

BOROUGH OF ALLENHURST
MINUTES
May 8, 2018

The Meeting of the Board of Commissioners of the Borough of Allenhurst was held on the above date with Mayor McLaughlin presiding and Commissioner McLoughlin and Commissioner Bolan answering the roll call. Also in attendance was the Borough Clerk/Administrator and Borough Attorney.

The meeting was called to order at 7:30 P.M. with a salute to the flag.

Mayor McLaughlin announced that the notice requirements of R.S. 10:4-18 had been satisfied by delivering the required notice to the Coaster, posting the notice on the board in Borough Hall and filing a copy of said notice with the Borough Clerk.

COMMUNICATIONS:

Notice from Board of Public Utilities of stakeholders meeting on May 21, 2018 to discuss the re-adoption of the Board's underground facilities: One-Call damage prevention system as outlined in NJAC 14:2.

ANNOUNCEMENTS:

None

ORDINANCES FINAL READING:

Offered By: Mayor McLaughlin

Seconded By: Comm. McLoughlin

ORDINANCE #2018-06

**AN ORDINANCE REVISING THE BOROUGH CODE OF THE
BOROUGH OF ALLENHURST, CHAPTER XXVI ENTITLED
“DEVELOPMENT REGULATIONS” REGULATING THE USES
PERMITTED IN THE ZONING DISTRICTS**

WHEREAS, the Borough Council of the Borough of Allenhurst has determined that it is in the best interests of the community to revise certain portions of its existing Borough Code concerning the Development Regulations regulating the uses permitted in the zoning districts to address the needs of the community and in compliance with Federal Law;

NOW THEREFORE, BE IT ORDAINED by the Borough of Allenhurst, County of Monmouth, State of New Jersey, that the Borough Code of the Borough of Allenhurst be and is hereby amended and supplemented as follows:

I. Chapter XXVI subsection “26-2.1” entitled “Definitions” be and is hereby amended to add the following additional definitions:

“Accessory Use” shall mean a building, or a portion of a building, use or structure, or portion of a structure, customarily incidental and subordinate to the principal use of land or buildings and located on the same lot with the principal use or building, whether the same be attached or detached.

“Houses of Worship” shall mean a building or group of buildings, including customary accessory buildings, designed or intended for public worship on a permanent or continuous basis including, but not limited to, a building or structure where people regularly assemble for worship, chapels, cathedrals, synagogues, temples, church houses, churches, meeting houses and similar designations as well as parish houses, convents and such accessory uses. A “house of worship” is further defined as a place used as the regular site for the traditional services of an organized religious body, which services are presided over by the ordained individuals of said religion. A “house of worship” may maintain on its premises such activities affiliated with said house of worship as are reasonably related to traditional house of worship use, such as but not limited to worship services, religious education programs, house of worship social and recreational activities and such similar organizations or functions, all of which are hereby deemed to be accessory uses.

II. Chapter XXVI subsection “26-4.3” entitled “**R-2 Residential District**” be and is hereby amended to add subsection (a) as follows:

- a. Conditional Uses permitted in the R-2 zone include Houses of Worship as herein defined. (Ord. 2018-06). Said use is conditioned upon meeting all applicable bulk requirements including, but not limited to, the Off-Street Parking set forth in §26-5.8(b)(4).

III. Chapter XXVI subsection “26-4.5(a)” entitled “**C-1 Commercial District**” be and is hereby amended to add a 54th use as follows:

54. Houses of Worship as herein defined. (Ord. 2018-06).

VI. Chapter XXVI subsection “26-4.8(a)” entitled “**B-1 Business Office District**” be and is hereby amended to add the following additional permitted use:

3. Houses of Worship as herein defined. (Ord. 2018-06).

VI. Chapter XXVI subsection “26-4.9” entitled “**B-2 Business Office District**” subsection “a” be and is hereby deleted and replaced with the following:

- a. Uses. In the B-2 district no building shall be erected and no building shall be used for other than business offices, a post office or Houses of Worship as herein defined. (Ord. 2018-06).

VII. Chapter XXVI subsection “26-5.8(b)” entitled “**Off-Street Parking, Loading and Driveways**” be and is hereby amended to add the following additional specific requirement:

4. Houses of worship shall provide a minimum of one (1) off-street parking space for every six (6) permanent seats, inclusive of benches, located within the main congregation seating area, or where seats or benches are not provided, one (1) off-street parking space per 75 square feet of gross floor area within the main congregation seating area. (Ord. 2018-06). At a minimum, the parking requirements for Houses of Worship shall be no less than one (1) parking space per 125 square feet of gross floor area. All parking areas consisting of 5 or more stalls shall include a minimum 5 foot buffer when located adjacent to a residential use. The buffer shall consist of landscaping, and a solid fence, both of which shall be at least 4 feet in height.

VII. All ordinances and parts thereof inconsistent with the provisions of this Ordinance are hereby repealed to the extent of such inconsistency; and, it is further

ORDAINED that except as herein above provided, the remainder of Chapter XXVI entitled “Development Regulations” shall remain unaltered and in full force and effect; and it is further

ORDAINED that the provisions of these ordinances are declared to be severable, and if any section, subsection, sentence, clause or phrase hereof shall, for any reason, be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, subsections, clauses and phrases of these ordinances shall stand notwithstanding the invalidity of any part; and it is further

ORDAINED that the Borough Clerk be and is hereby directed to give notice at least ten (10) days prior to hearing on the adoption of this Ordinance to the Monmouth County Planning Board and to the Clerks of each adjacent municipality pursuant to N.J.S.A. 40:55D-15. Upon the adoption of this Ordinance after public hearing thereon, the Borough Clerk is further directed to publish notice of the passage hereof and to file a copy of the Ordinance as finally adopted with the Monmouth County Planning Board as required by N.J.S.A. 40:55D-16. The Borough Clerk shall also forthwith transmit a copy of this Ordinance after final passage to the Borough Tax Assessor as required by N.J.S.A. 40:49-2.1; and it is further

ORDAINED that this Ordinance shall take effect twenty (20) days after the first publication thereof after final passage as provided by law.

There was no response to Mayor McLaughlin’s request for public comments.

VOTE: Comm. McLoughlin AYE; Comm. Bolan AYE; Mayor McLaughlin AYE

RESOLUTIONS

RESOLUTION #2018-119

A RESOLUTION TO RATIFY AND APPROVE MINUTES

Offered By: Comm. McLoughlin

Seconded By: Comm. Bolan

BE IT RESOLVED, That the minutes of the regular meeting held April 24, 2018, be ratified and approved.

VOTE: Comm. McLoughlin AYE; Comm. Bolan AYE; Mayor McLaughlin AYE

RESOLUTION #2018-120
A RESOLUTION TO DISPENSE WITH READING OF MINUTES

Offered By: Comm. McLoughlin

Seconded By: Comm. Bolan

BE IT RESOLVED, that the Clerk dispense with the reading of the minutes of the regular meeting held April 24, 2018.

VOTE: Comm. McLoughlin AYE; Comm. Bolan AYE; Mayor McLaughlin AYE

RESOLUTION #2018-121a
A RESOLUTION TO HIRE SEASONAL EMPLOYEES

Offered By: Comm. McLoughlin

Seconded By: Mayor McLaughlin

BE IT RESOLVED, That the following be hired for the 2018 summer season:

Recreation

Shannon Bolan

\$9 hourly

Clare Bolan

\$9 hourly

Security

Kelly Buell

\$9 hourly

Lucy Roarty

\$9 hourly

Christian Falcone

\$9 hourly

Elizabeth Tracey

\$9 hourly

Hanna Coyne

\$9 hourly

Bus Driver

Paul Jacogs

\$14 hourly

VOTE: Comm. McLoughlin-AYE; Comm. Bolan - Abstain; Mayor McLaughlin-AYE

RESOLUTION #2018-121b
A RESOLUTION TO HIRE SEASONAL EMPLOYEES

Offered By: Comm. McLoughlin

Seconded By: Comm. Bolan

BE IT RESOLVED, That the following be hired for the 2018 summer season:

Cabana

Christian McLoughlin – Cabana

Per

Coordinator

\$8,500 season

VOTE: Comm. McLoughlin-AYE; Comm. Bolan -AYE; Mayor McLaughlin-Abstain

RESOLUTION #2018-122
A RESOLUTION TO CONFIRM HIRE OF SEASONAL A CLASS II OFFICER

Offered By: Comm. McLoughlin

Seconded By: Comm. Bolan

BE IT RESOLVED, That the following be confirmed as a Seasonal Class II officers for the 2018 summer season:

Lisa Griffin

\$18 hourly

VOTE: Comm. McLoughlin AYE; Comm. Bolan AYE; Mayor McLaughlin AYE

RESOLUTION #2018-123
A RESOLUTION TO GRANT PERMISSION FOR 5K RUN

Offered By: Comm. McLoughlin

Seconded By: Comm. Bolan

WHEREAS, Seas It has requested permission to run The Team Gov Invitational 5k through the Borough of Allenhurst on July 21, 2018; and,

WHEREAS, The Seas It will provide a course route which will take the run through the Borough of Allenhurst, and a Certificate of Insurance has been provided; and,

WHEREAS, The Police Chief has reviewed the information given for this event and has recommended approval of same;

NOW, THEREFORE, BE IT RESOLVED, By the Board of Commissioners, that approval is hereby given to Seas It to run their annual Team Gov Invitational 5k through Allenhurst on July 21, 2018.

VOTE: Comm. McLoughlin AYE; Comm. Bolan AYE; Mayor McLaughlin AYE

RESOLUTION #2018-124
A RESOLUTION TO APPROVE ENGINEER CERTIFICATE #1

Offered By: Comm. McLoughlin

Seconded By: Comm. Bolan

WHEREAS, A contract was awarded to West End KB, LLC. for the Allenhurst Beach Club Pool Canopy Improvements and,

WHEREAS, The Borough Engineer has reviewed the project and recommended payment as provided for in Engineer's Certificate #1, which is on file in the Clerk's office;

WHEREAS, Funds for this purpose shall be provided through the "2015-11 Beach Club and Park Improvements", and the CFO has so certified;

NOW, THEREFORE, BE IT RESOLVED, That West End KB, LLC. be compensated in the amount of \$109,871.43.00 for work done in accordance with the Engineer's Certificate #1.

VOTE: Comm. McLoughlin AYE; Comm. Bolan AYE; Mayor McLaughlin AYE

RESOLUTION #2018-125
A RESOLUTION TO APPROVE ABC REFUNDS

Offered By: Comm. McLoughlin

Seconded By: Comm. Bolan

BE IT RESOLVED, That the following refund of ABC fees be approved:

James Fitzsimmons – Member#123- Overpayment of Beach Fees - \$330.00

VOTE: Comm. McLoughlin AYE; Comm. Bolan AYE; Mayor McLaughlin AYE

RESOLUTION #2018-126
A RESOLUTION TO SET STIPENDS FOR WORK AT ABC

Offered By: Comm. McLoughlin

Seconded By: Comm. Bolan

WHEREAS, The Board of Commissioners wishes to provide a stipend for the following duties at the Allenhurst Beach Club that are above and beyond the normal scope of work for any of the job descriptions at the Allenhurst Beach Club and for whom there is no particular person hired to perform said duties;

Call-out for Pool Pumps - \$75.00 per callout; and,

WHEREAS, It shall be the responsibility of Beach Club Management to schedule these duties and to provide for same on the time sheets which are turned in to the administration offices;

NOW, THEREFORE, BE IT RESOLVED, By the Board of Commissioners, that these stipends be provided for the 2018 summer season.

VOTE: Comm. McLoughlin AYE; Comm. Bolan AYE; Mayor McLaughlin AYE

**RESOLUTION #2018-127
A RESOLUTION TO CONFIRM PURCHASES**

Offered By: Comm. McLoughlin

Seconded By: Comm. Bolan

WHEREAS, Purchases were made for amounts over \$1,000.00 and it is the policy of the Borough that the Board of Commissioners approve or confirm said purchases; and;

WHEREAS, Funds for these purposes are provided for in various accounts within the current budget, and the CFO has so certified; and,

NOW, THEREFORE, BE IT RESOLVED, That the following contracts are hereby confirmed:

CPC Screen Printing – ABC Uniforms	\$2,632.75
Dell Computer – New Computer for Police	\$2,832.81
Halogen Supply Company, Inc. – Diving Board	\$2,801.60
Mike Chambers Oakhurst Electric – Pool Bonding and Repairs	\$2,150.00
Qsend Technologies, Inc. – Email and Website Maintenance	\$3,246.00
R.N. Demaio – Toiletries for ABC	\$2,717.17
Variety Growers – Cement Flower Pots	\$1,125.00

VOTE: Comm. McLoughlin AYE; Comm. Bolan AYE; Mayor McLaughlin AYE

**RESOLUTION #2018-128
A RESOLUTION TO APPROVE EXECUTIVE SESSION**

Offered By: Comm. McLoughlin

Seconded By: Comm. Bolan

WHEREAS, State law permits the exclusion of public in certain circumstances; and,

WHEREAS, The Board of Commissioners of the Borough of Allenhurst finds that such circumstances currently exist; and,

WHEREAS, The Board of Commissioners will make public, minutes of the closed session when confidentiality no longer exists;

NOW, THEREFORE, BE IT RESOLVED, By the Board of Commissioners that they are hereby authorized to enter into closed session to discuss legal/contractual matters which are exempt from the public meeting under the Sunshine Law.

VOTE: Comm. McLoughlin AYE; Comm. Bolan AYE; Mayor McLaughlin AYE

**RESOLUTION #2018-129
A RESOLUTION TO APPROVE BILLS & PAYROLL (5/1/2018-5/15/2018)**

Offered By: Comm. McLoughlin

Seconded By: Comm. Bolan

BE IT RESOLVED, That bills and payrolls totaling \$715,373.83 be approved for payment; and,

BE IT FURTHER RESOLVED, That May 15, 2018 consolidated bill list be attached hereto and made a part thereof.

VOTE: Comm. McLoughlin AYE; Comm. Bolan AYE; Mayor McLaughlin AYE

ITEMS FOR DISCUSSION

The Mayor stated that long-term resident Mrs. Greer passed away. The Mayor and Board of Commissioners offer their condolences.

The Borough Administrator gave updates on the playground and beach club projects.

Brian Becker from the Humane Society gave a presentation. One option – trap, neuter and release. The Humane Society needs the signed 2018 contract and MOU to proceed. Afterward the Humane Society would do a meeting with the public to present the program. The Borough needs to pass an ordinance.

PUBLIC COMMENTS

Donna Klauss asked if the Borough will be emailing people who need a picture for the ABC, who will be doing it and who is getting emails. The Borough Administrator responded that all people without pictures will receive an email.

There being no further comments, public hearing was closed.

There being no further business or comments, Commissioner McLoughlin moved, seconded by Comm. Bolan that the meeting move to executive session at 8:40 PM. Motion carried.

After reconvening, Commissioner McLoughlin moved, seconded by Comm. Bolan that the meeting be adjourned at 9:45 PM. Motion carried.

Donna M. Campagna, RMC
Borough Clerk/Administrator