

BOROUGH OF BRADLEY BEACH

REGULAR COUNCIL MEETING MINUTES

September 21, 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
Borough Attorney, Gregory Cannon
Municipal Clerk, Erica Kostyz

Mayor Fox read the following mask policy:

Our Office of Emergency Management has 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 ask for conformance to this requirement. This is about protecting our fellow citizens and children from the Delta variant.

ON MOTION by Fox/Sexsmith to approve the Regular Meeting Minutes for September 7, 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 Minutes for September 7, 2021.

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

APPROVED

Public Comments/Questions and Emails on Agenda Items: None

Ordinance Introduction(s):

ORDINANCE 2021-27

AN ORDINANCE AMENDING SCHEDULE VIII: “ALL-WAY STOP INTERSECTIONS” AND SCHEDULE VI: “THROUGH STREETS” AND SCHEDULE V: “ONE-WAY STREETS” ATTENDANT TO CHAPTER 9: “TRAFFIC” OF THE BOROUGH’S REVISED GENERAL ORDINANCES TO IMPLEMENT NEW REGULATIONS ON 2ND AVENUE AND 3RD AVENUE AND A NEW STOP SIGN ON NEWARK AVENUE AND MADISON AVENUE IN THE BOROUGH

Councilman Gubitosi stated there was an extensive amount of work done on Second and Third Avenue to extend the median that goes towards Main Street already in existence which has created additional parking and added to the attractiveness of the streetscape. There have been a few residents concerned about the one-way direction for Second Avenue in the east and one-way direction on Third Avenue in the west on the 600 Block only, which was necessary to accomplish what is in place now.

Councilman Weber stated this was not the original plan the Borough started with, and this ordinance is confirming the changes that have been made for what is in place now.

ON MOTION by Fox/Sexsmith to introduce Ordinance 2021-27.

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

INTRODUCED

ORDINANCE 2021-28

AN ORDINANCE AMENDING ARTICLE I: “PLANNING BOARD” AND ARTICLE II: “ZONING BOARD OF ADJUSTMENT” CONTAINED IN CHAPTER 60: “LAND USE PROCEDURES” OF THE BOROUGH’S REVISED GENERAL ORDINANCES TO MERGE THE BOROUGH’S LAND USE BOARDS INTO AN EXPANDED SINGLE BODY.

Councilman Gubitosi requested to amend the language to include additional Whereas introduction comments that would provide a better record for posterity for the reasoning of the ordinance. Councilman Gubitosi read the requested recommendations

Mayor Fox stated he is reticent to change organizations when processing improvements and he did communicate to the Council he was willing to give this consideration in January and felt with the many pending projects, right now was the best time to do this.

Mayor Fox continued with the following comments:

- **These two boards are unique in that they empower by statue decision-making by citizens that are not elected. These are important, serious positions. The participants must be certified by a body.**
- **You can begin to obscure roles with this move or overwork volunteers.**
- **My fear is that in the future there can be issues that are operative with one board versus two.**
- **People in this community are among the best volunteers in the County/ State and we are going to discontinue some of that service and certification with some of these volunteers.**
- **The primary reasons for merging boards budgetary or volunteer issues of which the Borough has neither. Mayor Fox feels consistency can be gained in other ways.**

ON MOTION by Weber/Gubitosi to introduce Ordinance 2021-28 with amendments requested.

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

INTRODUCED

Ordinance Adoption(s):

ORDINANCE 2021-26

AN ORDINANCE TO AMEND CHAPTER 5, SECTION 22, PURCHASE CONTROL, ARTICLE 5, DEPARTMENT OF FINANCE TO REFLECT THE NEW THRESHOLD AND SUPPLEMENT THE REVISED GENERAL ORDINANCES OF THE BOROUGH OF BRADLEY BEACH, COUNTY OF MONMOUTH, STATE OF NEW JERSEY.

ON MOTION by Fox/Sexsmith to open the public hearing Ordinance 2021-26.

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

Public Comments: William Psiuk, 110 Fifth Avenue, inquired about the aggregate cost listed in the ordinance.

Chief Financial Officer, Sandra Rice, responded to Mr. Psiuk's inquiry.

ON MOTION by Fox/Bonnell to close the public hearing and adopt Ordinance 2021-26.

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

ADOPTED

Communications:

(A) Shade Tree Commission Memo

(B) A request for Plastic Wave Project to conduct their Yoga & Meditation Non-Profit Fundraiser at the Lake Terrace Beach Entrance on Thursdays, September 23rd through October 21st from 6:30 p.m. to 7:30 p.m.

Councilman Weber mentioned concerns about the time for this event and being too dark outside.

Administrator Humphrey requested to be given authority to allow the applicant permission to conduct the sessions if it is during daylight.

Councilman Weber asked Police Chief Guida if there would be an issue with the applicant conducting the sessions when it is dark.

Police Chief Guida responded, "We are not afraid of the dark" and stated there is sufficient patrol in the early evening.

Council gave Ms. Humphrey the authority to work with the applicant.

ON MOTION by Fox/Sexsmith to move Communication Item B to the Consent Agenda.

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

APPROVED

CONSENT AGENDA:

Resolution 2021-235 Bill List for September 21, 2021.

Resolution 2021-236 Approval to waive Interest Fees on Property and Sewer Taxes for Direct Debit/ACH Bank Returns.

Resolution 2021-237 Authorizing a Sewer Tax Overpayment Refund for 213 Fifth Avenue.

Resolution 2021-238 Authorizing an Escrow Refund for 604 Madison Avenue in the amount of \$247.50.

Resolution 2021-239 Authorizing a Gazebo Rental Refund of \$250 to Abigail Zoellner.

Resolution 2021-240 Authorizing the Plastic Wave Project to conduct their Yoga & Meditation Non-Profit Fundraiser at the Lake Terrace Beach Entrance on Thursdays in September and October from 6:30 p.m. to 7:30 p.m.

ON MOTION by Fox/Weber to approve the Consent Agenda.

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

APPROVED

RESOLUTIONS:

2021-241 Audit Corrective Action Plan for 2020

Ms. Rice gave a presentation and explanation for the 2020 Corrective Action Plan.

Mayor Fox stated he will work with administration to improve overall contracts and personnel practices.

Borough Auditor, Steven Wielkotz, thanked Ms. Rice and stated all of the recommendations in the report are fixable.

Councilman Gubitosi thanked Mr. Wielkotz and Ms. Rice for their hard work and for the added surplus due to school tax deferrals.

Public Comments on the 2020 Audit:

Jack Gentempo, 103 Fourth Avenue, suggested additional RFP packets are retained for a period after the appointment is selected.

Conversation ensued between Mr. Gentempo, Ms. Humphrey and Clerk Kostyz regarding the

Retention schedule. Clerk Kostyz explained she did what was asked of her by the prior Administrator, which was to destroy the RFP's not selected as appointments. Ms. Humphrey stated the additional RFPs not selected must be kept on file for a period by state law.

Thomas J. Coan, 612 Third Avenue, thanked the CFO and the Auditor for their hard work.

Mr. Coan asked several questions in the Corrective Action Plan.

Mr. Wielkotz answered Mr. Coan's inquires.

Nancy Meadow, 805 Beach Avenue, expressed concerns about the payroll system for the Police Department.

Mayor Fox and Ms. Humphrey addressed Ms. Meadow's concerns.

William Psiuk, 110 Fifth Avenue, inquired about the Planning Board Escrow Account.

Ms. Rice addressed Mr. Psiuk's inquiry.

ON MOTION by Fox/Sexsmith to approve the 2020 Audit Corrective Action Plan.

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

APPROVED

2021-242 Approving Consent for T-Mobile Modifications to Monopole at 725 Main Street.

ON MOTION by Fox/Sexsmith approve the Consent for T-Mobile Modifications to Monopole at 725 Main Street.

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

APPROVED

2021-243 Awarding a Non-Fair and Open Contract for Professional Services for 319 LaReine Avenue to T&M Associates.

Councilman Weber expressed concerns regarding payment made to T&M earlier in the year to perform engineering assessments and asked if a report was issued to the Borough at that time for that report.

Mayor Fox responded T&M were asked to do an analysis using prior reports from another firm and did an assessment to validated if the prior reports were reasonable. T&M reported to do the study needed, it would be a lot more in depth. After several months of research it was determined that additional enhancements (phase II cost). The amount presented in the resolution are combined costs of engineering and architecture assessments.

Councilman Weber inquired if T&M were part of the CORE Group formed earlier this year.

Mayor Fox stated T&M was not part of the CORE Group.

Further conversation ensued regarding the gymnasium being included, additional parking, and the additional amount for this analysis.

Councilman Bonnell stated he would prefer to use a local architect who hires engineers instead of using an engineer who hires on a national basis who hires an architect. Mr. Bonnell feels this resolution should be passed and T&M is not the right company to perform this job.

Further conversation ensued between Councilman Bonnell, Councilman Weber, Mayor Fox and Ms. Humphrey regarding the amount in the resolution, T&M's proposal, doing an RFP for this assessment and using the engineering pool selected in the beginning of the year to get a lower price and the time frame involved to do this, another committee being formed and not getting results needed for this project.

Councilman Gubitosi asked what the role of involvement the Council will have in working with this committee.

Ms. Humphrey explained she would be the Liaison between the Committee and the Council; Ms. Humphrey would present the information to Council who would then decide and bring it forward to the public.

Councilman Gubitosi asked how the committee would be selected.

Ms. Humphrey responded a website posting can be done to select interested volunteers.

Councilman Gubitosi expressed concerns with the architectural fees in the proposal and what services are included for the cost.

Ms. Humphrey explained the architect will present different types of renderings of the building to choose from.

Councilman Gubitosi inquired if the Governing Body can approve architect's work.

Mr. Cannon recommended interacting more with the architect.

Councilman Gubitosi inquired if this proposal includes any documentation regarding the cost of renovation internally.

Councilman Bonnell stated the proposal does not include any structural evaluation of the inside of the building, only the exterior and the roof and does not feel this proposal is feasible.

Further conversation ensued amongst the Governing Body regarding the costs involved in the proposal, determining what the building will be used for and deciding to move forward with the project.

Councilman Sexsmith feels the Governing Body should move forward with this proposal.

Councilman Gubitosi agreed with Councilman Sexsmith but would like a better understanding of the scope of work in the proposal.

Ms. Humphrey stated an RFP can be done at a later time for bid specs.

Councilman Gubitosi stated if the Governing Body moved forward with this resolution he would like the proposal to state subject to further discussions with the architect and the engineer involving Councilman Bonnell.

Mr. Cannon also gave an explanation on how the proposal will work.

Ms. Rice reminded everyone this contract is within the scope of the Bond Ordinance recently passed for this project.

ON MOTION by Fox/Sexsmith to Award a Non-Fair and Open Contract for Professional Services for 319 LaReine Avenue to T&M Associates.

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

APPROVED

MAYOR AND COUNCIL REPORTS:

Mayor Fox reported the following:

Our “official” Summer season is over. I want to detail our Badge revenue and make a few comments:

- **As expected, our revenue was down versus 2020. As you know, this was one of the only activities during that COVID summer; and we had great weather. We had a record year and are investing our surpluses on the beachfront.**
- **We effectively achieved our \$1.9 million forecast (\$1.888)**

- Our 2021 revenue was 25% higher than the 4-year average (from 2016-2019)- a very positive indicator!
- Our Season badge sales were up 30% even over the 2020 number- another very positive indicator
- Two factors that affected the revenue adversely was pricing and weather. On the pricing front, we reduced our daily badge prices from \$13 to \$12; and extended the discounting of season purchases- costing us between \$75-100k. Second, the weather could have cooperated better. Memorial Day, July 4th, and Labor Day weekends all saw some level of adverse weather.

Ms. Humphrey is conducting after season reviews to ensure we continually improve the experience of our residents and visitors.

We are in the process of executing the parking and road improvements on the one-block area near Main Street and 2nd/ 3rd Avenue. As we started the construction phase a few weeks ago, we had to make some adjustments in the plan. We had back-up plans. The changes yielded a safer condition on both blocks, more spaces (now at 75 delineated spaces), and increased our “green space” in town. On the other hand, this one block one-way poses a traffic pattern change that is hopefully minimal.

Our thanks to all residents and visitors who participated in the “Light Up the Shore” in honor of the lives lost and the fearless display of heroism by rescue teams and citizens who responded to the tragedy on September 11, 2001.

Participation was great. On Evergreen Avenue, we were fortunate to have a bagpiper play Amazing Grace and God Bless America.

In the coming weeks- lots of infrastructure 2 handicap ramps for our beaches and the replacement of the boardwalk section of our Promenade at the north side of town; and replacement of the Gazebo on will be completed this fall. Additionally, we are in process of finalizing the like Phase 2 sewer project and are finalizing the Bond Ordinance for Council approval. Also, we are re-bidding the drainage and sump-pump remediation project we have initiated.

As I will continue to mention, important initiatives are continuing to get our focus:

- The COAH (Affordable Housing) requirements to get into compliance.
- The LaReine Avenue Church assessment
- Many Personnel related corrective actions
- Getting Infrastructure projects on track- the Sewer project Phase 2 is almost two 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.

Councilman Bonnell had no report.

Councilman Gubitosi reported the following:

- Thanked Mayor Fox for making the effort to move forward with the 319 LaReine Avenue

Project.

- Will submit research information regarding merging of the boards to the Clerk for posting to the website for public view.
-

Councilman Sexsmith reported the following:

Police Activity Report

A Police investigation led to the arrest of two separate individuals who were collectively responsible for the four recent car burglaries in town. Both individuals were also in possession of drug paraphernalia, and one was additionally charged with possession of a weapon. A local subject was arrested for a lewd act, and the Police arrested six subjects on contempt of court warrants.

First Aid Report

For the operational period ending, September 21, 2021, the Squad responded to 13 Day calls 21 Night calls for a total of 34 calls. There were 24 requests for medical and 7 for fire. There was one mutual aid request from Asbury Park, one mutual aid request from Neptune and one mutual aid request from Avon for a water rescue. There were no COVID-19 cases. We also provided medical support for the 9-11 Memorial and participated at the beachfront. The Squad fulfilled 100 % of their assignments for this operational period.

Fire Department Report

For the operational period ending September 21, 2021, the Department responded to 8 requests for the department. The Department participated in the 9-11 Memorial at the beachfront. The department fulfilled 100 % of their assignments for this operational period.

The Fire and First Aid Squad are accepting volunteers. Both offer free training or qualified individuals. Applications can be found on the Borough's website.

The cooperation that exists between the Fire Department and First Aid Squad allows both departments to continue to answer citizen needs for medical care and fire protection.

Councilman Weber reported the following:

- Stated the CDC updated the mask wearing policy as of July and requested the policy be read at the Council Meetings moving forward.
- The Shade Tree Commission will be having a tree planting event on 10/9/21.
- Environmental Commission update.
- The Kite Building Event and Light Up the Shore held on 9/11 was a success.
- Thanked Administrator Humphrey for the recent Ethics Training seminar.
- Councilman Weber stated he does not feel the Council's decision to merge the boards is

being rushed and that he was in favor of doing this in 2017.

In Person Public Comment:

Jim Byrne, 401 Fifth Avenue, had inquiries regarding Resolution 2021-243.

Councilman Bonnell and Mayor Fox answered Mr. Byrne's inquiries.

Note: It was discovered there was a typo which Clerk Kostyz corrected and reposted to the website after the meeting.

Mr. Byrne continued with several concerns regarding the renovation of the building.

Mr. Byrne also expressed concerns regarding the daily First Aid siren and the certifications for First Aid volunteers.

Meredith DeMarco, 503 McCabe Avenue, stated she is not in favor of merging the boards.

Anita Nazario, 116 Newark Avenue, inquired about the status of road striping on Newark Avenue.

Mayor Fox responded to Ms. Nazario's inquiry.

Arianna Bocco, 303 Park Place Avenue, stated she is not in favor of merging the boards.

Terence Wright, 406 Madison Avenue, expressed concerns with 319 LaReine Avenue renovation costs.

Discussion ensued between Councilman Bonnell and Councilman Gubitosi regarding anticipated costs.

Mr. Wright inquired if Councilman Weber's residence in relation to the property would be considered a conflict of interest and if Mr. Weber should be recused from voting on any Governing Body decisions regarding this property.

Mr. Cannon responded to Mr. Wright's inquiry.

Nancy Meadow, 805 Beach Avenue, expressed concerns with Agenda items, dogs on the beach, signage in town and parking issues.

David Critelli, 210 Evergreen Avenue expressed concerns and opinions regarding:

- **Bicycle riding enforcement on sidewalks.**
- **COAH obligations**
- **319 LaReine Avenue costs**

William Psiuk, 110 Fifth Avenue, expressed he is not in favor of the board merge.

Thomas J. Coan, 612 Third Avenue, inquired about the remediation status for 319 LaReine

Avenue.

Mayor Fox responded to Mr. Coan's inquiry.

Mr. Coan stated his opinions on COAH and the board merge to which he is in favor of.

Public Comment received through Email:

Paula Gavin, 106 Evergreen Avenue

To the Bradley Beach Council, I am honored to be the volunteer facilitator for the 2019-2023 Bradley Beach Strategic Plan. (Attached). In 2020, the Council approved the creation of the Strategic Planning Committee, comprised of the Mayor, Administrator, Council, Borough /Engineering staff and 10 volunteers, which meets regularly. During 2021, we have worked on priorities for the town including Main Street, Beachfront and Oceanfront and new elements for the Master Plan to align with Strategic Plan. The creation of a Planning/ Land Use Board, combining the Planning and Zoning Board, has not been identified in the Strategic Plan as a priority. It will require allocation of much time to achieve and is not as critical to our town as other priorities. I strongly recommend that the Council and Planning and Zoning Boards conduct an internal analysis of their goals, role, and effectiveness as the first step before designing and approving an ordinance to create a combined Planning/ Land Use Board. This analysis and decision occur in 2022 and will ensure a better strategy for these key functions and our town. Thank you.

George Bachar, 407 Fletcher Lake Avenue,

I am having trouble understanding why members of the Council are so passionate in pursuing The effort to combine the boards. Why? Unless there is a serious reason, I suggest that consideration should be given to an old and accurate saying: If it's not broken then don't fix it!! *(Bert Lance is credited as the one who popularized this phrase. He worked for President Jimmy Carter as Director of the Office of Management and Budget in the year 1977. Lance was quoted as saying "if it ain't broke, don't fix it" in the May 1977 issue of a magazine called Nation's Business.)*. There is no shortage of volunteers who want to serve on either board, the boards have operated successfully since their establishment, the general public seems to be quite happy with the current status and the decisions made by both boards. IF members of the Council feel so strongly about this issue, then place it on the Ballot and let the public decide what they prefer.

Deborah Bruynell, 401 Fifth Avenue,

I was one of many town employees and volunteers who participated in an ethics course yesterday. I mention this because I feel that everything the spokesman cited is currently being called into question with regards to the combining of the zoning and planning boards. At the conclusion of the program, Mr. Gubitosi and Mr. Weber both asked questions regarding conflict of interest, recusal by board members, and errors made by our solicitor as they pertain to town matters. I do not understand how our council members can attend ethics training one day and the very next day propose to legislate out of existence two boards with distinctly different, diametrically opposite orders of business. A combined board will not have the ability to evaluate each case with impartiality and equity. The effectiveness of their separate judgments will be diminished when one board is given total control over all aspects of construction. There will be no way to ensure checks and balances, as too much power will be in the hands of fewer

individuals. We cannot have it both ways. It's either individual autonomy or ascendancy.

Jane DeNoble, 612 Third Avenue,

Good Evening. As a former member of the Planning Board and a Bradley Beach resident, I would encourage the Mayor and Council to merge the Planning and the Zoning Boards in to one "Land Use Board". The Bradley Beach residents come first. The Bradley Beach residents have been subjected to overbuilding, losing air and light. The Bradley Beach residents has seen an increase in density and intensity in our small borough. As a Bradley Beach resident, I have seen a disconnect between the two boards. The Planning Board creates ordinances, that follow the master plan, that protect the character and density of our borough, and protects the Bradley Beach residents. The Zoning Board has granted up to 10 variances for one application, not following the master plan or adhering to the ordinances that protect the Bradley Beach residents. The Bradley Beach residents have to wait months to have an application heard by the Zoning Board, while the Planning Board cancels up to half of their meetings with no cases or workshops on their agenda. Merging the Zoning and Planning Boards would allow an application to be heard quicker as we may have two meetings a month (if needed) rather than just one. The merged Land Use Board would have a better understanding of our ordinances. And the merged board will be saving the Bradley Beach residents time and money. I am encouraging you to put the Bradley Beach residents first and merge the boards. Thank you.

Allen Rapaport, 512 Newark Avenue,

I must say I was appalled t the way the meeting was run during the portion, attributed to the merger of the planning and zoning board. Frankly, the Mayor who is running the meeting needs to maintain order and decorum. Two speakers took personal issue with councilman. One in fact attacked and tried to belittle one of the councilmen. This should have been stopped.

Another speaker ran way over and there seemed to be no conscious effort by the clerk to keep time, this is wrong and unfair. My opinion is that too many speakers have no idea of the planning or zoning board procedure and relief if one is denied. This is by state municipal land use laws. The mayor or the Borough attorney should have stepped in. On the Borough attorneys his opinion counts, a councilman that is an attorney, is a councilman not the Borough attorney. The mayor serving him up as a debate tactic, is wrong. The COAH. Issue is long debated and needs to be made clear as soon as possible. Finally, the mayor is going make some hurt feelings on this merger but he will need to pick the best of the members to continue on. No one should be hurt but this is best for the Borough and following the master plans. Thanks again for your service and your time.

Victoria Leahy, 419 Park Place Avenue,

I am sending this via email since time did not allow me to comment after the workshop. I must first disclose that I am member of the zoning board since January of this year, and I serve as an alternate. I have also taken my certification accordingly to sit on that board. I fear that the merging of the 2 boards at a time when the town is bombing and in a transition period of growth would be detrimental. We currently have an influx of building, home sales, full time residents and most of all money. That also allows us to have a number of willing and able volunteers who have interest in serving within their community. I feel that the 2 boards are beneficial to serve and represent town. The benefit of 2 full boards offers diversity and will allow a better reflection of the town residents and a fair panel. This will provide a balance. Two boards would ease the minds of the taxpayer. This would encourage and ensure transparency and minimize any conflicts of interest. This would serve the greater good of town and would best serve the people. 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. A point to consider, the towns that are referred to in Monmouth Co. with 1 board are not bombing in

popularity the way BB has in the past 5 years Ave continues to do so. If this matter cannot be tabled I suggest this be put to a vote for the people to decide. I am greatly concerned with this push to merge the boards. I think this should be given careful consideration. The long-lasting impact of this should not be taken lightly or rushed into.

Kelly Reilly, 304 Second Avenue,

Question for Councilman Gubitosi: If both boards are autonomous- as you just stated- what is the efficiency and push to combine 2 completely different boards? Can you provide facts and actual examples of where there have been inconsistencies in having a Planning board and a Zoning Board.

Councilman Bonnell: Can you please provide your facts, feedback, and findings from 5 years ago? And are all these points still relevant to today's working of the town?

Patrick Freeman, 26 Atlantic Avenue,

Firstly, I would like to say how I appreciate all the work that you our Mayor and Council do for our town. It does seem that the Council is rushing ahead with projects that need some time to research further, such as: The LaReine Avenue Analysis which is a big project. The Council should also look into outside contracts we have and examine if we are getting the best deal, or should they be renegotiated? Our capital improvement projects need careful planning and should not be rushed. There are many folks in the town who would volunteer and help look into our various projects and plans. I would also like to congratulate our Public Works Department for the great job they do all year round. Thank you for your time.

Kathy Mowczan, 616 Third Avenue

I am a resident on the 600 block of 3rd Ave (#616 - back house). I just wanted to tell you how surprised and delighted I am with the new parking situation. Visitors seem to favor 2nd, since it's the down street, and if they are parking on 3rd, they 'pull up' on the left hand side (next to the median) since it's easier for them to park. I am often able to park right in front of my house now. I am so happy! A big THANK YOU to you and council.

Kathleen Heaney, 302 Fletcher Lake Avenue,

Regarding the discussion of combining zoning and planning board. I respectfully disagree with Councilman Bonnell's assessment that because the majority of those he has spoken with approve of the proposal to combine the boards does not at all mean a majority of residents agree. He has likely heard from just a fraction of townspeople and most likely from those who have his same perspective. I agree with those who prefer separate boards, which will allow for a more cost effective way to manage appeals.

Resolution 2021-244 Retire into Executive Session to discuss a Personnel Matter.

ON MOTION by Fox/Bonnell to Retire into Executive Session at 9:30 p.m.to discuss a Personnel Matter.

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

APPROVED

ON MOTION by Fox/Bonnell to Return from Executive Session at 10:00 p.m.

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

Fox/Bonnell moved to adjourn.

THE COUNCIL MEETING ADJOURNED AT 10:01 P.M.

Erica Kostyz

Erica Kostyz, RMC, CMR
Municipal Clerk