

FEBRUARY 8, 2010

A Regular Meeting of Mayor and Council was convened at 8:02 p.m., in Council Chambers of Borough Hall with Mayor Dempsey presiding.

Mayor Dempsey welcomed the audience and invited them to join in a moment of silent prayer and a salute to the Flag. Jack Little, Manasquan Boy Scout Troop 59 lead the Pledge of Allegiance.

The Mayor stated that this meeting is being held in accordance with the Open Public Meetings Act of 1975 and that notice was given to the Coast Star and the Asbury Park Press on December 22, 2009.

MANASQUAN TOURISM AWARDS: Mayor Dempsey presented awards to the following for their contributions to the Manasquan Tourism Commission in 2009: Manasquan Turkey Trot – Pat Hoey, Manasquan Elks – Barbara McCredie, Leggett's Sand Bar – Paul Wolf, The Osprey – Diane and Dominick Bisogni, Manasquan Chamber of Commerce – John Newman, Manasquan Beach Improvement Association – Mary Ryan, Central Jersey Bank – Anne Summers, The Paramount Diner – Lou Davis and the Spirit of 76 Liquors – Mike Dolan

ROLL CALL: Present: Council Members Bossone, Connolly, Donovan, Grasso, Lee, Lucas.

Absent: None.

Also present were Municipal Administrator John Trengrove and Municipal Attorney James Kinneally.

BOROUGH ENGINEER'S REPORT: Mr. Charles Rooney, T & M Associates presented the monthly engineer's report.

Council Member Donovan pointed out that the Water Treatment Plant Project is necessary because the Borough has a 350,000 gallon water storage facility that the Borough would have had to double the size.

Mr. Rooney related that the emergency water supply calculation is based on the worse case scenario and that the Borough's elevated water tank capacity is not sufficient to meet the overall needs of the Borough should the emergency occur during the hottest weekend of the summer. However, he related that with the interconnections in place, they are certain that the Borough will have more than adequate water supply in conjunction with the water supply in the elevated water storage tank should such an emergency occur.

Council Member Lee related that the Borough has a moratorium on opening a roadway after a Borough roadway is surfaced. He asked if technology has changed in anyway to improve patching a roadway after it is opened.

Mr. Rooney related that the infrared pavement method is the preferred method of roadway patching. He described the infrared pavement process. He related that in the case of an emergency roadway opening the Borough would require the infrared pavement process to be used to close the roadway.

Mr. Trengrove noted that all the residents of Central Avenue have been notified that the Central Avenue Project will be taking place.

Mayor Dempsey thanked Mr. Rooney for attending the meeting.

Mr. Trengrove related that the Bond Ordinances for the Central Avenue Improvements Project and the Bulkheading Repair Project need to be prepared for introduction once the Borough Auditor files the Borough's Annual Debt Statement and that the committee needs authorization to proceed with their preparation.

CONSENT AGENDA

BE IT RESOLVED BY THE BOROUGH COUNCIL OF THE BOROUGH OF MANASQUAN, in the County of Monmouth, New Jersey (not less than three (3) members thereof affirmatively concurring) as follows:

1. All bills or claims as reviewed and approved by the Law and Finance Committee and as set forth in the Resolution are hereby approved for payment.

2. The Mayor, Municipal Clerk and Chief Financial Officer are hereby authorized and directed to sign checks in payment of bills and claims which are hereby approved.

The computer print-out of the list of checks will be on file in the Clerk's office.

FEBRUARY 8, 2010

CURRENT FUND:	\$3,664,393.93
WATER/SEWER FUND:	16,077.26
BEACH FUND:	3,308.75
GENERAL CAPITAL FUND:	15,391.88
WATER/SEWER CAPITAL FUND:	18,476.86
BEACH IMPROVEMENT FUND:	2,978.78

**BOROUGH OF MANASQUAN
RESOLUTION NO. 24 -2010**

**RESOLUTION OF THE BOROUGH COUNCIL OF THE BOROUGH OF MANASQUAN,
COUNTY OF MONMOUTH, NEW JERSEY, RELEASING THE MAINTENANCE
BOND/GUARANTEE FOR THE MR. DANIEL WALENJUS**

WHEREAS, Mr. Daniel Walenjusz posted a maintenance guarantee in the form of an irrevocable standby letter of credit in the amount of \$13,381.35 for site work at Block 71, Lots 3.03 & 151 in the Borough of Manasquan; and

WHEREAS, a review of the bonded items shows that all are installed and are acceptable; in addition, all fees have been paid and conditions satisfied and

WHEREAS, the governing body of the Borough of Manasquan is desirous of releasing the maintenance guarantees in the form of a letter of credit in the amount of \$13,381.35; and

NOW, THEREFORE BE IT RESOLVED on the 8th day of February, 2010, by the Borough Council of the Borough of Manasquan, in the County of Monmouth and State of New Jersey as follows:

1. The maintenance guarantee in the form of a Letter of Credit posted by the Mr. Daniel Walenjusz may be released.
2. A certified copy of this Resolution shall be sent to:
Mr. Daniel Walenjusz
2815 Concord Drive
Wall, NJ 07719-9574

**BOROUGH OF MANASQUAN
RESOLUTION
22-2010**

BE IT RESOLVED by the Borough Council of the Borough of Manasquan, Monmouth County, New Jersey, that the application of Coastal Restaurant Group, LLC, d/b/a Edgar's Pub, for an Amusement Game License to operate an Amusement Game at 153 Sea Girt Avenue, Manasquan, New Jersey for the year 2010 is hereby approved and accepted.

BE IT FURTHER RESOLVED, that the Borough Clerk is instructed and authorized to issue a license, that is,

<u>NAME OF APPLICANT</u>	<u>ADDRESS OF PREMISE</u>	<u>TYPE OF GAME TO BE LICENSED AND LICENSE</u>
Edgar's Pub	153 Sea Girt Avenue Manasquan, NJ 08736	Big Buck Hunter

**BOROUGH OF MANASQUAN
PARIS GRANTS PROGRAM
SHARED SERVICES WITH COUNTY
RESOLUTION 26-2010**

Be it resolved by the Mayor and Council of Borough of Manasquan, THAT:

WHEREAS, the State of New Jersey has launched its pioneering Public Archives and Records Infrastructure Support (PARIS) grant program to meet the strategic records management, preservation, and storage needs of county and municipal governments; and

WHEREAS, a top priority of the PARIS grants program is to achieve efficiencies of cost and operation through shared services and to create a service structure for municipalities that do not have the resources to create one for themselves; and

WHEREAS, in the 2010-2011 grant cycle, priority funding will be given to county projects that serve the records management needs of the municipalities in their county; and

WHEREAS, the Borough of Manasquan desires to collaborate with the County of Monmouth in the performance of **OPRS-RIM Municipal Services Continuation - Shared Services project**; and

WHEREAS, the Borough of Manasquan is acknowledging that their eligible funding of \$40,000.00 will be leveraged with the County of Monmouth; and

WHEREAS, the Borough of Manasquan is acknowledging that the County of Monmouth would be the applicant, lead agency and project manager for such a proposal; and

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Manasquan, that the Borough of Manasquan does support and commit to cooperation and participation in the PARIS grant for the purposes set forth above, and to execute and deliver all documents required incident thereto.

Council Member Donovan made a motion to approve the consent agenda, seconded by Council Member Bossone. Motion carried by the following vote: "yes" Council Member Bossone, Connolly, Donovan, Grasso, Lee, Lucas. "No" none.

APPROVAL OF MINUTES

Council Member Donovan made a motion to approve the following minutes:

Work session meeting minutes of 1-25-10
Regular meeting minutes of 1-25-10
Budget Meeting – 1-9-10

The motion was seconded by Council Member Bossone. Motion carried unanimously.

COMMITTEE REPORTS

Law and Code Committee – Council Member Grasso had no report.

Administration and Finance Committee – Council Member Connolly related that the Governing Body will be holding a budget meeting on Saturday, February 20th, 2010 at 9:00 a.m. and that the public is invited to attend. She related that the budget is scheduled to be introduced on March 22nd, 2010 with the adoption around May 3rd, 2010. She related that the municipal budget is only one component of the Borough's property tax bill and that the other components are the school budget, the fire district budget and the county budget. She related that the fire district has completed their budget and that there will be a vote on Saturday, February 20, 2010 from 2:00 p.m. to 9:00 p.m. and that it is her understanding that they will not be seeking any increase in their budget.

Public Safety and Recycling Committee – Council Member Lucas had no report.

Public Property and Parks Committee – Council Member Lee had no report.

Beach Committee – Council Member Bossone had no report.

FEBRUARY 8, 2010

Public Works Committee – Council Member Donovan reminded the residents to keep their vehicles off of the roadway in anticipation of the upcoming snow storm. He related that the Borough has received authorization from N.J.E.I.T. to go out to bid on the Water Treatment Plant Project and that they have to be notified of the project schedule for bidding purposes within 10 days of receipt of the authorization approval. He related that a 30 day notification to the minority corporations that might bid on the project is required. He related that they anticipate advertising the bids on March 11th, 2010, anticipate opening the bids on April 27th and awarding the project contract on May 17, 2010.

He related that this timeline is outlined in a letter that was received by T & M Associates who propose that it be sent to the engineering section of the Bureau of Financing and Construction Permits in the Department of Environmental Protection.

Council Member Connolly related that she has a lot of reservations about this project design which were discussed with the Borough Engineer but never brought to a conclusion. She related that there are several changes that she recommended that will reduce the cost of the project. She related that she would like these changes made before this timeline is approved. She related that she feels that using a metal building in place of the building that is included in the design because it will cost substantially less.

Mr. Rooney related that matter was researched a second time and that they do not believe there is any appreciable difference in cost. He related that there will be some difference in cost that speaks to the outside treatment of the building and that the delta on that will be less than \$50,000.00.

Council Member Connolly related doubts Mr. Rooney's opinion and that she would like to see three or four bids come in on that. She related that she is aware that T & M Associates got one company's bid but that there are other companies that might be substantially less. She related that they owe it to the taxpayers of Manasquan to get the lowest possible price.

Mr. Rooney related that a metal building could be susceptible to rust but for additional cost there are additional provisions that could be built into the building to control it. He related that their research concluded that this building is not overly large and the significant cost difference comes about with a much larger building that is rectangular in shape with a uniform roof. He related that the fitting out of the building is generating most of the cost. He described the building.

Council Member Connolly related that the original design was for a 3,000 foot building but now it is a 5,400 foot building because offices and parking space have been added.

Mr. Rooney related that two truck bays have been added to the design.

Council Member Lucas related that the current parking areas will be demolished and replaced with the two truck bays.

Council Member Connolly related that there is currently a large garage.

Council Member Donovan related that garage is not for the water treatment plant.

Council member Connolly asked why they can't share the space.

Council Member Donovan related that there is not sufficient space for them to share. He related that the Sewer-Jet Vac will sustain extensive damage if it is left outside. He related that it barely fits in the garage and in fact, they have to fill it with water for it to drop down to get into the garage. He related that area is used for vehicle repairs, therefore, every time a vehicle has to be repaired the Jet-Vac has to be removed and sit outside.

Council Member Grasso asked Mr. Rooney if he called Mr. Mike Burnett from General Steel.

Mr. Rooney related that Mr. Burnett called him and they spoke briefly. He related that Mr. Burnett was informed that T & M Associates did not see any substantial cost saving going to a pre-engineered building.

Council Member Grasso asked if Mr. Burnett gave him a cost estimate or any type of figures.

Mr. Rooney related that Mr. Burnett did not take any exception to T & M's assessment and did not offer a rebuttal but informed him to call if he had any questions.

FEBRUARY 8, 2010

Council Member Grasso asked how T & M Associates came to the assumption that it was \$21,000 on the steel. He asked if T & M Associates reviewed another steel company.

Mr. Rooney related that the savings are derived based on the square foot cost of roof material and siding material.

Council Member Grasso related that the general steel people stated that they have a 50 year warrantee on the building where if anything happens they will come and repair it for free. He asked if Mr. Rooney asked Mr. Burnett that question.

Mr. Rooney related that he did not.

Council Member Grasso related that there is a lapse here and that he will reach out and contact Mr. Burnett again. He related that if T & M is going to go out to bid again, he would like to see if General Steel wants to look into this. He related that he sent their brochures to Mr. Rooney.

Mr. Rooney related that they did look into this and that their experience with pre-engineered buildings is that they are successful when they are large open spaces of 20, 000 to 40,000 feet.

Council Member Grasso related that this building is 5,400 feet and is large.

Mr. Rooney related that it is not large in the scheme of these types of buildings. He noted that the economy of scales is not there.

Council Member Grasso stated that gymnasiums are made this way.

Mr. Rooney related that this building is not a clear open space.

Council Member Grasso related that he would like to see General Steel come up with a price because it seem like they would come up with a better price and could save the Borough a lot of money. He related that he is concerned about using a stick building with the water which could create a lot of black mold.

Mr. Rooney related that they believe a stick building is the right fit for this project and that their research indicates that it is preferred. He related that they didn't dismiss this and in fact, the original estimate was based on it. However, he related that their research concluded that there was not significant savings on that approach and that it is a better fit for Manasquan.

Council Member Grasso asked if Mr. Rooney will send a bid package to General Steel.

Mr. Rooney related that they do not send bid packages to anyone. He related that the bid notice is published in the paper and that they do not maintain a bidders list.

Council Member Bossone asked what is considered a large building for this type of application.

Mr. Rooney related that their in-house experts believe that a large building is 50,000 to 70,000 feet.

Council Member Connolly related that \$5,500,000.00 is a large price tag to share with the taxpayers. She asked if everything possible has been done to bring the price of this project down.

Mr. Rooney related that they believe they have done a pretty reasonable job of value engineering.

Council Member Connolly related that she is concerned that there have been no bids out to see what a steel building would cost. She related that she is concerned about the increase in size of this building. She related that she thinks that the Borough has to do more work on this building.

Council Member Donovan disagreed and related that they have been working on these project specifications for several years and that they are satisfied with the work that T & M has done. He related that they are professionals in building water treatment plants and it is the committee's recommendation to proceed.

Council Member Lucas related that the Borough does not know how much the project is going to cost until the project is bid and that it could be less than \$5,500,000.00.

FEBRUARY 8, 2010

Council Member Donovan made a motion to accept the Project timeline and go out to bid on March 11, 2010, seconded by Council Member Bossone. Motion carried by the following vote: "yes" Council Member Bossone, Donovan, Lee, Lucas. "No" Council Member Connolly, Grasso.

AUDIENCE PARTICIPATION

Ed Hyer, 56 Second Ave related that he is concerned that the Borough is moving so quickly on the Water Treatment Plant Project. He related that alternatives are part of the bid proposals and that it would have been simple to have an alternative for a 50 year guaranteed building as an option in the bid. He wondered if the price of the project could be brought down by looking at alternatives or leaving out something that is not required by today's laws. He asked the Borough to reconsider.

Mr. Rooney related that alternatives can be included but need to be designed and approved by the state which would slow the project down. He related that they are confident that this is the right project design and size.

Mr. Hyer asked if there has been a citizens committee guiding the Borough on this project.

Council Member Donovan related that it has been the committee or council but that there have been numerous open meetings. He related that he believes they did the best possible job.

Mr. Hyer related that forming a citizens committee to do research and advise council might have helped generate public support.

Mayor Dempsey related that they have had at least 3 public meeting.

Council Member Lee related that he attended at least 2 meetings with concerned neighbors to keep them abreast of the project and to solicit input.

Mr. Hyer related that he would like a detail list of bills that the Governing Body is approving.

Mayor Dempsey related that it is on the table and Mr. Trengrove related that it is also posted on the bulletin board.

Jack Little, 408 Perrine Boulevard and Manasquan Boy Scout Troop #59 asked why aren't there sufficient bicycle racks to park bicycles in the beach area during the summer time.

Council Member Bossone related that they have limited locations to put the bicycle racks but that they are looking into it.

Council Member Lee related that they are open to ideas and suggestions.

Council Member Bossone made a motion to adjourn the regular meeting at 8:54 p.m., seconded by Council Member Donovan. Motion carried unanimously.

Respectfully submitted,



Colleen Scimeca
Municipal Clerk

DATE APPROVED 3-8-10