved to adjourn.

THE COUNCIL MEETING ADJOURNED AT 8:25 P.M.

Erica Kostyz

Erica Kostyz, RMC, CMR
Municipal Clerk