

WORKSHOP MEETING MINUTES

July 25, 2017

A workshop 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 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 (arrives at 6:35 pm), Goldfarb, Bonnell, Cotler
Mayor Engelstad
Borough Attorney Michael DuPont
Jennifer Beahm, Planner
Chief Financial Officer, Gail Krzyzyczuk
Municipal Clerk, Kelly Barrett

Mayor Engelstad requested a moment of silence to honor the passing of Robert Pearsall a previous Councilman.

Richard Johnson, Chief Lifeguard presented a plaque to Jay Propert, a 50 year veteran of the Bradley Beach Lifeguard Squad. Mr. Johnson stated Jay was an outstanding individual and great lifeguard. He continued that Jay is known for his vigorous exercise regiment and has won many titles and events for his lifeguard abilities.

Discussion Items:

Fletcher Lake Bulkhead – Ms. Barrett stated that Bradley Beach was recently contacted by Neptune Township to discuss the repair and replacement of the bulkhead located at the western most point of Fletcher Lake that is shared by both municipalities. She continued that a site meeting was held to assess the condition of the bulkhead shared by Neptune Township and Bradley Beach. Neptune Twp. officials advised that they will be starting a project to replace their bulkhead as it is in complete disrepair. They proposed an inter-local agreement to include Bradley's portion of the bulkhead in the project. The Borough Engineer inspected the bulkhead and confirmed that the condition of Bradley's bulkhead wasn't as bad as Neptune but would need to be addressed in the future. Neptune Township will be conducting a complete survey but their rough estimation was that Neptune was responsible for 60% and Bradley Beach 40%. Neptune would be awarding a bid to CME to conduct the survey, prepare plans and obtain the required permits from the DEP and the Army Corp of Engineers. Neptune provided an estimate of the whole project being around \$600,000.00. The inter-local would allow Bradley to save on obtaining the permits and the soft cost of the project. Councilman Bonnell commented that the

amount sounds high and he would like to see the scope of the work before we discuss an inter-local any further.

Re-development Plan – Jennifer Beahm, Borough Planner presented an overview of the re-development process. She stated that the law allows for a re-development plan without the use of eminent domain. A re-development plan must first meet a certain criteria to move forward and may allow up to 30 years in tax abatements for developers at the discretion of the Mayor and Council. An ordinance is required to allow for a redevelopment plan. She continued that there is also the option for a rehabilitation plan which has less of a threshold to meet the criteria and less time to approve. The rehabilitation plan requires a resolution. Under the rehabilitation plan it does not allow for eminent domain and the Mayor and Council may allow for up to a five (5) years in tax abatements. The Mayor and Council must call for a study prior to either type plan they choose and pass a resolution allowing for the study. The study would determine the area or area(s) that are designated re-development or rehabilitation zone(s). The borough planner develops a plan for the area(s) designated and the Mayor and Council would decide if they would like developer input. The planning board reviews the plan and is forwarded to the Mayor and Council for final approval.

ON MOTION by Engelstad/Goldfarb to adjourn.

ADJOURN 7:05 pm



KELLY BARRETT, RMC, CMR
Municipal Clerk