

May 5, 2021

A Caucus meeting of the Governing Body of Seaside Heights was held at the Municipal complex in Court Room annex on May 5, 2021 at 4:00 pm

Mayor Vaz, opened the meeting with the Open Public Meetings statement.

Council Members present on roll call:

Mike Carbone, Harry Smith, Vito Ferrone
Rich Tompkins, Penny Graichen, Agnes Polhemus

Borough Attorney: Jean Cipriani

Administrator: Chris Vaz

Borough Clerk: Diane B Stabley

Councilman Carbone recused himself from any discussion.

Also present via phone was Brian Nelson, Redevelopment Attorney from Archer Law

Redeveloper presentations by SSH Boulevard LLC and 404 Boulevard, LLC, CS Boulevard Investment Property Group, LLC for the property located at 404 Boulevard, Block 5.01, Lots 58, 59 & 63. Both companies described their idea/vision, time line of starting and completing the project and their financial ability to do same.

RESOLUTION NO. 21-154

RESOLUTION OF THE BOROUGH OF SEASIDE HEIGHTS, COUNTY OF OCEAN, STATE OF NEW JERSEY,
APPOINTING VITO FERRONE AS BOROUGH COUNCILMEMBER

Motion to approve: Tompkins

Second: Carbone

Approve: Smith, Carbone, Polhemus, Tompkins, Graichen

ADMINISTRATION OF OATH OD OFFICE, VITO WAS SWORN IN

The caucus session was adjourned by unanimous vote at 5:06 pm

RESOLUTION NO. 21-153

RESOLUTION OF THE BOROUGH OF SEASIDE HEIGHTS, COUNTY OF OCEAN, STATE OF NEW JERSEY,
AUTHORIZING THE CONVENING OF AN EXECUTIVE SESSION IN ACCORDANCE WITH THE OPEN PUBLIC
MEETINGS ACT

Motion to approve: Smith

Second: Tompkins

Approve: Smith, Polhemus, Tompkins, Graichen, Ferrone

Councilman Carbone recused himself

Brian Nelson was still present via phone

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Discussed conditionally designating a redeveloper for Block 5.01, Lots 58, 59 & 63, there was concern that the letter of credit held by SSH Redeveloper, LLC was real and was explained by Mr. Nelson that it was a conditional redevelopment appointment and letter of credit and that if we appoint the redeveloper today, they have 90 days to propose a plan for approval. It was also noted that in order to acquire the property and take down the steel we would need to appoint now. On another important note it was said that even after the developer gets the property they can't sell it off to another party without the Borough's consent also noted the feeling was that how could we even consider the second proposal with any financing in place.

The executive session was adjourned by unanimous vote at 5:30 pm

May 5, 2021

A regular meeting of the Governing Body of the Borough of Seaside Heights was held at the Municipal Complex in the Courtroom on May 5, 2021 at 5:32 pm

Administrator, Chris Vaz, read the Serenity Prayer.

Pledge of Allegiance.

Council members present on roll call:

Harry Smith, Mike Carbone, Rich Tompkins
Agnes Polhemus, Penny Graichen, Vito Ferrone

Borough Attorney: Jean Cipriani

Administrator: Chris Vaz

Borough Clerk: Diane Stabley

RESOLUTION NO. 21-168

RESOLUTION OF THE BOROUGH OF SEASIDE HEIGHTS, COUNTY OF OCEAN, STATE OF NEW JERSEY,
AUTHORIZING THE DESIGNATION OF SSH BOULEVARD LLC AS REDEVELOPER OF CERTAIN PROPERTIES
IDENTIFIED AS BLOCK 5.01, LOTS 58, 59 AND 63 WITHIN THE BOULEVARD REDEVELOPMENT AREA

Motion to approve: Smith

Second: Ferrone

Approve: Smith, Ferrone, Polhemus, Tompkins, Graichen

Abstain: Carbone

Approval of meeting minutes of April 21, 2021:

Motion to approve: Smith

Second: Polhemus

Approve: Smith, Carbone, Polhemus, Tompkins, Graichen

Abstain: Ferrone

The following were approved by consent agenda;

RESOLUTION NO. 21-155

RESOLUTION OF THE BOROUGH OF SEASIDE HEIGHTS, COUNTY OF OCEAN, STATE OF NEW JERSEY,
AUTHORIZING THE PAYMENT OF BILLS IN THE AMOUNT OF \$ 1,725,322.98

RESOLUTION NO. 21-156

RESOLUTION OF THE BOROUGH OF SEASIDE HEIGHTS, COUNTY OF OCEAN, STATE OF NEW JERSEY,
APPROVING AMUSEMENT GAMES LICENSE APPLICATIONS

RESOLUTION NO. 21-157

RESOLUTION OF THE BOROUGH OF SEASIDE HEIGHTS, COUNTY OF OCEAN, STATE OF NEW JERSEY,
AMENDING THE 2021 TEMPORARY OPERATING BUDGET PURSUANT TO N.J.S.A. 40A:4-20

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RESOLUTION NO. 21-158

RESOLUTION OF THE BOROUGH OF SEASIDE HEIGHTS, COUNTY OF OCEAN, STATE OF NEW JERSEY,
AUTHORIZING THE EXECUTION OF A SHARED SERVICE AGREEMENT WITH THE BOROUGH OF
LAVALLETTE FOR ANIMAL CONTROL SERVICES

RESOLUTION NO. 21-159

RESOLUTION OF THE BOROUGH OF SEASIDE HEIGHTS, COUNTY OF OCEAN, STATE OF NEW JERSEY,
APPOINTING MEMBERS TO THE PLANNING BOARD OF THE BOROUGH OF SEASIDE HEIGHTS

RESOLUTION NO. 21-160

RESOLUTION OF THE BOROUGH OF SEASIDE HEIGHTS, COUNTY OF OCEAN, STATE OF NEW JERSEY,
AUTHORIZING SETTLEMENT OF A PROPERTY TA APPEAL OR PROPERTY LOCATED AT BLOCK 22, LOT 1,
201 SUMNER AVENUE

RESOLUTION NO. 21-161

RESOLUTION OF THE BOROUGH OF SEASIDE HEIGHTS, COUNTY OF OCEAN, STATE OF NEW JERSEY,
APPROVING CHANGE ORDER #1 TO THE AGREEMENT WITH EPIC MANAGEMENT, INC. FOR THE RAISED
VIEWING PLATFORM PROJECT

RESOLUTION NO. 21-162

RESOLUTION OF THE BOROUGH OF SEASIDE HEIGHTS, COUNTY OF OCEAN, STATE OF NEW JERSEY,
AWARDING CONTRACT FOR OFFICE CLEANING AND SANITIZING SERVICES

RESOLUTION NO. 21-163

RESOLUTION OF THE BOROUGH OF SEASIDE HEIGHTS, COUNTY OF OCEAN, STATE OF NEW JERSEY,
AUTHORIZING PAYMENT OF DEPOSITS AND EXECUTION OF NECESSARY DOCUMENTS FOR SUMMER
ENTERTAINMENT

RESOLUTION NO. 21-164

RESOLUTION OF THE BOROUGH OF SEASIDE HEIGHTS, COUNTY OF OCEAN, STATE OF NEW JERSEY,
AUTHORIZING AN AGREEMENT WITH ALL HANDS FIRE EQUIPMENT FOR THE PURCHASE OF DRAGER
SCBA AND RELATED EQUIPMENT AND SUPPLIES

RESOLUTION NO. 21-165

RESOLUTION OF THE BOROUGH OF SEASIDE HEIGHTS, COUNTY OF OCEAN, STATE OF NEW JERSEY,
AUTHORIZING THE EXECUTION OF A NOVATION AGREEMENT WITH COLLIERS ENGINEERING & DESIGN,
INC.

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ORDINANCE NO. 2021-17

ORDINANCE OF THE BOROUGH OF SEASIDE HEIGHTS, COUNTY OF OCEAN, STATE OF NEW JERSEY,
COUNTY OF OCEAN, STATE OF NEW JERSEY, ESTABLISHING ARTICLE VIII, ENTITLED "EXCESSIVE
CONSUMPTION OF MUNICIPAL SERVICES" WITHIN CHAPTER 122 OF THE BOROUGH CODE ENTITLED
"MERCANTILE ESTABLISHMENTS"

Motion to approve: Tompkins
Approve: Smith, Polhemus, Tompkins, Graichen, Ferrone, Carbone

Second: Carbone

RESOLUTION NO. 21-166

RESOLUTION OF THE BOROUGH OF SEASIDE HEIGHTS, COUNTY OF OCEAN, STATE OF NEW JERSEY,
APPOINTING AERONAUTICAL CONSULTANT FOR THE PLANNING BOARD

Motion to approve: Tompkins
Approve: Smith, Polhemus, Tompkins, Graichen, Ferrone, Carbone

Second: Carbone

RESOLUTION NO. 21-167

RESOLUTION OF THE BOROUGH OF SEASIDE HEIGHTS, COUNTY OF OCEAN, STATE OF NEW JERSEY,
APPOINTING SPECIAL COUNSEL FOR THE PLANNING BOARD

Motion to approve: Smith
Approve: Smith, Polhemus, Tompkins, Graichen, Ferrone, Carbone

Second: Graichen

RESOLUTION NO. 21-169

RESOLUTION OF THE BOROUGH OF SEASIDE HEIGHTS, COUNTY OF OCEAN, STATE OF NEW
JERSEY, ESTABLISHING FAIR MARKET VALUE FOR PROPERTY LOCATED UPON BLOCK 5.01, LOTS 58, 59 &
63 FOR THE ESTABLISHED FAIR MARKET VALUE

Motion to approve: Ferrone
Approve: Smith, Polhemus, Tompkins, Graichen, Ferrone, Carbone

Second: Graichen

Second Reading and Public Hearing;

ORDINANCE NO. 2021-11

ORDINANCE OF THE BOROUGH OF SEASIDE HEIGHTS, COUNTY OF OCEAN, STATE OF NEW JERSEY,
COUNTY OF OCEAN, STATE OF NEW JERSEY, AMENDING THE BOROUGH CODE OF THE BOROUGH OF
SEASIDE HEIGHTS, SO AS TO AMEND CHAPTER 146, ENTITLED "PARKING"

Motion to approve: Tompkins
Approve: Smith, Polhemus, Tompkins, Graichen, Ferrone, Carbone

Second: Carbone

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Approvals

1. Senior Class Beach Day, Central Regional High School, 6/21/21, Hiering Avenue beach.
2. RV Rally, Family Motor Coach Association, 9/8/21-9/13/21, North Bayfront.
3. Antique Care Show, Vintage Auto Club of Ocean County, 9/12/21, Bay Boulevard (Grant Ave. to Carteret Ave.).
4. Car Show, BringEmOut Promotions, 10/2/21, Bay Boulevard, HJB School.
5. 4 x 4 Beach Take Over, 10/9/21, Hiering Ave. parking lot and beach.

Motion to approve: Tompkins

Second: Carbone

Approve: Smith, Polhemus, Tompkins, Graichen, Ferrone, Carbone

Will Groff of O'Donnell Stanton made a presentation on past, current and future projects in town

The Mayor opened the meeting to the public;

Tom Maser of 230 Sampson Ave. had concerns regarding the woman who was murdered in town, the quality and cleanliness of hotels/motels in town, motor cycle gangs in colors in a local bar and that the town sent him a picture of his trash can because it offended the town

Mayor Vaz read a letter complementing the Police Department, was opposed to NJNG raising their rates, congratulated Vito on his appointment and Happy Mother's Day

Council congratulated Vito, and are all very excited about the new redevelopment project and thanks for coming

Councilman Vito Ferrone thanked the Governing body for the opportunity to serve

The meeting was adjourned by unanimous vote at 6:20 pm