

MAYOR AND COUNCIL
Workshop Meeting
October 24, 2017 at 6:30PM

A workshop meeting of the Mayor and Council of the Borough of Bradley Beach was held in the meeting room on the above date.

CALL TO ORDER

Mayor Gary Englestad 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
Kelly Barrett, Clerk/Administrator
Michael DuPont, Borough Attorney
Gail Krzyzyczuk, Chief Financial Officer

Mayor Engelstad requested a moment of silence in memory of Rose Guida, a lifelong resident of the Borough of Bradley Beach.

Mayor Engelstad stated that the Workshop Meeting would be dedicated to discuss an overview of the Redevelopment Plan process. He continued by reading the memorandum prepared by Jennifer Beahm, Borough Planner outlining the process:

REDEVELOPMENT OVERVIEW

1. Area in need of Rehabilitation: The Council would authorize the Planning Board by resolution to review the designated area and provide a report supporting the designation of the area as an Area in Need of Redevelopment.
2. The report is prepared and presented to the governing body who approves the designation by Resolution.
3. After the area is designated as an Area in Need of Redevelopment, the governing body (who is acting as the redevelopment entity) would identify specific sections of the area to have a redevelopment plan prepared.
4. Step 3 can be completed in several ways:
 - a. Establish general parameters for the area and prepare an RFP to be advertised to the development community. The Council would then evaluate the proposals that are

submitted and determine if there is a development or development proposal that they would like to work with.

- b. The Borough can prepare a comprehensive redevelopment plan for the area and then advertise the completed plan to the development community.
 - c. The Borough can prepare RFPs without general parameters.
5. Once the Council determines which option in Step 4 and they evaluate the proposals the Council designates the “Redeveloper for that area” and enter into an agreement with said developer.
 6. Depending on which option in Step 4 is selected, either the governing body works with the designated redeveloper to come up with a comprehensive redevelopment plan for the area or pushes forward the plan that the Borough had created. This plan is adopted as follows.
 7. The plan is introduced to the Governing Body similar to that of an Ordinance
 8. The plan is then sent to the Planning Board only for a determination of whether the plan is consistent with the Master Plan. This is not a public hearing on the Redevelopment plan.
 9. The plan is then the subject of a public hearing at the Governing Body who will adopt on second reading similar to that of an ordinance.
 10. My recommendation would be to do any redevelopment plan along Main Street as an overlay which would just provide additional development options to the property owners and/or contract purchasers.

Mayor Engelstad stated that the goal of Redevelopment is to control the process and to ensure we develop a cohesive design. With the development all around us and help from the Planning Board and Residents. Planner would be involved in the process from start to finish.

Councilman Weber stated he had no questions regarding the process and thanked Ms. Beahm for taking the time to go over the process with the Council separately.

Mayor Engelstad stated that a Resolution would be listed on November 21st meeting authorizing the Planning Board to review, prepare a reports and designate Main Street as an area of Re-development.

Public Comment:

William Psiuk, 110 Fifth Avenue, questioned if the re-development was strictly Main Street. Mayor Engelstad responded yes, strictly Main Street the east and west sides.

Thomas Coan, 612 Third Avenue, had several questions regarding the Re-Development, would eminent domain be used? Will tax abatements be offered to developers? Mayor Engelstad responded that eminent domain will absolutely not be implemented. The Mayor would not confirm if tax abatements would be offered. Mr. Coan continued that in his opinion that a re-development plan was not needed, as the process can be handled by the Planning/Zoning Boards.

Councilman Weber stated he would vote no for tax abatements.

Henry Macho, Third Avenue, stated that he was tired of tax increases and questioned how much the redevelopment plan process will cost the Borough.

Mayor Engelstad stated that the Borough will be receiving documentation regarding the cost and would be made available prior to a vote at the next meeting scheduled for November 21st.

Adjourn 6:40 pm

Kelly Barrett, RMC, CMR
Municipal Clerk