

BOROUGH OF BRADLEY BEACH
COUNCIL BUSINESS MEETING MINUTES

FEBRUARY 22, 2022 AT 6:30 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 was read.

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 AT 6:30 P.M.

Present at the February 22, 2022 Council Business Meeting:

Councilman Bonnell
Councilman Gubitosi
Councilman Sexsmith
Councilman Weber (Arrived at 8:00 p.m.)
Mayor Fox
Borough Administrator: Kimberly M. Humphrey
Municipal Clerk: Erica Kostyz
Borough Attorney: Gregory Cannon

Mayor Fox:

Welcome to meeting four of the year- 2022!

We have been back in the remote format since December. Welcome back! We have had just one COVID reported case in the last fourteen days; very encouraging.

We have no ordinances for Introduction or Adoption tonight

We do have two workshops tonight. The first is on a much anticipated and important topic, the LaReine Avenue Church project. As many of you are aware, we have been working on this for some time and now have the first of two big deliverables we will be reviewing over the next two months. We are excited to have Rich Alderiso, and Jaime Masler from DIG Architectural, present the initial findings.

From here, we as a Council hold a Town Hall Meeting next Monday to further engage the community, followed by a special meeting next Tuesday to decide on the option to proceed with.

The second Workshop is an Ordinance Update on IPMC Chapter 350.

WORKSHOP DISCUSSION(S):

Architect Presentation for 319 LaReine Avenue

Jaime Masler of DIGroup Architecture, opened the presentation with an introduction of what was presented before the February 16th Executive Session. DIGroup Architecture met with a selected Programming Committee that consisted of five residents who gave input and ideas for creating a community center for the Borough. Ms. Masler stated it was essential to have this committee involved in the planning process.

DIG and the Programming Committee had five meetings to discuss the following:

Key Pillars of the Community Center

- **The space – restored as historic, with modern updates**
- **The space for connection – programming, historical society, child activities, co-workplace**
- **Space for gathering – rental opportunities, indoor/outdoor spaces, space for large groups**
- **Space for staying active – indoor park, wellness activities**

Programming Needs to include:

- **Outdoor space**
- **Fitness, Activity, Recreation**
- **Large and medium gathering/flexibility**
- **Small activity/Child focused**
- **Professional/Resource space**
- **Admin/professional space**
- **Kitchen**
- **Storage**
- **Restrooms**
- **Accessibility & circulation**
- **Mechanical space**

Ms. Masler stated one of the most important assessment studies done for this building was accessibility and circulation. Currently, all the spaces must be walked through to get to all the other spaces which makes it difficult to have various programs at the same time.

Rich Alderiso of DIGroup Architecture continued the presentation with suggestions on how to best utilize the spaces, flexibility and co-compliance, cost, preservation versus demolition and used slides with proposed renovation plans.

Mr. Alderiso stated some of the existing challenges with the layout for the building as a community center; every entrance has a set of stairs going up or down and not having to traverse one space to get to another more than one activity can occur at the same time. Mr. Alderiso also spoke of the many irreplaceable assets to the building, stating the gymnasium needs the most attention, but a great space to create something. Another challenge would be navigating the building vertically.

Three options of upper and lower levels of the building were presented to the public with a description, ideas and suggested uses for each level.

Ms. Masler stated because of the way the options are put together, they can be enmeshed and interchangeability is possible.

Public Comment/Questions for 319 LaReine Avenue presentation:

Linda Duffy, 312 Brinley Avenue, stated she thought the rectory was going to be removed to add parking.

Mr. Alderiso stated after reviewing the parking scenario, it would not be possible to safely gain thirty-five spaces and after discussions with the Programming Committee was to not include parking with the schemes presented.

Lauren Egbert, 404 ½ Brinley Avenue, expressed concern there will only be one Town Hall Meeting on Monday, February 28th and a Workshop Meeting on March 1st and feels that is not enough time to provide adequate notice to the town and feels the community needs more time to make any decisions.

Tom Gavin, 414 Fourth Avenue, inquired what the capacity is in the building if all the spaces are occupied.

Mr. Alderiso, responded approximately 150 maximum if all spaces are occupied.

Mr. Gavin inquired also inquired about parking.

Victoria Leahy, 419 Park Place Avenue, expressed concerns about parking for the Meals on Wheels program participants.

Bridget Devane, 313 LaReine Avenue, gave full disclosure she is the spouse of Councilman Weber. Ms. Devane stated the presentation this evening was inspiring, and she looks forward to seeing the church renovated.

Julie Nutaitis, 605 Newark Avenue, feels the community needs more time to make decisions and discuss alternate options for parking.

Carolyn Osterman, 402 Brinley Avenue, inquired if there will be any bicycle parking on the premises.

Mr. Alderiso stated bicycle parking was discussed.

Paul Neshamkin, 411 ½ LaReine Avenue, thanked the Mayor and Council for this presentation however feels there will not enough time for the public to make decisions.

Terence Wright, 406 Madison, gave full disclosure he voted yes two years ago to purchasing the church and is now expressed concerns about tax increase and asked if there is an approximate amount.

Mayor Fox responded there is not a definite number yet as there are three elements of cost to be calculated which are structural analysis, architectural transformation and the MEP package.

Ms. Humphrey also responded there is a number attached to making the building safe and protecting the asset.

Mr. Wright stated the Borough has a recreation center, a senior center and the school that has an auditorium.

Ms. Humphrey stated an asset inventory would need to be taken and an analysis would have to be done to determine what buildings would stay or go.

Mr. Wright suggested doing a referendum question on the election ballot to let the residents decide to move forward with the project.

Ms. Humphrey stated the Mayor and Council are considering this if the amount goes over a certain threshold.

Jack Gentempo, 103 Fourth Avenue, called the Church a jewel with many possibilities.

Nancy Meadow, 805 Beach Avenue, stated there are sound issues, feels decisions are being rushed. Ms. Meadow asked for the names of the five people on the Programming Committee.

Mayor Fox responded Refet Kaplan, Lauren Saracene, Barbara Carlucci, Robyn Flipse and Christine Dickler.

An Audience member asked if these people are residents of the town.

Ms. Meadow stated the members names should have been posted to the website and feels the public needs more time.

Ms. Humphrey responded yes and explained the process of selecting the members.

Thomas J. Coan, 612 Third Avenue, commended DIG for giving a good presentation and inquired about the additions being added to options two and three what would be the square footage.

Mr. Alderiso answered Mr. Coan's inquiry.

Mr. Coan asked Mr. Alderiso if DIG has reviewed the existing facilities in the Borough.

Mr. Alderiso responded yes.

Mr. Coan asked if DIG receives any relief when working on a historical project.

Mr. Alderiso responded yes.

Bob Sorrentino, 401 Ocean Park Avenue, commended DIG on their presentation and inquired if the town plans to sell other properties to fund this project.

Ms. Humphrey responded a complete analysis would need to be done first.

Mayor Fox also responded the real work and decisions happen when the project partners come back with the full price.

Mr. Sorrentino suggested posting the meeting legal ads on social media.

Councilman Weber arrived at 8:00 p.m.

Ordinance update on IPMC Chapter 30

Administrator Humphrey explained the Borough is currently using a 2008 International Code Compliance Book and this ordinance is to bring the Borough up to date in using the current 2018 IMCB. Ms. Humphrey stated surrounding towns have adopted and are using this book with success.

Ms. Humphrey stated the Construction Official is familiar with this book and using it presently. Ms. Humphrey also stated the Borough will adopt the 2021 or 2022 IMCB next year and will continue to update the book moving forward.

Councilman Gubitosi clarified with Ms. Humphrey this is just a change in the date of the IMCB in the ordinance.

Councilman Weber inquired about dumpster covers being mandatory unless it is an active worksite.

Ms. Humphrey responded this would be an open permit and offered to ask the Code Official to get the proper terminology.

Councilman Weber expressed concern if the dumpster being used for active site becomes inactive for a period with no cover.

Police Chief Guida also responded a dumpster permit is valid for 30 days and the Borough would have to be notified if the site is inactive and place a cover on the dumpster.

Julie Nutaitis, 614 Newark Avenue also expressed concern for an uncovered dumpster causing debris in the area an inactive site.

Chief Guida responded the business or person who filed the permit would be responsible and receive a summons.

Thomas Gavin, 414 Evergreen Avenue, inquired if dumpsters also apply to business dumpsters if the workers are not there for a period of days, however if they are at the site every day, the cover would not be mandatory.

Ms. Humphrey responded yes.

Public Comments through email:

Aric Gitomer , 420 McCabe Avenue

I received an email today in regard to the upcoming Council meeting. I am new to Bradley Beach but certainly have taken a great interest in all of the exciting issues that have occurred since we became tax paying home owners. I try to watch many of your Zoom meetings and it helps to keep me engaged and knowledgeable about this wonderful little town.

It is so disappointing to find out that this upcoming meeting regarding the church is only in person at the Borough Hall. I am not sure how big the hall is and how many people can fit in there and feel safe in regards to social distancing (I still have great concerns in avoiding COVID), but I imagine you could get more people involved if the meeting was also held via Zoom as all of your meetings have been since we purchased in 2020! This meeting would have a particular interest to me since I am an architect and may have keen insight to what is being presented (and maybe not), but as of now we will not know because I am not travelling to a small venue to possibly be locked out when you can easily put this on Zoom especially since you just upped your membership status to allow for more participants.

I hope you reconsider and make this important meeting in regard to lovely Bradley Beach's future more accessible to the public.

Aric Gitomer, 420 McCabe Avenue

Thank you for sharing the package of drawings with the community. I have some thoughts and questions regarding the proposals:

You have some great overall looking options:

- In regard to all of the options, why would you not propose to eliminate all of the columns in the lower-level meeting room designated as room 10. This would provide for greater flex space and seems like a great value.
- Option one looks like the more ideal plan in terms of accessibility and interesting landscaping, but why did you create a crossover effect on the west side (Madison Ave) with the ramps traffic crossing over the stair pathway? That does not seem like a safe line of egress.
- Also, in terms of ramps, I am not sure you have shown enough ramp to get to the front entry given the fact a ramp can only have a 30" rise per segment.
- None of the options seem to show the flared-out base of the corner entrance (Lareine and Madison) which would push all of your site work towards the street about four feet? Are you planning on reconstructing this beautiful existing structure to accommodate your proposal?
- If Option 2 is taken, I see you are demolishing the house next door on Lareine, maybe it is already gone but why would you do this just for an entrance?
- Option 2 Also shows the entrance on the East side of the building: shows what appears to be an approximate 6-foot-wide stair opposite the entrance to the main level with two narrower stairs going to the lower level. I think this is most likely wrong since the minimum stair width would be required to be 44" which would make this impossible given the scale of the drawing, and then that being the case it would not be a very gracious feeling entrance.

Chris Deluca, 318 Brinley Avenue

Please let this part of historic Bradley recede into the past gracefully. Let us not turn this once glorious gem into a resource eating gluten of the community. We need to move our town forward. It may be uncomfortable but please let it go.

Gary Kudwitt, 412 Brinley Avenue

Is the goal to build a community center or to preserve the church? If the goal is to build a community center, will there be an effort to preserve the church? To what extent?

It would be great to have a clear mission statement so the community is united in the goal.

Jeff & Gail Osterman, 402 Brinley Avenue

I hope you will include my comments and questions at your meeting tonight.

I am sorry we are not in town tonight to attend the meeting. We are delighted that you will be discussing the proposed community center, which could be a tremendous asset to Bradley Beach. When you get to developing the next level of plans, we hope that some of the inherent architecture features on both the exterior and interior will be preserved. We would be happy to volunteer for any committee that will be working on this important project.

David Altemose, 400 Second Avenue

Thank you again for your diligent work.

I will wait to read the engineering report on costs to stabilize the church before making a final decision on the viability of the proposed project. However, my inclination is that it is far more useful for the town to have a vibrant, centrally located community center than it is to have more residential houses.

The current Senior Citizens Center is barely adequate.

PRESENTATIONS: None

APPROVAL OF MINUTES:

ON MOTION by Fox/Sexsmith to approve the Special Meeting Minutes/Executive Session of February 16, 2022.

ROLL CALL:

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

APPROVED

ON MOTION by Fox/Sexsmith to approve the Council Business Meeting Minutes of February 22, 2022.

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 of February 22, 2022.

ROLL CALL:

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

APPROVED

Public Comments and Questions on Agenda Items:

Thomas J. Coan, 612 Third Avenue, regarding Resolution 2022-74, rejection of bids for the Sewer Rehabilitation Project, Mr. Coan inquired if the Borough will be doing a feasibility study on future sewer improvements including sale of the sewer.

Ms. Hunphrey responded a discussion was planned to have the Engineer and an Audit Firm to do an analysis study on sale of the sewer system that did not get past Executive Session, but now has, therefore the Borough can move forward with the study. Ms. Humphrey continued the study was budgeted in the prior year and will have to be budgeted again in the current year budget.

Ms. Humphrey also stated this type of study has timelines and the cost of the study would be included in the sale.

Mr. Coan inquired about Resolution 2022-68, sewer refund for 501 Park Place Avenue.

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

Mr. Coan thanked Mr. Cannon for using they Executive Session resolution he requested and in addition would like to see the name of attendees in the resolution.

ORDINANCE INTRODUCTION(S): None

ORDINANCE ADOPTION(S): None

COMMUNICATIONS :

(A) Community Development – Code Enforcement resignation and increase in hours.

(B) Memo for On-Premises Raffle Licenses 2022-2 and 2022-3 for Monmouth County USBC in March and April at 1217 Main Street.

(C) A request for Clean Ocean Action to hold the 2022 Beach Sweeps on Saturday, April 9th and Saturday, October 22nd from 9:00 a.m. to 12:30 p.m.

ON MOTION by Fox/Sexsmith to move item(s) B and C to the Consent Agenda for Resolution Approval.

ROLL CALL:

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

NAYS: None

ABSENT: None

ABSTAIN: None

ITEMS MOVED TO CONSENT AGENDA

CONSENT AGENDA RESOLUTIONS:

2022-65 Bill List for February 22, 2022

2022-66 Authorizing a Tax Overpayment Refund for 112 Third Avenue in the amount of \$2,209.92.

2022-67 Authorizing a Tax Overpayment Refund for 404 ½ Brinley Avenue in the amount of \$1,919.15.

2022-68 Authorizing a Sewer Overpayment Refund for 501 Park Place Avenue in the amount of \$527.20.

2022-69 Authorizing a Lien Redemption for 113 LaReine Avenue Unit 202 in the amount of \$1,881.27.

2022-70 Authorizing a Lien Redemption for 707 Ocean Avenue Unit B in the amount of \$2,616.34.

2022-71 Authorizing on Premises Raffle Licenses 2022-2 in March and 2022-3 in April for Monmouth County USBC.

2022-72 Approval for Clean Ocean Action to hold their 2022 Annual Spring and Fall Beach Sweeps.

2022-73 Approving a one year lease extension for Volleyball Clinics.

Councilman Weber inquired about CFO services on the bill list.

Ms. Humphrey and Mr. Cannon explained and gave a breakdown of the costs and the line item to which it is charged.

Councilman Weber inquired about SDA industries for the roof inspection for the Church and stated this company did not provide adequate service, therefore does not feel the invoice should be paid.

Ms. Humphrey stated she does not have a prior negative experience report with the Borough and have already performed the work; therefore, the Borough is responsible for payment.

Councilman Gubitosi inquired about “Your Flooring Center”

Ms. Humphrey responded this is for the recreation building.

ON MOTION by Fox/Sexsmith to Approve the Consent Agenda Resolutions.

ROLL CALL:

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

NAYS: None

ABSENT: None

ABSTAIN: None

Mayor Fox made a motion to table individual Resolution 2022-75 to the March 8th Meeting.

2022-75 Awarding a Non-Fair and Open Contract for Professional Services to T&M Associates to prepare Bid-Specs for preliminary remediation for the United Methodist Church, 319 LaReine Avenue.

ON MOTION by Fox/Sexsmith to Table Resolution 2022-75 to the March 8th Council Business Meeting.

ROLL CALL:

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

NAYS: None

ABSENT: None

ABSTAIN: None

TABLED

INDIVIDUAL RESOLUTIONS:

2022-74 Rejecting all bids in connection with the Sanitary Sewer Rehabilitation-Phase II and with Council’s authorization to re-bid and secure better pricing.

A discussion initiated by Councilman Gubitosi regarding estimates for the scope of the work increasing for the upcoming phases for the sewer rehabilitation.

Councilman Gubitosi voted no as he would like a better understanding of the broader indications are for the sewer.

ON MOTION by Fox/Sexsmith to Reject all bids in connection with the Sanitary Sewer Rehabilitation-Phase II and with Council’s authorization to re-bid and secure better pricing.

ROLL CALL:

AYES: Bonnell, Sexsmith, Weber, Mayor Fox

NAYS: Gubitosi

ABSENT: None

ABSTAIN: None

APPROVED

2022-76 Professional Contract Appointment for a Deferred Compensation Financial Advisor.

Councilman Weber inquired why there is not a dollar amount listed in the resolution.

Ms. Humphrey explained this is not a dollar amount award for the Borough; it is a deferred compensation plan the employee contributes to.

Councilman Gubitosi confirmed the companies are paid through the employees not the Borough.

ON MOTION by Fox/Sexsmith award a Professional Appointment Contract for a Deferred Compensation Financial Advisor.

ROLL CALL:

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

NAYS: None

ABSENT: None

ABSTAIN: None

APPROVED

2022-77 Appointing Anthony Mannino as Chief Financial Officer for a four year term.

ON MOTION by Fox/Sexsmith to appoint Anthony Mannino as Chief Financial Officer for a four year term.

ROLL CALL:

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

NAYS: None

ABSENT: None

ABSTAIN: None

APPROVED

2022-78 Approval of Temporary Emergency Appropriations for the Current Fund.

ON MOTION by Fox/Sexsmith to approve Temporary Emergency Appropriations for the Current Fund.

ROLL CALL:

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

NAYS: None

ABSENT: None

ABSTAIN: None

APPROVED

ANNOUNCEMENTS: None

MAYOR AND COUNCIL REPORTS:

Councilman Bonnell

Had no report.

Councilman Gubitosi

Sylvan Lake Liaison Update:

A large team of professionals including Engineers, Professors from Keane University, Municipality representatives from both Avon by the Sea and from Bradley Beach are working together to secure Federal funding for work to be performed to restore Sylvan Lake. This work would include dredging built up siltation and confining contaminated soil by utilizing environmentally friendly “GeoTubes.” The plan is to develop a grant application working with Students from Keane, who will assist with soil sampling and measuring siltation build up. Separately and simultaneously, our Business Administrator, Kim Humphrey, is working with Biagio Cofone, Supervisor of Public Works to assess needed repairs for the Sylvan Lake Bulkhead. This wooden bulkhead has been slowly deteriorating and collapsing over many years.

I also wanted to comment regarding my “Pledge to the Public” during our February 8th Meeting. In that meeting I made a pledge to the public that I would begin to push for workshops that would increase transparency for the public in a number of areas. These Workshops would provide the public with an opportunity to share in our Council’s review of issues important to Bradley Beach, listen to Council discussion and provide feedback and input. I read a list of examples back on February 8th, and I have already submitted an expanded version of that list to our Council President. Tonight, to assure that at least one of these issues is included in our next Meeting Agenda, I would like to formally make a motion.

Councilman Gubitosi made a motion to have a workshop at the next Council Business Meeting to focus on possible options for Zoom or alternative interactive capabilities for virtual public access to all Council Meetings.

Councilman Sexsmith asked Mr. Cannon if Councilman Gubitosi can make a motion interferes with Chapter 5 of the Borough Code, which states Mayor approves the meeting agenda.

Mr. Cannon explained the provision in Chapter 5 conflicts with the Clerk State Statute N.J.S.A. 40A:9-133 which states the Clerk prepares the agenda at the discretion of the Governing Body. Mr. Cannon continued he had no alternate suggestions other than to change the ordinance.

Mr. Cannon gave examples of other towns with the same situation and how they reconcile this issue.

Mayor Fox stated Council President Sexsmith put forward a recommendation to streamline how to get things queue for meetings and suggested exercising that process.

Mayor Fox stated while he is not averse to placing items on the agenda, there are important projects such as the Church and the budget to focus on as a Governing Body and wants to make sure a process is put in place.

Councilman Gubitosi feels there is nothing more important than providing maximum access to the public for Council Meetings and does not feel it is appropriate as an equal Council Member to be told the agenda is completed and his request would have to wait.

Councilman Sexsmith stated after listening to Mr. Cannon’s explanation, he learned something new and will be looking to revising his recommendation to streamlining the agenda process.

Councilman Gubitosi stated he is standing behind his pledge.

Councilman Bonnell stated he has been asking for virtual access for the public for years.

Mayor Fox voted no as he would like to respect Councilman Sexsmith's process and try his recommendation first.

ON MOTION by Gubitosi/Bonnell to workshop Zoom or alternative capabilities for virtual public access to all public Council Meetings.

ROLL CALL:

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

APPROVED

Councilman Sexsmith:

POLICE:

Nothing significant to report this week.

FIRST AID:

For the operational period ending February 22, 2022, the Squad responded to seventeen day calls, six night calls for a total of twenty-three calls. Twelve calls were for medical, eleven calls were for fire calls. The squad fulfilled one hundred of their assignments for this operational period.

FIRE DEPARTMENT:

For the operational period ending February 22, 2022, the Department responded to eleven requests. The Department fulfilled one hundred percent of their assignments for this operational period.

ANNOUNCEMENTS:

"The Bradley Beach Business Community Alliance, the Borough of Bradley Beach and the Bradley Food Pantry are having their 3rd Annual Food Pantry Pick-Up on Saturday March 19, 2022 at 11:00 a.m.

OUR MOST NEED ITEMS:

Snacks - granola bars, cereal bars, pop-tarts, trail mix

Baking supplies - flour, sugar, baking soda, baking powder, quick bread mix; Spices: salt, pepper, cinnamon, garlic powder, herbs;

Condiments -- mayonnaise, ketchup, mustard, salad dressing; Oil and vinegar;

Baby supplies - Diapers and wipes

Cleaning supplies - laundry detergent, dryer sheets, paper towels, Fantastic, Windex.

Monetary donations will also be gratefully accepted: Checks should be made payable to Bradley Food Pantry may be mailed to 605 4th Ave in Bradley Beach; or donate through website www.bradleyfoodpantry.org. If you are Interested in volunteering, please email Cara at BradleyBeachBCA@gmail.com" In addition to volunteers walking the streets collecting donations, we will also need volunteers with pickup trucks to collect the donations from the volunteers, and transport them to the food pantry. If you would like to volunteer your time and your vehicle, please let Cara know.

Memorial Day Parade – I am very excited to announce that we have started planning for the 2022 Memorial Day Parade. The Parade will be held on Ocean Avenue Saturday morning May 28th. we will need volunteers to help setup the vendors and line up the parade participants. If you are Interested in volunteering, please email our Recreation Department Director Liz Hernandez. Her email can be found on the borough website.

Parting Thoughts:

I know it is a contest between Councilman Bonnell and myself to see who gives the briefest council comments, and a contest between Councilman Gubitosi and Councilman Weber for the longest, but tonight I would like to comment on something that has been bothering me for a long time. First a little background. Frequently, Councilman Gubitosi would refer to me as an “Efficiency Expert,” because of the work I performed in the commercial nuclear power industry. That is not quite accurate. Most of my time working in that industry was spent administering the Problem Identification and Resolution (or PI&R) Program mandated by the NRC. My job was, when a problem arose, I would determine the cause, and develop corrective actions to prevent it from recurring.

Now let us jump to the present. For the last 2 years, on council, I have been trying to bridge the gaps between various groups and individual members of the governing to make our government more efficient and effective. Unfortunately, my efforts have had mixed results at best. One of the things I learned in my years working in PI&R is that when corrective actions are not effective, you are going after the wrong problem. So, I started looking deeper into our organizational dynamics, and utilizing my analysis technics, started looking for a root cause.

Before I continue, I need to provide a brief history lesson. Our form of government is referred to as the Faulkner Act Small Municipality form. Bradley Beach voters adopted this form in 1992 following a charter study commission’s recommendation. This form specifies that the mayor holds most of the power in government, and like it or not, is most efficient with limited input from the council or the residents. Knowing who the mayor was at the time, I am certain this is exactly what he wanted.

Some of the issues we see in town, and up here on the dais are no doubt caused by personality conflicts and politics. But that does not really capture the reasons behind the depth of the rancor, or the mounting frustration of the public. In my view, those things are symptoms, not causes. Just as Councilman Gubitosi’s motion is a symptom of a more basic problem. After much thought and research, and observations of what happens in this chamber, and around town, I have concluded that the root cause of all this anger, animosity, and dysfunction is simply that the borough has outgrown our current form of government.

So why am I being so long-winded tonight? The reason is simply that I want to get everyone to start thinking about my question: Has Bradley Beach outgrown its current form of government? If the answer is yes, then the process is very straight forward: We pass an ordinance authorizing a referendum question on whether to empanel a charter study commission. At the same time, and on the same ballot, residents can run to be elected to the commission should it pass. The commission then has 9 months to make a recommendation on what form of government is best for Bradley Beach. If they recommend a change, then that question goes on the ballot the following November.

So, I ask of all of you this evening, is to start thinking about this question: Have we outgrown our form of government? Does it still serve our needs? Then hopefully, once we get past our budgeting and other must do items we can hold a workshop and determine a path forward.

Councilman Weber

The Recreation Board:

- In the process of redoing their by-laws

- Looking forward to everyone coming to the Recreation Center to see the new renovations
- Looking into apps to assist leagues such as Bocce and Pickleball.
- Summer Camp will begin for a 7 week from the end of June to the beginning of August.
- Looking to secure a grant to resurface the pickleball court.
- Working with the County to hold a bike event for children.

Environmental Commission:

- Encourage everyone to take part in the Clean Ocean Action Beach Sweeps.
- Working with the Land Use Board on an electric vehicle law because the state requires towns to have electric vehicle charging stations a permitted use in all developments and a designated parking space needs to be created which will require an ordinance.
- A resolution will be needed for Sustainable Jersey to confirm the Borough's commitment.

Shade Tree Commission:

- There will be an Arbor Day Ceremony on April 29th in Riley Park to honor of the Bradley Beach Elementary School Eighth Grade Class.
- There will be a Wishing Tree planting event on April 30th.

Mayor Fox

I hope everyone found the presentation tonight interesting. Our Project Partners, T&M Engineering and DIG Architectural, I believe delivered a good product to us as the first of two big deliverables. This is a milestone in the process.

Coming out of tonight's meeting, we will have the YouTube recording on the website, along with copies of the presentations. We will have a "Town Hall Meeting" next Monday, where we will answer questions and take comments about the project and productive input. On March 1st, we will discuss publicly the three options and decide which moves to the final deliverable, a full design and cost recommendation to the community, due in April.

With that April deliverable, comes the hard work. Analysis, tradeoffs, and framing a recommendation or options to the Community. This will be a big task; but we are committed to it, you have my assurance. We will be "working the problem, not the politics," as I have said from the beginning.

There have been a lot of questions in February around a scheduling change for recycling pick-up. Public works is trying to balance its resources and between regular trash, recycling, and bulk trash management and supporting projects to improve the town. We will continue to assess and adjust where appropriate. We welcome any constructive input and will keep you posted. And yes, we could have communicated the change more effectively. My apologies. If you check the website, I recorded a video with a more detailed update to look at.

We have continued to focus our attention on a large sinkhole emanating from the stormwater pipe coming from Sylvan Lake between Bradley Beach and Avon. We are working with Avon, the County, and our Engineering Professionals to assess and remediate the situation. We ask you stay away from this area, it is dangerous; and the area can be unstable.

Administrator Humphrey

- The County came out for a shared service agreement to video the sinkhole. Plans and percentages are being reviewed to determine who will be responsible for payment. Working with Avon.
- Newark Avenue Phase II is complete and a striping analysis will be done with the Borough Engineer to remedy the delineated parking.

- Working to secure grants for Sylvan Lake.
- Road Inventory Report in the process of being prepared.
- Workshop for beautification of Main Street in Spring 2022.
- Park Place Avenue NJDOT grant.
- Received the Open Space Grant from Monmouth County for Fletcher Lake Park.
- Apologized to the public for not communicating the recycling change differently.
- Mentioned the Recreation Building renovations came out great.
- Biase Center renovations look more appropriate and professional.
- Asked the public to be patient with the changes occurring.
- Ms. Humphrey gave an update on the office space changes in the Borough Building.

Councilman Weber inquired about the Newark Avenue striping.

Ms. Humphrey answered Councilman Weber's inquiry.

In person Public Comment:

Rich Despina, 600 Third Avenue, thanked Councilman Gubitosi and Sexsmith for their Council report comments.

Mr. Despina spoke about his experience with the original Committee with the United Methodist Church and feasibility study and stated this evening's presentation was a first-class presentation.

Inquired how long the sewer rehabilitation will be delayed.

Mayor Fox explained it is not being delayed, another bid is being done for proper pricing.

Tom Gavin, 414 Fourth Avenue, stated he is in full support of open communications for meetings and expressed concern regarding communications for the Recreation Committee.

Mr. Gavin stated he hopes more financial information will be released to the public in relation to 319 LaReine Avenue at one of the upcoming meetings.

Nancy Meadow, 805 Beach Avenue

Would like to know what grants are being applied for.

Wanted information about the Library and the Elementary School

Expressed displeasure regarding Beach Locker communications and the beach ramps are not completed yet.

Councilman Sexsmith stated he is the new liaison to the Board of Education and will have a report moving forward and addressed the beach locker communications Ms. Meadow spoke about.

Thomas J. Coan, 612 Third Avenue, complimented Councilman Gubitosi's council report, requested a workshop for recycling with the Council present and the Environmental Commission's input and a workshop regarding hotels and motels.

Mr. Coan thanked the Mayor for the DIG presentation.

Mr. Coan asked Ms. Humphrey about delineating Main Street.

Ms. Humphrey responded the Mayor was under the impression an application was submitted but was not.

Mr. Coan inquired if funds can be used from the Beach Utility to pay for the cost expense of the sinkhole to avoid the taxpayers being impacted.

Ms. Humphrey and Mr. Cannon responded a portion of the costs should be.

Lauren Egbert, 404 ½ Brinley Avenue, requested the Church be made safe and secure before moving forward with any work.

Public Comment through Emails on any topic: None

EXECUTIVE SESSION:

Resolution 2021-79 Retire into Executive Session to discuss Litigation Matters.

ON MOTION by Fox/Sexsmith to retire into Executive Session at 9:30 p.m. to discuss Litigation matters.

ROLL CALL:

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

NAYS: None

ABSENT: None

ABSTAIN: None

APPROVED

Mr. Cannon announced the Executive Session will be approximately twenty-five minutes.

ON MOTION by Fox/Sexsmith to return from Executive Session at 10:00 p.m. and adjourn the Council Business Meeting.

ROLL CALL:

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

NAYS: None

ABSENT: None

ABSTAIN: None

THE COUNCIL BUSINESS MEETING ADJOURNED AT 10:05 P.M.



Erica Kostyz, RMC, CMR
Municipal Clerk