

Table of Contents

1-18-12 Workshop.....2

1-18-12 Workshop.....3

WORKSHOP SESSION

JANUARY 18, 2012

A Workshop Session of the Mayor and Council of the Borough of Belmar held on the above date in the Municipal building at 6:00 p.m.

PRESENT: Mayor Doherty, Councilwoman Deicke, Councilwoman Nicolay, Councilman Magovern, Councilman Bean, Michael Dupont, Esq., Borough Administrator William Young, and Borough Clerk April Claudio

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DISCUSSION:

- Greg Kapalko – River Avenue Development
- Ordinance Amendment for hours of operation of alcoholic beverage establishments on Sundays
- Monmouth County Archives Agreement
- Public Session

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DISCUSSION:

- Greg Kapalko & Brett Yarusi presented a revised site plan for their proposed River Avenue project. Mr. Kapalko stated he has an unofficial verbal agreement with Ollie Klein regarding establishing easements between the two properties. The new proposal is for three buildings rather than four. Their plan as is would require some amendments to the redevelopment plan or they would have to request variances. The two items that do not comply are the height, which is 40 feet where 35 feet is permitted, and the buildings must be 25 feet from the bulkhead and they are only 20-22 feet away. The proposal creates approximately 10,000 sq. ft. of commercial space and 10-11 residential units, four of which would have elevators. They proposed to build two of the buildings and do all the site work and then once those are completed and occupied they would construct the third building. Mr. Yarusi stated he hopes their plan will encourage redevelopment along the River front. Mr. Kapalko stated he prefers the height to be at 40 feet given the train tracks and very tall bridge in the background. This height would give the tenants a better view of Main Street and the Ocean.
 - o Mayor Doherty asked how much the project would cost. Mr. Kapalko estimated around four to five million dollars.
 - o The Mayor and Council felt this would be a good project.
 - o Mayor Doherty suggested Mr. Young meet with Mr. Kapalko and a few other developers and work on making any and all amendments that need to be done to the plan at one time.
- Ordinance Amendment for hours of operation of alcoholic beverage establishments on Sundays
 - o Mayor Doherty stated this amendment will allow liquor license establishments to open at 10 a.m. on Sundays, which is consistent with neighboring towns' ordinances. This would allow these establishments to now offer Sunday brunch.
 - o The Council had no objections to the ordinance amendment.
- Monmouth County Archives Agreement
 - o Ms. Claudio explained there is a resolution on the agenda authorizing the entering of an agreement with the Monmouth County Archives Department. This agreement would allow the Borough to store 20 cubic feet of records at the County's archives facility in Manalapan at no cost. Ms. Claudio and Mr. Young stated they visited the site and it is very well run. Ms. Claudio explained that she would like to store old meeting minute books there which are a permanent record and take up a lot of space. Ms. Claudio also explained the books would be easily accessible if necessary and over the next few years the County will digitize the records and post them online.
- Council member Magovern presented an idea of creating a seasonal parking pass that one could buy which would allow them to park in front of a parking meter without feeding money into the meters. He suggested it could be done on a trial basis. His reason for suggesting this is that it would help those people that spend the whole day here. They

would not have to worry about returning a few minutes late and finding a ticket on their vehicle.

- Chief Palmisano stated the Police would have no problem with this as long as the vehicle or tag in the vehicle is large enough for the officers to see and cannot be counterfeited.
 - Council member Deicke thought it sounded like a good idea and felt the costs and logistics of it should be pursued.
- Public Session
- Same Kaye, 414 Seventh Avenue, stated the height of the proposed buildings at the River Avenue property is fine. He asked if there would be enough parking. Mayor Doherty stated the Borough will be renovating and expanding their parking lot and this project would also create additional on street parking that doesn't exist now.
- Mayor Doherty made a motion to close the public session and adjourn the workshop meeting, which was seconded by Council member Deicke and approved unanimously.

Respectively submitted,

April Claudio
Municipal Clerk