

**REGULAR MEETING  
AUGUST 12, 2014**

A regular meeting of the Mayor and Council of the Borough of Bradley Beach was held in the council chamber 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 "Annual Notice", and posted on the official bulletin board.

**Roll Call 6:37 PM**

Present:	Council: Cotler, Volante, Galassetti Mayor Engelstad Business Administrator Wilkins Borough Attorney: DuPont
Absent	Council: Goldfarb
Secretary:	Municipal Clerk Mary Ann Solinski

**DISCUSSION ITEMS**

Engineer Koch gave his monthly Capital Project Report noting that the Borough received bids on the LaReine Avenue Phase I Project and expects the award of bid at the August 26<sup>th</sup> meeting. Mr. Koch also reported that upon inspection of Sylvan Lake with Superintendent Bianchi, they found and identified and removed some debris in the lake such as cones, furniture, planters and garbage bags. Mayor Engelstad said the borough will contact Monmouth County for assistance during the fall clean-up of the lake and surrounding area. He also noted that Avon Administrator/Clerk Gallagher said that his borough is working on their broken aerator and flume gate as well as speaking with Honorable Keane and Ribble concerning the need of dredging for lakes. Councilman Cotler citing recent vandalism at the lake area, requested that residents call the police department immediately if they notice any suspicious activities.

**Public Comments**

A brief discussion ensued concerning the Memorial Drive Roadway Project. Mayor Engelstad announced that the county made recommendations with neighboring towns that the best location for a stoplight would be at Evergreen Avenue and Memorial Drive to prevent automobile accidents and slow down traffic. He also reported that another issue is narrowing the lanes on Memorial Drive, which he understands after speaking with the county, will first

occur in the Asbury Park section and then move south to Bradley Beach but that he is not aware of the timeline.

Mayor Engelstad noted that Ordinance 2014-16 is a piece of the borough's new master plan process in creating the General Business West Zone and other amendments to the General Business Zone. William Psiuk, Planning Board Chairman explained that the center of Main Street is where the borderline would be and that anything west of the line is considered GBW and that the only difference is that you are allowed to go to forty-eight (48) feet in heights instead of forty (40) feet and will permit four stories instead of three and that ground-level parking must be provided. Mr. Psiuk noted that the first floor must be commercial use and parking only (not residential) and that commercial use could continue on the second floor but the third and fourth floor is strictly residential. A resident expressed concern that he understood that the first floor would be for parking only and now understands there is a ground floor and first floor. Mr. Psiuk responded that commercial businesses are allowed on the first floor but that parking is mandatory and that the number of parking spaces is determined by the uses at the location. Another resident noting that addressing Main Street is only a portion of what the master plan includes and questioned the height increase of eight feet and the ability to bring in more condominiums, people and density. The resident asked council to address the other portions of the master plan. Mayor Engelstad responded saying that issue is not pertinent at this time as that portion of the master plan is not scheduled to be addressed during this meeting.

**INTRODUCTION**

**ORDINANCE NO. 2014-16**

**AN ORDINANCE AMENDING CHAPTER 450 OF THE CODE OF THE BOROUGH OF BRADLEY BEACH WHICH ESTABLISHES LAND USE ZONES AND REGULATES ZONING IN THE BOROUGH TO REZONE PORTIONS OF THE GB-GENERAL BUSINESS ZONE TO CREATE GBW-GENERAL BUSINESS WEST ZONE AND OTHER AMENDMENTS IN THE GB-GENERAL BUSINESS ZONE**

ON MOTION by Engelstad / Volante moved to introduction.  
ROLL CALL AYES: Cotler, Volante, Galassetti, Engelstad  
NAYS: None  
ABSENT: Goldfarb

**PENDING ORDINANCE**

**ORDINANCE NO. 2014- 17**

**AN ORDINANCE TO AMEND THE BOROUGH OF BRADLEY BEACH SALARY ORDINANCE CHAPTER III, PERSONNEL AND MORE PARTICULARLY SECTION 3-9.1 OFFICERS AND EMPLOYEES PAID A SPECIFIC SALARY**

ON MOTION by Engelstad / Volante moved to introduction.  
ROLL CALL AYES: Cotler, Volante, Galassetti, Engelstad  
NAYS: None  
ABSENT: Goldfarb

## PENDING ORDINANCE

### CONSENT AGENDA

- ON MOTION by Engelstad / Galassetti moved to adoption  
ROLL CALL AYES: Cotler, Volante, Galassetti, Engelstad  
NAYS: None  
ABSENT: Goldfarb
- Resolution 165 **AUTHORIZES PAYMENTS TO LIENHOLDERS**  
Resolution 166 **AUTHORIZES A TAX REFUND FOR BLOCK 35 LOT 8**  
Resolution 167 **AUTHORIZES A REFUND TO INVESTORS BANK FOR  
BLOCK 76 LOT 8.07**
- Resolution 168 **AUTHORIZES A VETERAN TAX DEDUCTION FOR BLOCK  
75 LOT 6**
- Resolution 169 **AUTHORIZES SEWER UTILITY CHARGES FOR BLOCK 35  
LOT 8.01 AND LOT 8.02 AND CANCELLATION OF  
SEWER UTILITY CHARGES FOR BLOCK 35 LOT 8**
- Resolution 170 **AUTHORIZES SEWER UTILITY CHARGES FOR BLOCK 26  
LOT 8.03 AND BLOCK 26 LOT 8.04**
- Resolution 171 **AUTHORIZES AN INSTALLMENT PAYMENT PLAN FOR  
BLOCK 33 LOT 28 PROPERTY TAXES AND SEWER**
- Resolution 172 **AUTHORIZES THE CANCELLATION OF TRUST OTHER  
APPROPRIATED RESERVES**
- Resolution 173 **BILL LIST**  
Resolution 174 **AUTHORIZES A PURCHASE ORDER TO PROCOMM  
COMMUNICATIONS SYSTEMS FOR A NEW POLICE  
DEPARTMENT RECORDING SYSTEM IN THE AMOUNT OF  
\$16,250.00 UNDER STATE CONTRACT # 83891**
- Resolution 175 **AUTHORIZES A PURCHASE ORDER TO DELL FOR NEW  
POLICE DEPARTMENT COMPUTERS IN THE AMOUNT  
\$15,850.26 UNDER STATE CONTRACT #70256**
- Resolution 176 **AUTHORIZES THE MAYOR AND MUNICIPAL CLERK  
TO EXECUTE AN AMENDMENT TO THE 2012-14  
AGREEMENT WITH MONMOUTH COUNTY FOR  
COOPERATIVE PARTICIPATION IN THE COMMUNITY  
DEVELOPMENT PROGRAM PURSUANT TO THE  
INTERLOCAL SERVICES ACT**
- Resolution 177 **AUTHORIZES THE UNDERTAKING OF A CONTINUING  
DISCLOSURE REVIEW AND PARTICIPATION IN THE  
MUNICIPALITIES CONTINUING DISCLOSURE  
COOPERATION INITIATIVE OF THE DIVISION OF  
ENFORCEMENT OF THE US SECURITIES AND EXCHANGE  
COMMISSION**

Resolution 178

**APPROVAL OF SPECIAL EVENTS- TRIROCK TRIATHON –  
AUGUST 24, 2014 AND CENTRAL NJ CHAPTER-EASTERN  
SURFING CONTEST EITHER ON SEPTEMBER 6 OR 7<sup>TH</sup>**

**ADOPTED RESOLUTIONS**

**REPORTS**

Councilman Cotler reported that Double D a musical group which performs Country Western at the beachfront collects and delivers donated food to the Food Pantry.

Councilman Volante gave an update on the status of the public works department projects such as the installation of three way stop project on local roads. Mr. Volante also mentioned the upgrades to lighting, fire and burglar system at the recreation building and the department's current programs.

Councilman Galassetti reported that the fence is complete at the sewer plant and that public works expects to start rebuilding the beachfront dunes by placing the necessary snow fencing. Mr. Galassetti stated that the borough needs to address the necessary Main Street paver repairs.

Mayor Engelstad gave a brief report on the pay station and beach badge revenue. The Mayor also reported that Bradley Village recently sold for 10.3 million and that Make a Difference Day will be held on November 1<sup>st</sup> and that this year's project is to provide donated food items to fill the new shelves Ms. Curtiss is seeking for the Food Pantry.

**Public Comment**

A brief discussion ensued regarding debris which is in Sylvan Lake. Mayor Engelstad stated that the officials will reach out to the County for assistance in the removal of debris after Labor Day. Councilman Cotler reported that there was a complaint about vandalism where juveniles pick up items public works has removed from the lake to be re-used or re-purposed and the juveniles throw the items back into the lake. He encouraged anyone who witnesses this happening to contact the police department.

Resolution 179

**RETIRE INTO EXECUTIVE SESSION AS RECOMMENDED  
BY THE BOROUGH ATTORNEY FOR DISCUSSION OF  
PENDING LITIGATION MATTERS CONCERNING 811  
OCEAN AVE.**

ON MOTION  
ROLL CALL

by Engelstad / Galassetti moved to adoption  
AYES: Cotler, Volante, Galassetti, Engelstad  
NAYS: None  
ABSENT: Goldfarb

ADOPTED RESOLUTION.

Council retired into Executive Session at 7:34pm

Attorney DuPont updated Council on mediation session held on 811 Ocean Avenue regarding the licensing of the facilities. Mr. DuPont informed council that he expects to hear shortly regarding a summary judgment on the case against the borough.

Council returned to open session at 7:55pm.

No formal action was taken.

ADJOURNMENT

ON MOTION            by Engelstad / Galassetti the meeting was adjourned at 7:55 PM.

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Mary Ann Solinski, RMC, CMC  
Municipal Clerk