

AGENDA
July 27, 2021

MAYOR MCLAUGHLIN CALLS THE MEETING TO ORDER AND CALLS FOR FLAG SALUTE

MAYOR MCLAUGHLIN ASKS THE CLERK TO CALL THE ROLL:

ROLL CALL

COMM. McLOUGHLIN-____; COMM. BOLAN-____; MAYOR McLAUGHLIN-____

MAYOR MCLAUGHLIN ANNOUNCES THAT THE NOTICE REQUIREMENTS OF R.S. 10:4-18 HAVE BEEN SATISFIED BY DELIVERING THE REQUIRED NOTICE TO THE COASTER AND THE ASBURY PARK PRESS, POSTING THE NOTICE ON THE BOARD IN BOROUGH HALL AND FILING A COPY OF SAID NOTICE WITH THE BOROUGH CLERK.

COMMUNICATIONS:

Township of Ocean Resolution #2362 establishing Land Use Regulations and Licensing Requirements for Cannabis Establishments.

ANNOUNCEMENTS:

National Night Out will be held on Tuesday August 3, 2021 from 6pm to 8pm at Railroad Plaza Park.

ORDINANCES

ORDINANCES – FIRST READING

Offered By:

Seconded By:

ORDINANCE #2021- 12

AN ORDINANCE OF THE BOROUGH OF ALLENHURST, IN THE COUNTY OF MONMOUTH, NEW JERSEY RESCINDING AND VACATING ORDINANCE #2021-05 THAT ADOPTED AN AMENDED MAIN STREET REDEVELOPMENT PLAN PURSUANT TO THE LOCAL REDEVELOPMENT AND HOUSING LAW

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

CONSENT AGENDA:

Res. #2021-167	Ratify and Approve Minutes.
Res. #2021-168	Dispense with Reading of Minutes
Res. #2021-169	Amend Wages
Res. #2021-170	Set Interest Rate and Grace Period for 3rd Quarter Taxes
Res. #2021-171	Hire Seasonal Workers
Res. #2021-172	Approve Executive Session

Consent Agenda

Offered By:

Seconded By:

VOTE: Comm. McLoughlin ___; Comm. Bolan ___; Mayor McLaughlin ___
Res. #2021-173 Approve Bills (7-16-2021 to 7-31-2021).

Offered By:

Seconded By:,

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

ITEMS FOR DISCUSSION:

Redevelopment

OPEN PUBLIC HEARING:

CLOSE PUBLIC HEARING:

ADJOURN.

ORDINANCES

ORDINANCES – FIRST READING

ORDINANCE #2021- 12

AN ORDINANCE OF THE BOROUGH OF ALLENHURST, IN THE COUNTY OF MONMOUTH, NEW JERSEY RESCINDING AND VACATING ORDINANCE #2021-05 THAT ADOPTED AN AMENDED MAIN STREET REDEVELOPMENT PLAN PURSUANT TO THE LOCAL REDEVELOPMENT AND HOUSING LAW

Offered By: _____ Seconded By: _____

WHEREAS, on November 15, 2004, in accordance with the provisions of the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1 et seq.* (the *ARedevelopment Law*), the Borough of Allenhurst (the "Borough") designated certain property fronting on Main Street and Deal Lake as an area in need of redevelopment; and

WHEREAS, in accordance with the provisions of the Redevelopment Law, the Borough enacted the "Main Street Redevelopment Plan" in October 2006, as amended in November 2007 for the Redevelopment Area; and

WHEREAS, the Borough amended and restated the Redevelopment Plan by Ordinance 2021-05 to, *inter alia*, permit a townhouse development on the east side of Main Street, modify the 2007 Redevelopment Plan by proposing the demolition (rather than adaptive reuse) of the Art Deco former Jersey Central Power & Light (JCP&L) buildings along the west side of Main Street and revise the concept for the redevelopment of the former JCP&L barn site on the east side of Main Street to permit new construction; and

WHEREAS, Ordinance #2021-05 was adopted upon second reading on April 13, 2021; and

WHEREAS, on June 28, 2021 the Borough received written correspondence from Fair Share Housing Center ("FSHC") notifying the Borough of FSHC's intention to intervene in the action filed by the Allenhurst Taxpayers Association, Inc. to assert a cross-claim alleging, among other things, a constitutional violation by the Borough relative to the Borough's obligation to provide a realistic opportunity for affordable housing if the Amended Redevelopment Plan adopted via Ordinance #2021-05 is not revised to include a 20% affordable housing set-aside (the "Affordable Housing Obligation"); and

WHEREAS, any attempt to address Fair Share Housing Center's concerns will require the Amended Redevelopment Plan to be substantially revised.

NOW, THEREFORE, BE IT ORDAINED, by the Board of Commissioners of the Borough of Allenhurst, in the County of Monmouth, New Jersey (not less than a majority of the full authorized membership thereof affirmatively concurring), as follows:

1. That the above recitals are incorporated herein as though more fully set forth herein at length, and
2. Ordinance #2021-05 be and is hereby rescinded and vacated as the Amended Redevelopment Plan will have to be substantially revised to address, among other things, the Affordable Housing Obligation, and
3. To the extent that Ordinance #2021-05 superseded the prior, November 2007 Redevelopment Plan, the same is hereby reinstated in its entirety, and shall be

considered to remain in full force and effect, and

4. If any part of this Ordinance shall be deemed invalid, such parts shall be severed and the invalidity thereof shall not affect the remaining parts of this Ordinance, and
5. This Ordinance shall take effect in accordance with applicable law.

VOTE: Comm. McLoughlin____; Comm. Bolan____; Mayor McLaughlin____

RESOLUTIONS

RESOLUTION #2021-167

A RESOLUTION TO RATIFY AND APPROVE MINUTES

Offered By:

Seconded By:

BE IT RESOLVED, That the minutes of the Regular Meeting of July 13, 2021 be ratified and approved.

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

RESOLUTION #2021-168

A RESOLUTION TO DISPENSE WITH READING OF MINUTES

Offered By:

Seconded By:

BE IT RESOLVED, That the Clerk dispense with the reading of the Regular Meeting of July 13, 2021

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

RESOLUTION #2021-169

A RESOLUTION TO AMEND WAGES FOR BEACH EMPLOYEE

Offered By:

Seconded By:

WHEREAS, Beach Manager, Paul McDonnell, requested that the wages for Beach Employee Christopher Costanzo be increased;

NOW, THEREFORE, BE IT RESOLVED, By the Board of Commissioners that the hourly wage of Beach Recreation Employee Christopher Costanzo be increased to \$13.50 per hour effective July 30, 2021.

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

RESOLUTION #2021-170

RESOLUTION SETTING FORTH THE RATE OF INTEREST TO BE CHARGED ON DELINQUENT TAXES AND THE EXTENSION OF THE GRACE PERIOD FOR ONLY THE THIRD TAX QUARTER OF 2021

Offered By:

Seconded By:

WHEREAS, the State of New Jersey may be late in adopting a state budget and the County may not supply a tax rate to the Borough of Allenhurst until mid-July or later which **may** delay the mailing of the 2021 tax bills until late July or early August and,

NOW THEREFORE BE IT RESOLVED, that an interest free period is authorized pursuant to RS 54:4-67, (PL 1994 Chapter 72) or the twenty-fifth calendar day after the date that the tax bills for the third installment are mailed. If payment for the third installment 2021 tax quarter is received after the twenty-fifth calendar day beyond the mailing date of the final 2021 tax bills, interest at the rate of eight (8%) percent per annum will be charged on the first \$1,500.00 of the delinquency and eighteen (18%) percent per annum on any amount in excess of \$1,500.00 from August 1, 2021 to the date of payment and,

NOW THEREFORE BE IT FURTHER RESOLVED, that this resolution is to be effective for the third installment of 2021 tax quarter and does not affect past or future tax quarters and shall apply only if tax bills are mailed out late.

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

RESOLUTION #2021-171
A RESOLUTION TO HIRE SEASONAL EMPLOYEES

Offered By:

Seconded By:

BE IT RESOLVED, That the following be hired for the 2021 summer season commencing on May 29, 2021:

Ava Derasimo	Lifeguard	\$12.25	Hour
Richard Steckhahn	Recreation (Add'l Week)	\$1,000	Season
Siena Michals	Security	\$11.10	Hour
Althea Michals	Security	\$11.10	Hour

VOTE: Comm. McLoughlin ____; Comm. Bolan ____; Comm. McLaughlin ____

RESOLUTION #2021-172
A RESOLUTION TO APPROVE EXECUTIVE SESSION

Offered By:

Seconded By:

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 ____; Comm. Bolan ____; Comm. McLaughlin ____

RESOLUTION #2021-173
A RESOLUTION TO APPROVE BILLS AND PAYROLL (7-16-2021 to 7-31-2021)

Offered By:

Seconded By:

BE IT RESOLVED, That bills and payroll totaling \$402,161.45 be approved for payment; and,

BE IT FURTHER RESOLVED, That the July 31, 2021 consolidated bill list be attached hereto and made a part thereof.

VOTE: Comm. McLoughlin ____; Comm. Bolan ____; Comm. McLaughlin ____