

Mayor Fernandes called the meeting to order and requested those present to join her in the Pledge of Allegiance to the Flag.

2. Mayor Fernandes read the following statement:

THE NOTICE REQUIREMENTS OF THE OPEN PUBLIC MEETINGS LAW FOR THIS MEETING HAVE BEEN SATISFIED; THE NOTICE WAS ADVERTISED IN THE COURIER ON JANUARY 24, 2008; A COPY OF THE NOTICE WAS ALSO SENT TO THE LINK, TWO RIVER TIMES, THE HUB AND THE ASBURY PARK PRESS, AND IT WAS POSTED IN BOROUGH HALL AND FILED IN THE OFFICE OF THE BOROUGH CLERK.

3. **ROLL CALL:**

PRESENT: Councilmembers Bills, Keeler, Long, Markson, Scriven, Mayor Fernandes, Attorney Arnette, Engineer Hoder and Municipal Clerk Smeltzer.

ABSENT: None

Mayor Fernandes said that there have been numerous committee meetings, discussions with Architects, Engineers, Planners, Developers, Financial Advisors and the United States Army Corp of Engineers. Much consideration has gone into Sea Bright's residents and business owners suggestions.

Mayor Fernandes said that Councilman Kelly chairs Smart Growth, Flood Mitigation and Beautification Committee. Councilwoman Markson chairs Public Works, Building Department and Public Relations. Councilwoman Bills chairs Personnel, Administration and Recreation. Councilman Scriven chairs Beach, Environment and Cultural Arts. Councilman Keeler chairs Public Safety, Insurance and Court. Council President Long chairs Finance, Education and Grants.

4. **DISCUSSION ON THE FOLLOWING SMART GROWTH MATTERS:**

Councilman Kelly said Councilman Scriven and Engineer Hoder will go over the central plans for the Beach Front Design. Councilman Keeler will give updates on the Municipal Lots. Councilwoman Long would give a presentation about available funding sources. Councilman Kelly said he would give a brief update regarding a recent meeting with the Army Corp of Engineers concerning downtown flooding issues.

A. Beach Front Design: Design Ideas Group. Councilman Scriven said that the conceptual plan shows a full boardwalk starting south of Donovans to Chapel Beach Club. The plan includes Beach facilities, a playground area, bandstand, lockers, showers, dressing rooms, and a luncheonette area. Also, included would be office space, restaurants, lifeguard office and an observation area. The Seasonal swim club with house an Olympic size pool and baby pool. There would be lockers, restrooms and a changing area. The skateboard park would be by Chapel Beach Club. Their goal is to generate revenue with this plan as not to pose a financial burden on the taxpayer.

Engineer Hoder said that the two concept plans of the Beach Front were prepared by the Design Ideas Group. The first concept plan of the ground level establishes a focal point bring people into the parking lot. The Peninsula House lot would be closed off. The idea was to have a complex along the beach including a boardwalk that runs from Donovan's to the Chapel Beach Club. The conceptual plan includes a tower with flags, Sea Bright's logo and cell tower hidden in the actual tower. An ADA ramp would be built allowing access for the disabled and handicapped.

B. Municipal Lots Update. Councilman Keeler said the pool club would be a good source of revenue. Beach membership would not be weather dependent as in the case of the Municipal beach. The cell tower would be revenue generating. If either the beach club or cell tower was not included in the beach front plan then the whole plan would have to be revised.

Police headquarters needs considerable amount of work and the fire house needs an addition for truck clearance.

The Borough Hall serves as a recreation center and court. He said that the gymnasium could be eliminated allowing more space and a new gymnasium could be built using pre-fabrication construction techniques and funded through a community campaign. It would be less expensive to renovate Borough Hall.

The recycling center and Public Works building is not an ideal location but it is difficult to find a suitable site. The topics that he mentioned are still open to negotiation and analysis and welcomed any ideas from the public.

C. Smart Growth project funding sources. Councilwoman Long said that New Jersey Economic Development Authority has financing programs when there is an approved Smart Growth plan. New Jersey Transportation Trust has a road improvement loan program. New Jersey Environmental Infrastructure Trust Fund loans are available for Beach preservation and beach projects. Hazardous Discharge Site Remediation Fund is for beach clean up paying 75% toward environmental clean-up.

Bonding and local assessment are funded by taxpayers. Local Assessment is usually reserved for utilities, sidewalks, curbs. This is when the property owners directly benefit from a project.

Tax Increment Financing is revenue from any development that would finance Municipal costs for our projects. Sea Bright would issue bonds and the tax revenue would cover the debt. Pilot programs are reserved for re-development and affordable housing. This is tax incentives or tax abatement to the developer to build what we want. Pilot stands for payment in lieu of taxes.

Traditional partnership would be with developers or neighboring towns. This would be feasible for the Beach Club or a Court facility. There are shared services studies going on for the Police, Public Works and the Court.

D. U.S. Army Corps of Engineering: Flooding Update. Councilman Kelly said that the Army Corps of Engineers has spent many years studying the Shrewsbury River and its flooding effects. Recently, we met with them and they are seriously considering options for Sea Bright to help with the downtown flooding issues. Over the next coming months we should be receiving information from them for those options. In the fall we hope to have a public meeting to discuss their feasibility study.

6. REMARKS FROM THE AUDIENCE: Andrew Mencinsky of 754 Ocean Avenue said that the Governing Body should involve the Smart Growth citizen members more. He advocated a year round pool rather than the proposed seasonal pool.

Dick McClynn of 36 Waterview Way said he did not think that having a restaurant included in the Beach plan would be revenue producing.

Ralph Clauer of 32 Waterview Way said that he advocated shared services.

Councilwoman Long and the Council agreed that the Smart Growth committee members should be included in the planning.

Jean McClynn of 36 Waterview Way said that an all year round pool would be more feasible and inquired as to whether any research was done regarding Monmouth Beach's pool facility.

Councilman Kelly said that he was told by a pool consultant that a year round pool would prove to be very costly in terms of heating, maintenance and staffing.

Councilman Scriven said that after finalized plans they would look into what it would cost us and how much revenue Sea Bright could receive.

Councilman Keeler said that Monmouth Beach would supply financial data regarding their pool.

Janet Henshel of East Church Street inquired as to whether the playground would be located closer to the skateboard

Andrew Mencinsky of 754 Ocean Avenue said that share services should strongly be considered especially court services. He said that more attention should be focused towards beautifying the town with lighting and new sidewalks. He thanked the Governing Body for all their hard work.

7. ADJOURNMENT: There being no further business before the Governing Body. Councilman Scriven made a motion to adjourn the meeting at 8:45 P.M. Second by Councilwoman Bills and approved upon unanimous voice vote.

Respectfully Submitted,
Maryann M. Smeltzer, RMC
Municipal Clerk