

BOROUGH OF BRADLEY BEACH

WORKSHOP MEETING MINUTES

AUGUST 10, 2021 at 6:00 P.M.

A Workshop Meeting of the Mayor and Council of the Borough of Bradley Beach was held in the Meeting Room at 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 Municipal Building bulletin board.

ROLL CALL 6:00 p.m.

Present: Council: Bonnell, Gubitosi, Sexsmith, Weber, Mayor Fox
Borough Administrator, Kimberly M. Humphrey
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.

319 LaReine Avenue

Mayor Fox opened the workshop with the following statement:

The workshop this evening is a continuation of the July 13th Workshop around the LaReine Avenue Church purchased in early 2020.

After the last Workshop, we met and further developed the requirements for the study we will undertake starting as soon as possible. We have met with both T&M and an architecture group they have worked with on restoration projects. I think a “hybrid approach” that provides some renderings of the Church and can provide residents a view of what the facility could potentially be, along with the development of the Ascension Paris Center Lease option.

The outcome of this discussion:

- 1) Align on a “go forward” plan.
- 2) Understand the components of the bond ordinance.
- 3) Possible Referendum

We found by April that we could not get an adequate cost estimate for Option #1. Mr. Brown brought in T&M Engineering, a company who had done similar work for him in Linden in the past. On May 13th Eric Nathanson of T&M and the probable Technical Manager- Frank Buczek, made their proposal that would provide a detailed assessment that would give us the cost to get the facility into a “safe” mode- from a remediation and structural standpoint. From there, we would assess this overall cost and determine if we want to proceed with T&M estimating the cost of installing the appropriate systems (mechanical, electrical, air handling, boilers/furnaces, sprinklers, and ADA). This phase would be less time and cost than Phase I in all probability.

Administrator Humphrey stated after the last workshop she got ideas from the Council on what is expected for this project and felt it is possible to get the structural report and get to the result that the Council wants and felt that may have been missing in the first proposal. Ms. Humphrey stated the importance of a study to determine if the building is structurally sound, if it can be mitigated in a fashion to rehabilitate the building to what Council wants it to be.

Ms. Humphrey stated she asked each Councilman to provide her with 3 uses for the building. Ms. Humphrey sent the information received from Council to Eric Nathanson of T & M to be shared with whomever the architect will be in the proposal and to get an idea of the end cost result.

Councilman Gubitosi inquired if Ms. Humphrey also sent a report he provided to Mr. Nathanson.

Ms. Humphrey stated she did.

Councilman Gubitosi confirmed with Ms. Humphrey an evaluation study could be done to get an idea of the cost for a perspective future use other than a church.

Councilman Gubitosi inquired if the Architect’s cost is included in the Bond Ordinance being introduced at the regular Council Meeting following this evening.

Ms. Humphrey responded yes, and further explained the costs the Bond Ordinance will cover.

Councilman Bonnell asked for an explanation of mitigation.

Ms. Humphrey explained the mitigation costs are for asbestos and mold.

Councilman Bonnell stated a bid was already done for that by the former Administrator.

Ms. Humphrey explained the funding was not in place to move forward with the study and a new bid will have to be done with the funds in place with the same specs.

Councilman Bonnell inquired what T& M costs are.

Ms. Humphrey responded the costs are not available yet.

Mayor Fox stated if the Bond Ordinance gets approved this evening, the Borough can proceed by the end of the month.

Further conversation ensued amongst the Governing Body regarding a referendum question on the 2021 General Election Ballot in November to get resident input on whether to move forward with this project. Several factors such as timing, cost, and information on the project not currently available to provide to the public, using other towns data for comparison on similar projects were discussed along with holding a Special Election to do a referendum ballot question just for the 319 LaReine Avenue Church and the approximate cost to do a separate election.

Public Comment on this Workshop Discussion:

Paul Neshamkin, 411 ½ LaReine Avenue, stated he is pleased the Governing Body is not going through with the referendum question on November’s General Election ballot.

Mr. Neshamkin stated the Friends of the Bradley Beach Community Center is continuing to receive donations and grants.

Thomas J. Coan, 612 Third Avenue, thanked the Mayor and Council for the workshop, expressed cost concerns and inquired about plan B.

Mayor Fox responded to Mr. Coan’s inquiry.

William Psiuk, 110 Fifth Avenue, expressed cost concerns for this project and inquired if the abatement costs are included in this evening’s Bond Ordinance.

Mayor Fox confirmed the abatement costs are included in the Bond Ordinance.

Jack Gentempo, 103 Fourth Avenue, stated he is in favor of moving forward with the Community Center project.

Fox/Sevsmith moved to adjourn
Meeting Adjourned at 6:40 p.m.

Erica Kostyz

Erica Kostyz RMC, CMR
Municipal Clerk