

Mayor & Borough Council Reorganization Meeting Minutes
Community Center – 22 Snug Harbor – Highlands
Monday, January 17th 2018
7:00pm

As per requirement of Public Law 1975, Chapter 231, notice is hereby given that this is a Regular Meeting of the Borough of Highlands Mayor and Council and all requirements have been met. Notice has been transmitted to the Asbury Park Press and the Two River Times. Notice has been posted on the public bulletin board. Formal Action will be taken.

Call to Order
Meeting Statement
Roll Call
Executive Session Resolution

EXECUTIVE SESSION: 7:00PM

Contract Negotiations: JCP&L Pole Issues
Shore Drive Pump Station
Shared Service – Plainfield Municipal Utilities Agency
Shared Service – Middletown

Attorney-Client Privilege: Open Public Meetings Act (OPMA)/Open Public Records Act (OPRA)
Sandy Hook Developers Tax Agreement
Tax Exemption Abatement Program
Water Witch Beach Improvement Association
Unskilled Labor Program
Parking Lot Lease, Block 56, Lot 13

REGULAR MEETING: 8:00PM

Call to Order
Pledge of Allegiance
Roll Call

Public Comment on Resolutions

Consent Agenda

R-18-034 Authorize Payment of the Bills
R-18-035 Appoint Class II Land Use Board Member
R-18-036 Authorize Advertisement of Bid for 2017 Capital Road Improvements
R-18-037 Appoint Member of Environmental Commission
R-18-038 Authorize Bids for Lease of Municipal Property
R-18-039 Authorize Refund of Taxes
R-18-040 Appoint Shade Tree Commissioner
R-18-041 Approve Disabled Parking Spot
R-18-042 Appoint Additional Member of Shade Tree Commission

Ordinance: Introduction & First Reading

O-18-03 – Amend Chapter 7-3.6B, Disabled Parking on Streets for Private Residences

Ordinances: Public Hearing & Possible Adoption

O-18-02 – Amend Chapter 17, Establishment of Business District

Other Business:

Army Corp of Engineers
Engineer's Report
Police Chief's Report
Administrator's Update

Public Comments:

Adjourn

Mayor & Borough Council Reorganization Meeting Minutes
Community Center – 22 Snug Harbor – Highlands
Monday, January 17th 2018
7:00pm

The Meeting was called to order at 7:00pm.

As per requirement of Public Law 1975, Chapter 231, notice is hereby given that this is a Regular Meeting of the Borough of Highlands Mayor and Council and all requirements have been met. Notice has been transmitted to the Asbury Park Press and the Two River Times. Notice has been posted on the public bulletin board. Formal Action will be taken.

ROLL CALL:

Present: Councilmembers Braswell, Broullon, D'Arrigo & Ryan

Absent: Mayor O'Neil

Also Present: Andrew Ball, Borough Attorney
Bonnie Brookes, Borough Clerk
Patrick DeBlasio, CFO
Brian Chabarek, Borough Attorney
Kim Gonzales, Borough Administer
Dale Leubner, T&M Associates

Resolution to enter into Executive Session

A motion to enter into Executive Session was offered by Councilmember Broullon and seconded by Councilmember D'Arrigo.

ROLL CALL:

AYE: Councilmembers Braswell, Broullon, D'Arrigo & Ryan (4)

NAY: None (0)

ABSENT: O'Neil (1)

ABSTAIN: None (0)

The Resolution to enter into Executive Session was properly approved.

Executive Session was entered into at 7:06pm.

REGULAR MEETING:

The Meeting was called to order at 8:20pm.

As per requirement of Public Law 1975, Chapter 231, notice is hereby given that this is a Regular Meeting of the Borough of Highlands Mayor and Council and all requirements have been met. Notice has been transmitted to the Asbury Park Press and the Two River Times. Notice has been posted on the public bulletin board. Formal Action will be taken.

Pledge of Allegiance was led by Mayor O'Neil.

ROLL CALL

Present: Councilmembers Braswell, Broullon, D'Arrigo, Ryan & Mayor O'Neil

Absent: None

Also Present: Bonnie Brookes, Borough Clerk
Brian Chabarek, Borough Attorney
Patrick DeBlasio, CFO
Kim Gonzales, Borough Administrator
Dale Leubner, T & M Associates

Public Comment on Resolutions

Mayor O'Neil opened the meeting to the public.

Jack Manousos, Windansea, introduced himself to the community as the new owner. He explained how he wanted to upgrade and improve the restaurant. Mr. Manousos stated that the restaurant would not be a club. He invited the neighbors to come by and discuss the plans. He also provided him e-mail is anyone had questions.

Seeing no one else wishing to speak, Mayor O'Neil closed the meeting to the public.

Mayor & Borough Council Reorganization Meeting Minutes
Community Center – 22 Snug Harbor – Highlands
Monday, January 17th 2018
7:00pm

Consent Agenda

- R-18-034 Authorize Payment of the Bills
- R-18-035 Appoint Class II Land Use Board Member
- R-18-036 Authorize Advertisement of Bid for 2017 Capital Road Improvements
- R-18-037 Appoint Member of Environmental Commission
- R-18-038 Authorize Bids for Lease of Municipal Property
- R-18-039 Authorize Refund of Taxes
- R-18-040 Appoint Shade Tree Commissioner
- R-18-041 Approve Disabled Parking Spot
- R-18-042 Appoint Additional Member of Shade Tree Commission

Mayor O'Neil motioned to approve the consent agenda which was seconded by Councilmember Ryan.

ROLL CALL:

AYE: Councilmembers Braswell, Broullon, D'Arrigo, Ryan & Mayor O'Neil (5)

NAY: None (0)

ABSENT: None (0)

ABSTAIN: None (0)

The consent agenda has been properly approved.

Ordinance: Introduction & First Reading

O-18-03 – Amend Chapter 7-3.6B, Disabled Parking on Streets for Private Residences

Mayor O'Neil motioned to introduce Ordinance 18-03 which was seconded by Councilmember Broullon.

ROLL CALL:

AYE: Councilmembers Braswell, Broullon, D'Arrigo, Ryan & Mayor O'Neil (5)

NAY: None (0)

ABSENT: None (0)

ABSTAIN: None (0)

Ordinance 18-03 has been properly introduced and the public hearing will be held on February 7th 2018.

Ordinances: Public Hearing & Possible Adoption

O-18-02 – Amend Chapter 17, Establishment of Business District

Mayor O'Neil opened the meeting for a public hearing on Ordinance 18-02.

Carol Bucco, Shore Drive, inquired if the business owners had been surveyed yet. Ms. Gonzales stated that the Borough has not sent them out yet.

Councilmember D'Arrigo informed the public that her task was to reach out to the unhappy business owners, not to send out a survey to all businesses.

Steve Solop, Bay Avenue, commented that he didn't see a point to passing the ordinance without sending out the surveys first. He noted that the Borough should look at how to fix the HBP before they renew the ordinance. Mr. Solop noted that he did not get a response to his inquiry on the Highlands Business Partnership's (HBP) budget. Ms. Solop said that the focus of the HBP should be growing the center of the Borough. He discussed an event that Katz and he had put on the past summer noting its success.

Councilmember D'Arrigo noted that the results had not been released as the Council would be repolling all the businesses.

Carla Cefalo, Gravelly Point Road, informed the Council that all the information that Ms. Solop is seeking was provided to the business owners along with being available on the HBP's website. She added that it is not the Business Improvement District's (BID) responsibility to bring customers to an individual business but rather market the Borough as a destination.

Ms. Cefalo asked where all the disgruntled business owners were because the HBP was not aware of them. She added that the HBP has worked with unhappy business owners in the past and corrected the

Mayor & Borough Council Reorganization Meeting Minutes
Community Center – 22 Snug Harbor – Highlands
Monday, January 17th 2018
7:00pm

situations. She explained that they will not always make everyone happy but has to work for the greater good.

Mayor O'Neil suggested that the HBP members work together to remedy this situation. Councilmember D'Arrigo stated that these issues have been ongoing for years and things need to change.

Carla Cafalo, Gravelly Point Road, invited Councilmember D'Arrigo to attend the next HBP meeting.

Steve Solop, Bay Avenue, commented that the HBP holds their events only in certain locations and inquired where the monies designated for the beautification was spent. Mr. Solop and Ms. Cafalo had an exchange of words. Mayor O'Neil pointed out that these concerns should be addressed with the HBP. Mr. Solop stated that he already tried.

Chris Francy, Fifth Avenue, noted that the internal workings of the HBP should not be part of this conversation and suggested that Mr. Solop work with the Council liaison.

Kim Skorka, Shore Drive, stated that according to the ordinance the HBP is responsible for 15 actions and is only working on one. She asked what the HBP is doing for the other 14 actions. She expressed her belief that the HBP is not doing their job and should pay for their events. Ms. Skorka commented that the HBP events should be held in parks, not bars. She also questioned how the HBP measures their success and who paid for some of the improvements on Bay Avenue. Mr. Leuber explained the funding for the improvements.

Councilmember D'Arrigo expressed some of her concerns with the running of the HBP's events and commented that the Recreation Department should be hosting some of these events.

Kim Skorka, Shore Drive, stated that the Council is approving the HBP to operate in the Borough. She reviewed the many issues she has with the HBP and asked the Council to reevaluate their stance.

Mayor O'Neil responded to Ms. Skorka's comments and encouraged people to become involved in the HBP. He stated that he will look into the cost of the events on the Borough.

Steve Solop, Bay Avenue, commented that he doesn't believe the current HBP leadership is capable to taking care of some of the Borough's businesses' needs.

Councilmember Brouillon explained that the Council can't do anything concerning the HBP leadership as the members elect their leadership. Ms. Gonzales suggested that Mr. Solop attend the next meeting with her and that they will see what they can do to work together.

Michael Cannon, Central Avenue, stated that he thought some changes might be needed to the ordinance and that should be the focus of this discussion. He asked how the ordinance can be amended to have the leadership better serve the businesses.

Councilmember Brouillon explained the Council's role with the HBP noting that State statute governs it.

Councilmember Ryan commented that she was a member of the HBP and noted their membership diversity and the need for the HBP in the Borough. She commented that the HBP normally has a low member turnout at the meetings and invited others to attend.

Councilmember D'Arrigo explained that some businesses are hurt by the HBP's events and noted that the businesses can't opt of the BID. Councilmember Brouillon explained that businesses can opt out and the process to do so.

Steve Solop, Bay Avenue, stated that unhappy business owners are fearful of retaliation by the HBP.

Carla Cafalo, Gravelly Point Road, addressed some of the comments made throughout the meeting. Councilmember D'Arrigo informed Ms. Cafalo that people are afraid of her. Ms. Cafalo and Councilmember D'Arrigo discussed the topic.

Kim Skorka, Shore Drive, commented on the arduous process to leave the BID.

Mayor & Borough Council Reorganization Meeting Minutes
Community Center – 22 Snug Harbor – Highlands
Monday, January 17th 2018
7:00pm

Mayor O'Neil closed the meeting to the public.

Councilmember Broullon shared a story of how HBP events have brought new people to the Borough.

Councilmember Ryan motioned to adopt Ordinance 18-02 which was seconded by Mayor O'Neil. Mayor O'Neil commented on why he was voting to adopt the ordinance.

ROLL CALL:

AYE: Councilmembers Broullon, Ryan & Mayor O'Neil (3)

NAY: Councilmember D'Arrigo (1)

ABSENT: None (0)

ABSTAIN: Councilmember Braswell (1)

Ordinance 18-02 has been properly adopted.

Other Business

Army Corp of Engineers

Councilmember Ryan explained that Congressman Pallone had reached out to herself and Councilmember Braswell to discuss the sea wall project. She said that they had sat down for a meeting with Congressman Pallone and the Army Corp of Engineers and spoke to them about the Borough's issues with flooding. She reviewed the discussions of the meeting and noted that they asked the Borough to reconsider building the wall, having a feasibility study preformed without commitment, maintenance of the wall, and funding options if the Borough decided to move forward.

Councilmember Braswell expressed his concerns stemming from the meeting including the impact on the sewer, tides, and ground water.

Councilmember D'Arrigo inquired if the Army Corp of Engineers would put all of this in writing. Councilmember Ryan confirmed that the Army Corp of Engineers said they would put things in writing , as well as, meet with the rest of Council. Councilmember Broullon noted that she would like to see a scale model of the proposed wall. The Council discussed their concerns with the sea wall project and the impact on the residents. The Council decided to ask the Army Corp of Engineers to put everything in writing prior to making any decisions.

Engineer's Report

Mr. Leubner provided an update on bringing electricity to Veterans' Park, the duckbill valves, and the road project on the hill. He also commented on expected grants.

Police Chief Update

Chief Burton informed the Council that there was a new LED stop sign on the corner of Shore Drive & Waterwitch Avenue. He commented on the positive press that Officer Kevin O'Donnell had received for doing a good deed. Chief Burton also noted that he is working on the county on signage and disabled parking.

Administrator's Report

Ms. Gonzales informed the public that there is a new phone extension just for storm issues. She noted the old trailer is now removed and the 2017 Valley Street project is ready to go out for bid.

Mayor O'Neil commented that the Borough would be looking into amending the snow ordinance in relations to parking.

Public Comment

Carol Bucco, Shore Drive, stated that she had attended all the previous public meetings with the Army Corp of Engineers and asked the Council not to reconsider the sea wall. She commented that the cost to maintain the wall was excessive and if everyone lifted their homes it would not be needed.

Ms. Bucco inquired why the Borough was hosting town hall meetings on the new Borough Hall is the property is already under contact.

Mayor & Borough Council Reorganization Meeting Minutes
 Community Center – 22 Snug Harbor – Highlands
 Monday, January 17th 2018
 7:00pm

Ms. Bucco expressed opposition to there being trainings and meetings for drug addicts and their families at Borough facilities. Ms. Gonzales explained that the training was being funded by a grant and ran by the Community Alliance.

Ms. Bucco commented on the FEMA letter designating the AE Zone and thanked Councilmember D'Arrigo for her work. Councilmember Broullon discussed the letter with Ms. Bucco.

Mike Cannon, Central Avenue, noted he was new to the Borough and expressed his concerns about moving to the Borough stemmed from flooding and having to move cars. He commented that he doesn't believe the Borough can just walk away from the sea wall project noting that many of these projects have been successful.

Chris Francy, Fifth Avenue, asked if the bid specs for Valley were ready and if they were not could he be notified when they are as he would like to review them.

Annamarie Tierney, Shrewsbury Avenue, complimented the Department of Public Works for the excellent job snow plowing.

Councilmember Braswell also noted that he received compliments on the snow plowing.

Mayor O'Neil closed the meeting to the public.

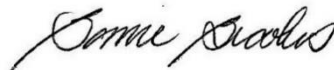
Adjourn:

Councilmember Ryan motioned to adjourn the meeting which was seconded by Councilmember Broullon. The meeting was adjourned at 9:41 pm.

MOTION to approve January 17th 2018 Minutes:

	INTROUCED	SECONDED	AYE	NAY	ABSTAIN	ABSENT
BRASWELL			X			
BROULLON	X		X			
D'ARRIGO			X			
RYAN		X	X			
O'NEIL					X	

I, Bonnie Brookes, Municipal Clerk of the Borough of Highlands, in the County of Monmouth, State of New Jersey, hereby certify this to be a true copy of the action of the Governing Body, at its Council Meeting, held February 21st 2018. WITNESS my hand this 22nd day of February 2018.



Bonnie Brookes, RMC
 Municipal Clerk