

MINUTES
SPECIAL MEETING – DECEMBER 3, 2012 – 7:30 PM

The Meeting of the Board of Commissioners was held on the above date with Mayor McLaughlin presiding and Commissioners Bolan and McLoughlin answering the roll call. Also in attendance were the Borough Clerk and Borough Engineer.

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.

DISCUSSION ON STORM DAMAGE RECOVERY

Joseph Tomaino, architect, introduced experts who he engaged to look at the Beach Club Restaurant. He introduced Kevin Sommens, Structural Engineer, Joe Pagnoni, Mechanical Engineer, and Andrew Christie, Electrical Engineer.

Mr. Pagnoni gave his report, stating there are four roof units. The front unit sits on a compromised portion of the structure and he could not get to it. The units appear to be pretty battered. The three back units are missing the access doors. A piece of the roof has damaged an access panel and the inside appears to be corroded. The duct work serving the front of the restaurant is busted up. Remaining ductwork is rusted. There is probably salt water in the ducts. The roof fans are fine. There is no outside air for the four units, which is not good for a building that is occupied in the winter. The units are close to their life expectancy. Three of the four are severely damaged and two of the four thermostats are no good.

Mr. Christie gave his report, stating the main air distribution in the corner space is good. There is electric under the porch which was damaged and must be replaced. There were a lot of electrical lines which were tangled. They were torn apart and destroyed. There was damage to the roof which could have caused damage to the electrical system. They could not figure out which circuits in the electric shack went to the restaurant. It was done to code, but everything is rusted and not labeled. There is a 300 amp service to the restaurant, 400 amps to the pump room, 200 amps for the kitchen and 100 amps labeled, "lounge". They couldn't trace it.

Mr. Sommens stated the front portion of the building is completely gone and is in danger of collapse. The roof rafters have moved in a teeter-totter action. The entry area will have to come out as well. There was evidence of water damage in the front area. The front walkway is at the end of its life and needs to be replaced. There is splitting in the main girders. There is a high moisture content in the wood. About halfway back it starts to get better. They are looking at 25-50% of the building. It sits on a seasonal foundation.

Mr. Tomaino stated there is no foundation wall. It is open. It was never designed to be used year-round.

Doug Caron, Public Works Supervisor, stated that water went all the way back to the rear of the restaurant.

Mr. Tomaino estimated the restaurant was about 5,500 square feet and rebuilding would cost about \$250 a square foot. If the Borough has to replace more than 50% of the building, they will have to bring it up to code.

Comm. McLoughlin asked if there was any time frame for rebuilding. Can they have it back by July. Joe Tomaino stated maybe by July of 2014.

Comm. Bolan stated that because the electric has to be re-done, the snack bar will have to be done at the same time as the restaurant.

After further discussion, Mr. Christie stated the fees for electric are usually 7% of the building costs.

There was discussion regarding getting the electric back first as electric will be needed for the pump room for this summer.

Mr. Christie stated they can do the electric first. They will just terminate it under the deck until the restaurant is built.

Comm. Bolan asked for a time-frame and Mr. Christie stated it can be done in two months.

RESOLUTION #1

A RESOLUTION TO APPROVE CONTRACT FOR ARCHITECTURAL SERVICES

Offered By: Comm. McLoughlin Seconded By: Mayor McLaughlin

WHEREAS, the Borough of Allenhurst has a need to acquire the services of an architect in connection with drawing plans for restoration of buildings damaged or destroyed by Superstorm Sandy, as a non-fair and open contract pursuant to the provisions of *N.J.S.A.* 19:44A-20.4 or 20.5 as appropriate; and,

WHEREAS, the Borough Administrator has determined and certified in writing that the value of the acquisition will/will not exceed \$17,500; and,

WHEREAS, the anticipated term of this contract is for a one year period beginning December 1, 2012 and expiring December 1, 2013; and,

WHEREAS, Joseph P. Tomaino, AIA, PP. has submitted a proposal indicating they will provide architectural services for the Borough for a one year period for an amount not to exceed \$28,000.00.

WHEREAS, Joseph P. Tomaino will complete and submit a Business Entity Disclosure Certification which certifies Joseph P. Tomaino has not made any reportable contributions to a political or candidate committee in the Borough of Allenhurst in the previous one year, and that the contract will prohibit Joseph P. Tomaino from making any reportable contributions through the term of the contract, and

WHEREAS, Funds for this purpose shall be provided for in the appropriation entitled, Emergency Appropriation – Superstorm Sandy, and the chief Finance Officer has so certified;

NOW THEREFORE, BE IT RESOLVED that the *Board of Commissioners* of the Borough of Allenhurst authorizes the Mayor and Administrator to enter into a contract with Joseph P. Tomaino, AIA, PP, as described herein; and,

BE IT FURTHER RESOLVED that the Business Disclosure Entity Certification and the Determination of Value be placed on file with this resolution; and,

BE IT FURTHER RESOLVED, That the Borough Clerk be and he is authorized and directed to publish this resolution in accordance with NJSA 40A:11-1.

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

There was some further discussion regarding the rebuilding of the cabanas. The Board agreed that they need to get a design down. Mayor McLaughlin asked that all cabana people be polled as to whether they would prefer the old cabana design or the design of the newer portable cabanas.

There was a short discussion on the pool liner.

There being no further business, Comm. McLoughlin moved, seconded by Mayor McLaughlin that the meeting adjourn at 9:00 PM. Motion carried.

Lori L. Osborn, RMC
Clerk-Administrator