

JUNE 18, 2012

A Work Session Meeting of Mayor and Council was convened at 7:00 p.m. on June 18, 2012 in Council Chambers of Borough Hall with Mayor Dempsey presiding.

Mayor Dempsey related 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 7, 2011.

ROLL CALL: Present: Council Members Connolly, Donovan, Mangan and McCarthy.

Absent: Council Member Jacobson

Council Member Bossone arrived at 9:49 p.m.

Also present was Borough Attorney Mark Kitrick and Borough Administrator/CFO Joseph DeIorio

ITEM #1 Squan Plaza Discussion – Carry Over from June 4, 2012

Council Member Connolly stated that she would like to make a comment on the Squan Plaza. She stated that she did some research about the Squan Plaza and she took into account the plans that were offered and tried to incorporate all the excellent observations that have been mentioned. She went over her criteria for this plan and stated that she considered both the T&M Plan and the Levitsky Plan and found that even the Levitsky plan was more closely reflected of the people's criteria and she even simplified that plan. She shared this plan with the council and had a larger version for the public to view. She stated that this plan represents what the people's plan should look like. She went over the plan which she stated would probably cost \$1.1 or \$1.2 million. She recommended offering people the opportunity to plant their family tree in the plaza and she is not sure of that cost. She asked the council member's to consider this plan tonight and requested more input from the audience on this plan.

Mark Kitrick read correspondence date June 10, 2012 from the Manasquan Chamber of Commerce sent to the attention of Mayor George Dempsey and Borough Council Members, and Joseph DeIorio, Municipal Administrator stating their view point on the proposed plan for Squan Plaza and that they are in favor of the most recent plan.

Mr. DeIorio recommended to the Council that the audience participation should be limited to 5 minutes initially due to the amount of people in the audience and then they can return at a later time if there is time available.

Council Member Donovan made a motion to limit the initial audience participation to 5 minutes per person, seconded by Council McCarthy. Motion carried unanimously.

Council Member Mangan thanked Council Member Connolly on her presentation on an alternate plan and he believes that the sentiments are echoed by the Public Works Committee that met after the last council meeting. He went over why this project should be done now and the finances involved. He stated that the Committee has prepared the "just pave it" approach as a viable option for moving forward and also a re-design of the current plan and to present a final recommendation to the governing body, which has been done. He went over the 2 different approaches and the finances for each. It was stated that the "just pave it" approach was estimated at approximately \$1.24 million.

Council Member Mangan went over the re-design of the project and advised what the Committee has discussed and aspects of the plan that would be changed. It was stated that the estimate for the re-design plan from the Public Works Committee would cost \$1.28 million. He stated that the Committee believes that this plan addresses the three (3) major concerns taxes, business concerns are met with parking, environmental concerns are met with increase of green space in the Plaza, and they believe this is a way to maintain the charm of the Plaza. He went over the grant that the Borough has received and that more grants have been applied for. He stated that the DPW Committee unanimously recommends to the Mayor and Council to endorse option 2, a scaled back

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combination plan by the Manasquan Council for the people of Manasquan. He stated that all of these numbers are estimates and this project should be moved on.

Council Member McCarthy agreed with Council Member Mangan and that this project has been discussed for years and this Council should move forward with the project.

Council Member Connolly stated that she is concerned that there is no sketch for the public to see.

Council Member Donovan stated that he believes that Mr. Rooney might have a rough sketch. He went over the changes that the Committee made to the plan.

There was discussion on the two plans that have been brought in front of the council.

Council Member Connolly made a motion to open the meeting to the public, seconded by Council Member Mangan. Motion carried unanimously.

Mayor Dempsey stated that the audience members will be given 5 minutes to speak and at 4 minutes he will notify them that they have 1 minute to finish up and at 5 minutes they will need to sit down. He asked that if an audience member agrees with a previous speaker to state that they agree with them but if there is something new to add please state that.

RoseAnn Maraziti, owner of 107 Third Avenue asked Council Member McCarthy if he represented T&M in a lawsuit, she asked from whom is the \$225,000 grant, and she stated that it seems to her that the repaving should be an estimate given from several sources so you can see who has the best price.

Council Member McCarthy stated that he has not represented T&M in a lawsuit, but his firm was retained by an insurance company to defend T&M Engineering in a lawsuit and that matter had settled. He stated that his firm was not paid by T&M, and no compensation was received by T&M. He stated that his firm was retained by an insurance company not T&M.

Mr. DeIorio stated that the \$225,000 NJ Department of Transportation grant is for the Borough of Manasquan.

Ms. Maraziti stated that if anyone thinks that the \$225,000 doesn't eventually fall on the taxpayer they are uninformed, misinformed, or naive.

Council Member Mangan stated that right now the discussion is about design elements and the plan costs are all coming in roughly the same and copies will be available to the public with all the detail breakdowns.

Mr. Kitrick stated that if anyone is going to speak they need to come up to the microphone and do not address the governing body sitting in a chair.

John Newman, 123 Main Street, asked Council Member Connolly who designed her plan.

Council Member Connolly stated that she looked at Dimitry's first plan and wanted to simplify that. She stated that she went back to Demietri and told him what she wanted to be taken out.

Mr. Newman stated "so it is another Dimitry plan."

Marty McHugh, 96 Manito Road stated that things have moved forward with the plan and he understands that the council needs to make a decision. He voiced his opinion on the area around Hancock Park and the green space. He voiced his concerns about the area around the fountain and traffic and taking into account a phased approach.

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Bill Poss, 112 Main Street asked what the parking space difference is between the both plans.

Mr. Rooney stated that they are comparable between 1 or 2 spaces.

Sal Maraziti, 18 Fisk Street quoted the Speaker of the House about the health care plan and compared that with not having the new plan for the audience to see before it is voted on.

Chris Angersbach, 170 Main Street stated that she appreciates all the work that has been done and she would rather see that it just be paved.

Vera Lindemer, 60 Second Ave. asked if the fire trucks have done a dry run and what does the fire company think.

Council Member Donovan stated that the fire trucks were run and there was no problem with the turning radius of all the trucks but there was an issue with the backing in of the trucks and that has been adjusted in the current plan.

Kathy Lindemer, 321 Pine Avenue stated that it was a nice letter from the Chamber and wanted to know if the plaza is a destination for residents or is it a plaza to encourage people to come shop. She inquired about an electric car port and if it is for residents.

Council Member Donovan stated that it would be a pay station for anyone.

Ms. Lindemer wanted to know how much the electric car port would cost.

Council Member Donovan stated that this is probably one of the items that has been removed from the design to bring the cost of the project down.

Pat Pelegrini, 394 Euclid inquired about the \$40,000 difference between paving the Plaza and the plans that were presented.

Council Member Mangan stated that most of the project is site work. He stated that to the best of his knowledge it is mostly landscaping and lighting.

Ms. Pelegrini inquired about the grandfathering of angled parking and that if that aspect is taken out then the Borough could not get angled parking back.

Mayor Dempsey stated that the grandfathering of the angled parking applies to Main Street not the Plaza.

There was discussion on the committee plan and the difference of the \$40,000.

Fran Drew, 111 Third Avenue stated that after 9 months it is evident to her that there is a difference of philosophies, one of expediency and short sidedness and the other of vision. She went over her opinion of the two (2) plans and bids that she received for the inspection of the culvert. She suggested having the County clean out the start of the culvert which is to the west of South Street which is owned by them. She went over her opinion of day lighting and angled parking.

Dimitry Levitsky wanted to continue with some of the thought process that Mr. McHugh stated earlier with regards to the purpose of open space is not to create a planter strip in a parking lot. He went over his opinion of open space and the continuation of a park. He stated that he believes that the two plans will not cost the same because putting in parking areas as opposed to utilizing existing paved areas, as his plan does, are going to be radically different in cost. He went over his parking and all his roads and stated that they are in the existing paved areas. He stated that the open space is a corridor that allows drainage to pass through the space and to allow parking perpendicular to the natural flow of the land is not wise. He went over the trees and the parking area.

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Jack Drew, 111 Third Avenue stated that the features of the plans need to be compared point by point. He stated that he has done that and he has prepared a chart and he would gladly give council a copy. He compared the two plans as it relates to parking, the center green, number of parking spaces, areas of green, access for fire trucks traffic flow, access to the post office, and watching out door movies. He stated that he believes that the T&M Plan is going to be more than what has been said and he went over the estimates of T&M which he does not agree are accurate.

Judy Richardson, 415 First Avenue thanked the Mayor and Council for all the work that has been done.

Jim Gilda, Moss Gilda Group stated that he was retained by the Drews to evaluate the cost estimating process and evaluate the differences between the plans and one of the things that was looked at was continuous green space.

Lou Cocozza, 45 N. Potter Avenue inquired about the cost to just pave it and wanted to know where the increase came from since a previous meeting.

Council Member Mangan went over the price of the project and stated that it was an error that the soft costs were not added in to the original cost.

Mr. Cocozza stated that if the two plans are going to be about the same price he would be in favor of the greener one.

Mr. DeIorio stated that there have been some misstatements regarding the cost and he advised that the estimates are higher; they are not close in costs. He stated that the other plan is higher than the committee's plan.

Council Member Mangan made a motion to close the public portion, seconded by Council Member McCarthy. Motion carried by the following voice vote, "yes" Council Member Donovan, Mangan, and McCarthy; "no" Council Member Connolly.

Council Member Connolly wanted to know the soft cost of the project.

Mr. DeIorio stated that there is a closed session item that needs to be attended to in order to continue with the meeting.

Mr. Gilda went over his reasons for not adding soft costs into the project price at this time.

Mr. DeIorio stated that the estimates are crucial in preparing the ordinances as well as all costs need to be completed.

Council Member Donovan made a motion to read the closed session resolution, seconded by Council Member Mangan. Motion carried unanimously.

The closed session portion of the minutes begins on the next page. The signature and approval date are located on the last page following the closed session meeting minutes.

Council Member Donovan made a motion to suspend the work session, seconded by Council Member Mangan. Motion carried unanimously.

ITEM #2 Review of Resolutions for Consideration at the Regular Meeting

There were no questions on the resolutions on the Consent Agenda.

Council Member Donovan made a motion to close the work session meeting at 8:44 p.m., seconded by Council Member Mangan. Motion carried unanimously.