

REGULAR MEETING MINUTES  
**July 24, 2018**

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

**CALL TO ORDER**

Mayor Gary Engelstad opened the meeting with a salute to the flag.

Sunshine Law

The meeting has been noticed publicly according to the Open Public Meetings Act requirement for the “Annual Notice”, and posted on the official bulletin board.

**ROLL CALL 6:30 pm**

Present: Council: Weber, Goldfarb, Bonnell, Cotler  
Mayor Engelstad  
Acting Borough Attorney Ken Pringle  
Municipal Clerk/Administrator Kelly Barrett  
Chief Financial Officer Gail Krzyzyczuk  
Deputy Municipal Clerk Erica Kostyz

**Presentation**

Mayor Engelstad recognized Richard “Dick” Johnson, Chief Lifeguard for his 50 years of service and presented him with a copy of the plaque that will be placed at the Lifeguard Headquarters located on LaReine Avenue which shall read: “Richard “Dick” Johnson Lifeguard Station, in recognition of 50 years of service to the Bradley Beach Beachfront”.

Dick Johnson thanked the Mayor and all of the beach staff in the audience. He stated he was grateful to current and past administrations for the opportunity to serve and their support. He thanked his wife Vickie and family for their support over the years and his “right hand man” Bob Rosenberg

The Councilmembers thanked Dick Johnson for his years of service and stated that he has done a great job over the years.

**Engineer Report**

Gerald Freda, Borough Engineer provided the following report/update on borough projects:  
Sanitary Sewer Rehabilitation Project will resume after Labor Day.

Sylvan Lake Park Bulkhead/Living Shoreline Project received bids on July 3<sup>rd</sup> and the lowest apparent bidder was Precise Construction. He commented that Precise Construction is also the contractor of the Sanitary Sewer replacement project and he has confirmed with the owner that they will supply the man power to complete both projects simultaneously.

Transportation Trust Fund Grant for Ocean Park Avenue, field work will begin and the project is slated to begin in the fall.

Thomas Coan, 612 Third Avenue, stated that he would like to review the plans from the DOT of the installation of the handicap ramps on Route 71.

Ms. Barrett responded that she would contact the DOT and request the plans.

#### Historical Society Presentation

Paul Neshamkin, President of the Historical Society provided an update on the Historical Society: the first order of business is to get their non-profit status in order. The Society is in the process of organizing the artifacts located in the museum and to contact him if anyone would like to donate items to the museum. Their first event has been scheduled for September 15<sup>th</sup> (1-3 pm) “Rock & Remembrance” porch visits.

ON MOTION by Engelstad/Bonnell approve the Regular Meeting Minutes  
Of July 10, 2018

ROLL CALL AYES: Weber, Goldfarb, Bonnell, Cotler, Engelstad  
NAYS: None  
ABSENT: None  
ABSTAIN: None

#### APPROVED MOTION

ON MOTION by Engelstad/Goldfarb approve the Executive Meeting  
Minutes of July 10, 2018

ROLL CALL AYES: Weber, Goldfarb, Bonnell, Cotler, Engelstad  
NAYS: None  
ABSENT: None  
ABSTAIN: None

#### APPROVED MOTION

#### PUBLIC COMMENT

Salvatore Galassetti, 220 Newark Avenue, requested additional information regarding Bond Ordinance 2018-21 (Acquisition of 811 Main Street). Mayor Engelstad responded that the borough has been searching for property which will allow for the installation of a parking lot in order to address the parking problem on Main Street. With the acquisition of 811 Main Street the borough will have control of what is developed on Main Street and additional parking on Main Street will benefit the businesses. Mr. Galassetti stated that a parking problem is basically an inconvenience and the purchase should benefit the entire borough not just the businesses on Main Street. He suggested the borough allow for additional parking at the north end trash/recycling lot.

William Psiuk, 110 Fifth Avenue, stated that the purchase of 811 Main Street was a bad idea. This property will not solve the parking issue on Main Street and the tax payers will have to pay for the bond. He suggested moving the municipal building, police department and senior building to the north end trash lot. Councilman Bonnell commented that he agreed and he had an idea of utilizing the DPW lot and north trash lot for a better use. Mr. Psiuk expressed concerns regarding the Bradley Fresh Market on Ocean Avenue as they sell very few vegetables and it should be treated as a concession as they bring in vendors and are not paying for use of borough property.

He disagreed with allowing Bradley Fresh to hang banners on Ocean Avenue for advertising their market.

Jack Gentempo, 103 Fourth Avenue, agreed with the purchase of 811 Main Street for parking but did not agree with allowing Bradley Fresh to install banners on Ocean Avenue.

Julie Nutaitis 605 Newark Avenue, stated that she believed the purchase of 811 Main Street would address the parking problem on Main Street and suggested the borough provide a shuttle from the new parking lot to Ocean Avenue.

Mike, Bradley Brew Project, Main Street, was in support of the borough purchasing 811 Main Street for additional parking for the businesses.

Residents commented that they disagreed with the borough permitting Bradley Fresh Market to hang banners on Ocean Avenue advertising their market.

Thomas Coan, 612 Third Avenue questioned the differential between the cost of 811 Main Street and the bond amount. Mayor Engelstad responded the difference was to demo the property and build a parking lot. Mr. Coan questioned what the use of the \$40K was being used for in the in the special emergency resolution. Ms. Krzyzyczuk responded that the \$40K special emergency represents the funds needed to pay off the revaluation balance from 2014 as we were unable to obtain a bond anticipation note for an amount of \$40K.

Councilman Bonnell stated that he agreed with Mr. Psiuk based on the calculations at best it will take 20 years to earn the money back. He continued that he had an idea for parking at the north end trash lot. He believed that the parking problem on Main Street was generated.

Anthony Pagano, 800 Main Street (UVA's Restaurant) stated that he has not lost customers due to the lack of parking on Main Street, however he appreciates the borough using tax dollars to alleviate the parking issue. He commented that the businesses on Main Street look great.

Bamboo Leaf Eatery, Main Street, stated that they are in 100% support of purchasing 811 Main Street as it is a good step in correcting the parking issue.

Dave McAllister, 700 Main Street (Buttered Biscuit) stated that he is a property and business owner on Main Street and purchasing property for parking is a good idea as this will encourage people to visit Bradley Beach.

Henry Machos, Third Avenue stated that the business on Main Street will benefit from the purchase of 811 Main Street. He suggested taxing the commercial buildings at a higher rate than residential to offset the cost of the property. He then commented that the borough may want to allow for additional parking at the North End trash lot.

Carli Jensen, Environmental Commission member commented that she was in support of the Ordinance banning plastic bags.

**ORDINANCE 2018-20**

AN ORDINANCE OF THE BOROUGH OF BRADLEY BEACH, COUNTY OF MONMOUTH, STATE OF NEW JERSEY AMENDING THE MUNICIPAL CODE TO ADD CHAPTER 358, ENTITLED “RESTRICTIONS ON SINGLE-USE CARRYOUT BAGS”

ON MOTION by Engelstad/Bonnell to open Public Hearing on Ordinance 2018-20

ROLL CALL AYES: Weber, Goldfarb, Bonnell, Cotler, Engelstad  
NAYS: None  
ABSENT: None  
ABSTAIN: None

Public Hearing: No one wished to speak

ON MOTION by Engelstad/Bonnell to close the Public Hearing and adopt Ordinance 2018-20

ROLL CALL AYES: Weber, Goldfarb, Bonnell, Cotler, Engelstad  
NAYS: None  
ABSENT: None  
ABSTAIN: None

**BOND ORDINANCE NUMBER 2018-21**

BOND ORDINANCE PROVIDING FOR THE ACQUISITION, IMPROVEMENT AND THE PAYMENT OF THE PURCHASE PRICE OF REAL PROPERTY COMMONLY KNOWN AS 811 MAIN STREET IN THE BOROUGH OF BRADLEY BEACH, BY AND IN THE COUNTY OF MONMOUTH, STATE OF NEW JERSEY; APPROPRIATING \$850,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$807,000 BONDS OR NOTES OF THE BOROUGH TO FINANCE PART OF THE COST THEREOF

ON MOTION by Engelstad/Weber to introduce Bond Ordinance 2018-21

ROLL CALL AYES: Weber, Cotler, Engelstad  
NAYS: Goldfarb, Bonnell  
ABSENT: None  
ABSTAIN: None

Councilman Bonnell stated that he was voting no, as he did agree with additional parking on Main Street was needed but he would like the additional parking in the north and south end of town.

Councilman Cotler stated that he voted yes to the introduction of Bond Ordinance, we will have a few weeks to investigate further to see what is in the best interest of the businesses and the residents.

**Communications added to the Consent Agenda**

After a discussion it was determined that approval would be granted to Bradley Fresh Market to place four Bradley Fresh banners (2’ X 3’) on the Ocean Avenue light poles

ON MOTION  
ROLL CALL

by Engelstad/Weber to approve the Consent Agenda  
AYES: Weber, Goldfarb, Bonnell, Cotler, Engelstad  
NAYS: None  
ABSENT: None  
ABSTAIN: None

**CONSENT AGENDA**

Resolution 2018-107 Tax Title Lien Redemptions  
Resolution 2018-108 BILL LIST  
Resolution 2018-109 Certifying the 2017 Municipal Audit  
Resolution 2018-110 Authorizing an amendment to the Capital Budget  
Resolution 2018-111 Authorizing a Special Emergency Note  
Resolution 2018-112 Authorizing Change Order 1 of the Emergency Sewer Repair on Brinley Avenue at an increase of \$6,375. totaling the project to \$46,301.16  
Resolution 2018-113 Authorizing the NJIB formal known as the NJEIT to permanent financing  
Resolution 2018-115 Authorizing the American Littoral Society to perform services for technical support, restoration oversight and planting events, for the Sylvan Lake Park Living Shoreline at a fee not to exceed \$4,700.

**ADOPTED**

MOTION by Engelstad/Weber to authorize the Mayor to enter into an agreement for the purchase of 811 Main Street in an amount not to exceed \$585,000.  
ROLL CALL AYES: Weber, Cotler, Engelstad  
NAYS: Goldfarb, Bonnell  
ABSENT: None  
ABSTAIN: None  
Resolution 2018-114 Authorizing the Mayor to enter into an agreement which is subject to the estoppel period of Bond Ordinance 2018-21 for the purchase of 811 Main Street in an amount not to exceed \$585,000.

**ADOPTED**

**MAYOR AND COUNCIL REPORTS**

Councilman Weber announced that there will be an election for School Board of Education members in November. He thanked the Environmental Commission on their hard work on banning plastic bags in the borough. He commented that the purchase of 811 Main Street was not to hold on to it for 20-30 years but as a future investment.

Councilman Goldfarb stated that he met Mickey Consenti years ago and was fortunate to learn from him while being on the zoning board with him. H continued that he was a mentor to many of the members. He commented that he was not pleased with the way Mr. Consenti was notified that he would not be reappointed to the board.

Mayor Engelstad stated the tax rate was received from the County and the average unit/property in the borough would see a \$220. tax increase and \$1.62 of which is municipal taxes. He thanked Julia Rand of the Arts Council for the recent “Ireland at the Beach” productions. He then stated that he regrets the way he informed Mr. Conscenti’s (via mail) that he would not be reappointed to the zoning board as it was sloppy and he should have handled it better.

## **PUBLIC COMMENT**

William Psiuk, 110 Fifth Avenue, expressed concerns regarding the possible purchase of 811 Main Street as we can save money by selling our current municipal building property to a developer and have them build the borough a new municipal complex at the north end trash lot area.

Jim Sheridan, 608 Central Avenue, stated that he and his wife have had a home in borough for years, and they just moved down as full time residents and commented on how they consider Bradley to be the “Jewel of the Shore”.

Thomas Coan, 612 Third Avenue made several comments: Main Street businesses are required to fill out forms to determine the amount of taxes paid, suggested implementing a Business Improvement District and thanked Councilman Cotter for his affirmative vote on the introduction to Bond Ordinance 2018-21 which will be a pending ordinance and gives the governing body and residents the opportunity to investigate to determine if the purchase of the property is beneficial to the town.

Residents commented and expressed concerns on the following: questioned if other parties were interested in purchasing 811 Main Street, what services have provided by the American Littoral Society on the Sylvan Lake Living Shoreline, keeping Main Street clean and cautioned the governing body to watch spending.

Mayor Engelstad announced that a new vegan restaurant was opening on the corner of Fourth and Main and reminded everyone of “National Night Out” on August 7<sup>th</sup>.

ON MOTION            by Engelstad/Bonnell moved to adjourn

Adjourn: 8:00 pm

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Kelly Barrett, RMC, CMR  
Municipal Clerk/Administrator