JULY 18, 2011

A Work Session Meeting of Mayor and Council was convened at 7:00 p.m. on July 18, 2011 in Council Chambers of Borough Hall with Mayor Dempsey presiding.

Mayor Dempsey related that this meeting is being held in accordance with the Open Public Meetings Act of 1975 and that notice was given to the Coast Star and the Asbury Park Press on December 21, 2010.

ROLL CALL: Present: Council Members Connolly, Donovan, Grasso, Lucas, and McCarthy

Council Member Lee arrived at 7:03 p.m.

Absent: None

Also present was Borough Attorney Mark Kitrick and Borough Administrator/CFO Joseph DeIorio

PRESENTATION: Eastmond Pavilion Beach Office

Mr. Chris Rice, Architect presented his plans for the proposed new beach office. He showed the council and audience a short power point presentation and slides. He showed the building as it is today and how the proposed new building might look. He stated that the building has been maintained a little bit but the building is at its end of life. He stated the pictures were gathered to collect information at to how badly the building is in need of renovation or replacement. He stated that he met with all the departments that utilize the building so that it could be designed properly and efficient.

Mr. DeIorio thanked Mr. Rice and pointed out to the Mayor, Council and public that the Borough was very fortunate when the beach committee met with Mr. Rice, Wally Wall, the Beach Manager that the proposal was put forth that one thing that the committee wanted to do was include students in this project.

Mr. Rice stated that he was hoping to involve some of the community and what he did was reach out to some local schools and students that were in architectural programs. He stated that 3 of those students are present tonight. He stated that students from High Tech High School were involved in drawing up the plans for this particular project.

Mr. DeIorio stated that one of the issues that was looked has been the Borough Policy to handle one or a series of smaller projects into one grouping and once the projects are completed with the financing that the Borough would take on an additional project. He stated that for budgetary purposes this has been completed. He stated that the Comfort Station has been paid down last year. He advised that there beach rake and the comfort station will be paid down by the end of the year. He stated that after the end of this year the Borough does not have any debt service in the Beach Utility Budget. He advised that in the budget for this year there is the ability to pay down of approximately $100,000 if the council was to go ahead and move forward with the project. He advised that the Borough is not incurring any additional debt but actually finishing paying off the older projects and if the council is able to move ahead with this project that the borough will have the financial ability to do so. He thanked everyone that was involved with the process of this project.

Mr. Rice stated that the new building will meet all the building codes, FEMA, and DEP regulations.

Mayor Dempsey asked if any of the council members have any questions.

Council Member Connolly wanted to know if the building is heated and air conditioned?

Mr. Rice stated that it is proposed to be.

Council Member Connolly asked if this is correct for a building that is going to be used for 4 months.

Mr. Rice stated the air conditioning most likely and he does not believe that the entire building is going to be heated.

Council member Connolly wanted to know how difficult it is going to be to maintain.

Mr. Rice stated that the new building will be easy to maintain because it is proposed to use as many maintenance free products as possible.

Council Member Connolly stated that this is the first time she is hearing that the Lifeguards are getting their own locker room. She wanted to know what they do now.

Mayor Dempsey stated that they have a locker room in the old building.

Mr. Rice stated that the locker room is actually a room with crates in it for the lifeguards to put their stuff in and a shower.

Council Member Connolly wanted to know the age of the building.

Mr. DeIorio stated that the Borough has plans that date back to 1954 where there were renovations at that time.

Mr. DeIorio and Mr. Wall went over how and what the building is being used for and why it needs to be replaced.

Mr. Rice stated that this building can not be renovated extensively because it is structural unsound. He stated that the current building does not meet any of the current day building codes.

Council Member McCarthy asked that based on Mr. DeIorio's statement that it was built sometime in the 50's or there was a renovation the building is at least 60 years old and hopefully whatever investment is made today will be a significant investment for the borough going forward.

Council Member Grasso asked Mr. Rice to introduce the young people that help with the project stand up and give their names.

Corian Cleffi, Maris Hansen, Frank Jobs introduced themselves to the council.

Mr. Rice stated that two of these three students live in Manasquan and go to High Tech High School.

Mayor Dempsey asked if council had any other questions.

AUDIENCE PARTICIPATION

Council Member Lee made a motion to open the meeting up to the public, seconded by Council Member McCarthy. Motion carried unanimously.

Drew Sisler, 565 Perch Avenue asked if there was going to be any public access to the deck on the top. He stated that he goes up there looking for fish and the surfing and the deck is highly used primarily in the off season.

Council Member McCarthy stated that he believes the deck is not supposed to be used by non-employees.

Mr. DeIorio stated that officially it is not available to the public.

Council Member Lee stated that he thought this issue was still in committee review.

Mr. DeIorio stated that the borough would have issues with liability, allowing the public to gain access to a public building after hours, issues of security, access for someone with

a disability, these are some of the issues that have to be faced if the balcony is opened to the public.

Mr. Rice stated that the building has been designed the building to provide for access to that balcony if the committee was to decide it was ok.

Council Member Lee commented to Mr. Sisler that he has many people from the surfing community as well as the fishing community and he recommended the same access as the old building.

Mr. Sisler stated that is the only high point there is in Manasquan to see over the dunes. It stated that it would be nice to see something like that incorporated into the plans.

Jim Smith, Gertrude Place wanted to know if there was any consideration of putting cameras, not so much for the security of the Borough but as a deterrent of crime or something of that nature or if there is a crime it would be easier for law enforcement to solve it. Just something pointing down the beach or what have you.

Council Member Lee stated that he would take this project on because he has talked to different folks in committee level, we talked about offering some webcams incorporated with some security views and he has some pricing from one company that has not been submitted to the committee but certainly for the wiring perspective and for the infrastructure perspective that is and has been considered.

Council Member Lucas stated that the committee has been looking into possibility of securing security cameras on various locations along the beach. He stated that there is a cost factor that is of some concern. He stated that they have been looking at the Main Beach, Inlet and up by Ocean Avenue.

Mr. Smith stated that the cost in no way out weighs the result.

Ed Hyer, 56 Second Avenue asked Mr. Rice if there were going to be handicapped bathrooms on the second floor.

Mr. Rice stated that they do need to be put in by code. He stated that the better wording would be barrier free.

Mr. Hyer asked if the public bathrooms would be an additional public bathroom to be serviced or would this replace the ones at Brielle road.

Council Member Lee stated that it is not to replace and that it is not the committee's perspective to replace but to be in addition to Brielle Road Bathrooms.

A resident of 215 Beachfront asked what the color scheme and building materials are going to be.

Mr. Rice stated that he can answer the building material but the color scheme is still undecided. He stated that the material on the second story level it is anticipated that a cedar impression type siding and on the lower level right now it is board and batten type siding. He stated that it will be durable, not too much texture and materials that will be hard to graffiti and so forth and it is keeping with the architecture of the town and the beach area. He stated that the coloring scheme will be avoiding bright, bold and dark colors and looking at subtle, warm, grey and beige.

Council Member Lucas asked what the roof material will be.

Mr. Rice stated that the roof is designed and drawn to have a metal standing seam roof. He stated that it is very durable, no maintenance, any color available and it is a very low pitched roof so he thinks it is a good choose but then again until it is priced and estimated it will be looked at closer.

Mayor Dempsey stated that with the low pitched roof the metal is better than shingles.

A resident asked how many square feet.

Mr. Rice stated that there has been change to the square footage and a ball park estimate would be about 1200 square feet on the first floor and 700 on the second floor. He stated that when he says 1200 square feet on the first floor that includes the bathrooms.

Mario Gentile, 65 Ocean Avenue wanted to know how much is it going to cost.

Mr. DeIorio stated that the initial range was between $900,00 and $1.6 million until an engineer put those plans together there will be a better estimate. He stated that he met with the auditor and if an amount is allocated similar to what was appropriated this year it could probably be paid off with a 4 year period if we were to use on the high end.

Mr. Gentile stated that he hopes that the Borough does not get overrides on the building as were on the other building at the jetty.

Mayor Dempsey stated that there were not that many overrides on that project.

Mr. Gentile stated "yes you did". He stated that you started at $300,000.

Mayor Dempsey stated that "it was started higher then that".

Mr. Gentile stated that you started higher and then you had to re-fix it because you couldn't get hold of the contract. Didn't you have to do repair work there.

Mayor Dempsey stated no that the contractor came back and did the repair. He stated that the override was the steps that had to be put in didn't line up with the new building.

Mr. Gentile stated that you still had to pay for that right.

Mayor Dempsey stated yes.

Mr. DeIorio stated that until we get to the point where the governing body is comfortable with a proposal and we have some better engineering estimates and construction estimates be will be able to fine tune.

Council Member Lee stated that a courtesy review has been arranged with the planning board on Tuesday, August 2, 2011 and their input and feed back will be taken into consideration.

Mr. DeIorio stated that the public is welcome and there will be public portion that they can ask questions or make comment.

Elana Shchervinsky 209 Beachfront stated that she is adjacent to the right side of the building and her windows are facing and she is concerned about the public bathrooms facing her. She stated that as it is there is a lot of noise and especially in the summer time that bother her and she would prefer that the bathroom entrance be towards Gee Gees and not towards her.

Mr. Rice stated that the men's bathroom faces Gee Gees and it is the women's bathroom presently faces the other side. He stated when they tried to do common entrance from the Gee Gees side to serve as both men and women there were some privacy issues with the amount of boys that might be walking down the same hall that the girls are to use common bathrooms. He stated that it actually made sense from a privacy point to keep the men and women separate. He stated that he has a screen wall that faces south and no one on that side would have to look a bathroom door. He stated that the plans are not complete and he could continue to study that common entrance.

Ms. Shchervinsky stated that she would love it if Mr. Rice could propose another scheme with the bathrooms. She stated that there could be a vestibule separating the 2 and there are so many variations of the layout that could work.

Mr. Rice stated that he is trying to work within a small area and there are state and local codes that need to be adhered to.

Ms. Shchervinsky stated that she arrived a little late and wanted to know what the area between the bathrooms would be.

Mr. Rice stated that area would be the lifeguards area.

Ms. Shervinsky asked if it would be possible to switch the two.

Mr. Rice stated that it is but again the amount of lifeguards that come and go from there might be more than the amount of women that are coming out of the bathroom based on what he is told.

Council Member Lucas made a motion to close the public portion, seconded by Council Member McCarthy. Motion carried unanimously.

ITEM #1 Use of Borough Property:

*Surf Contest 8/30/11

Council Member Connolly made a motion to approve the request, seconded by Council Member Lee. Motion carried unanimously.

*Block Party – Clark & Gertrude – 7/23/11

Council Member Donovan made a motion to approve the request, seconded by Council Member McCarthy. Motion carried unanimously.

ITEM #2 Acknowledge and Accept COAH Administrative Fees report – 6/30/11

Council Member Connolly made a motion to acknowledge and accept the report, seconded by Council Member McCarthy. Roll call was taken and the motion carried unanimously.

ITEM #3 Resolutions on Website - Plan

Mr. DeIorio stated that as a follow up to the discussion at the last meeting making resolutions and ordinances available to the public prior to the meeting as well as indicating a list of voting records of those resolutions and ordinances we discussed the beginning parts with the Clerk and he thanked the Municipal Clerk for bearing with him and the process. He stated that he does not know if anyone noticed but there were resolutions attached to the Agenda on the Website. He stated that this process has been started and to keep in mind that the resolutions are attached to the minutes, however, the Municipal Clerk and himself have discussed a means to have the final voted and approved resolutions on a separate section on the website so that you can see the final version. He stated that what you are seeing now is the resolutions in draft form. He advised that these resolutions can be changed prior to the meeting and that change will not be seen on the resolutions posted on the website.

ITEM #4 Review of Resolutions for Consideration at the Regular Meeting.

Mayor Dempsey asked if there were any questions on the resolutions listed on the Consent Agenda.

Council Member Connolly stated that she has a question on the payment of bills and she wanted to know if there could be a total on the all the funds on the resolution. She stated that it is listed by category but she thinks it would help the public if they saw the total amount.

Mr. DeIorio stated that could be done.

AUDIENCE PARTICIPATION

Council Member Connolly made a motion to open the meeting up to the public, seconded by Council Member Lucas. Motion carried unanimously.

There being no questions or comments.

Council Member Lucas made a motion to close the public portion, seconded by Council Member Donovan. Motion carried unanimously.

Council Member McCarthy made a motion to close the work session meeting at 8:10 p.m., seconded by Council Member Donovan. Motion carried unanimously.

The closed session portion of the minutes begins on the next page. The signature and approval date are located on the last page following the closed session meeting minutes.