

# Avalon Home and Land Owners Association Monthly Meeting November 14 2015



Presented by Scott Wahl  
Business Administrator/Public Info.  
Officer Borough of Avalon

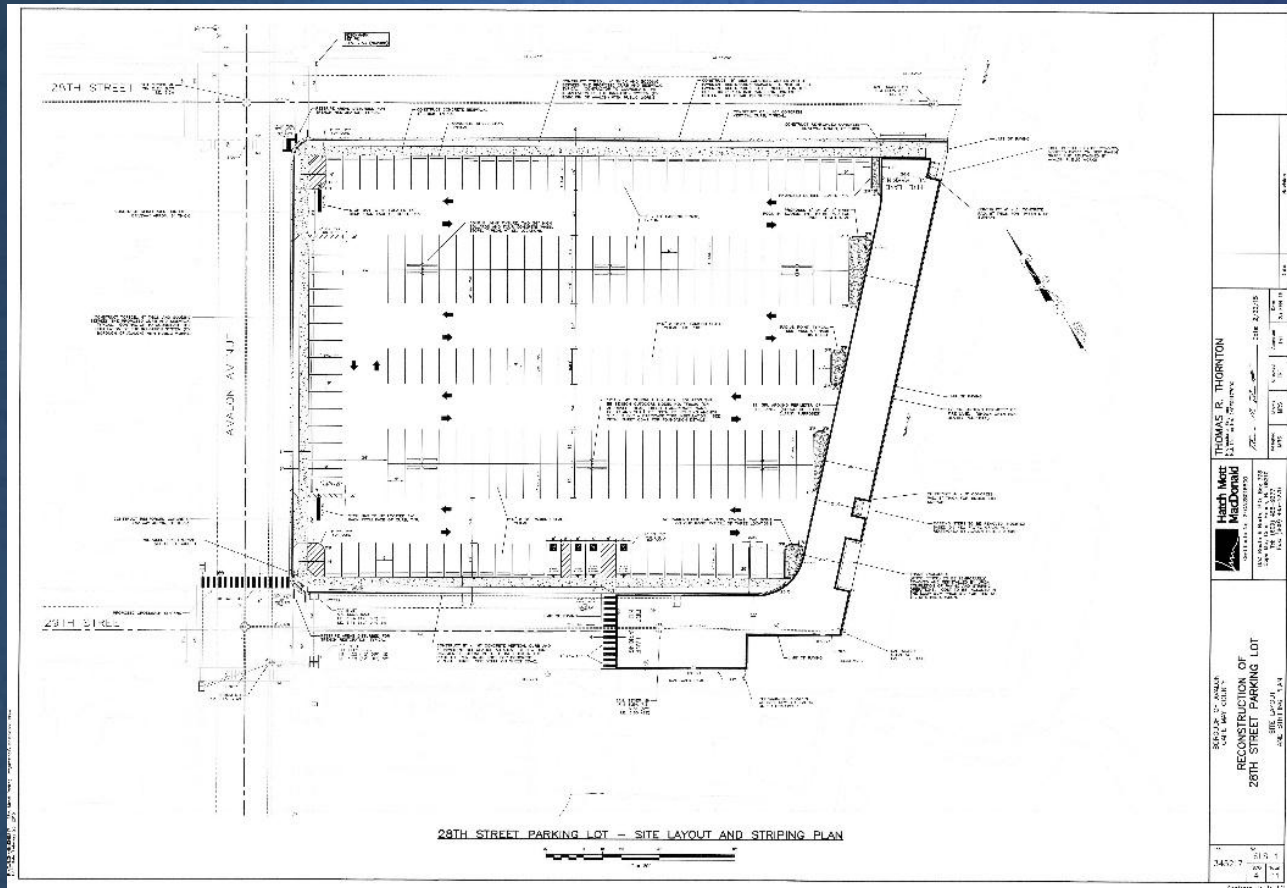
# Townsend's Inlet Bridge Project



## Highlights of the project:

- Project amended to one offseason closure: Nov. 17 2015-Feb. 11, 2016
- Concrete roadway, riprap stone on east side, repairs to seawall
- During the closure, final repairs to the bridge will be performed
- Project financed through FEMA funding/Hurricane Sandy damage
- Due to seasonal restrictions, project must be completed by March 15<sup>th</sup>
- Contractor is South State, very good reputation in the region
- Work will be done by two full shifts, every day

# 28<sup>th</sup> Street Parking Lot Project



Avalon is constructing a new parking lot adjacent to the Boardwalk at 28<sup>th</sup> Street. The lot will include safety enhancements along with LED lighting that will be more energy-efficient. Curbing/sidewalks are done, paving starts next week.



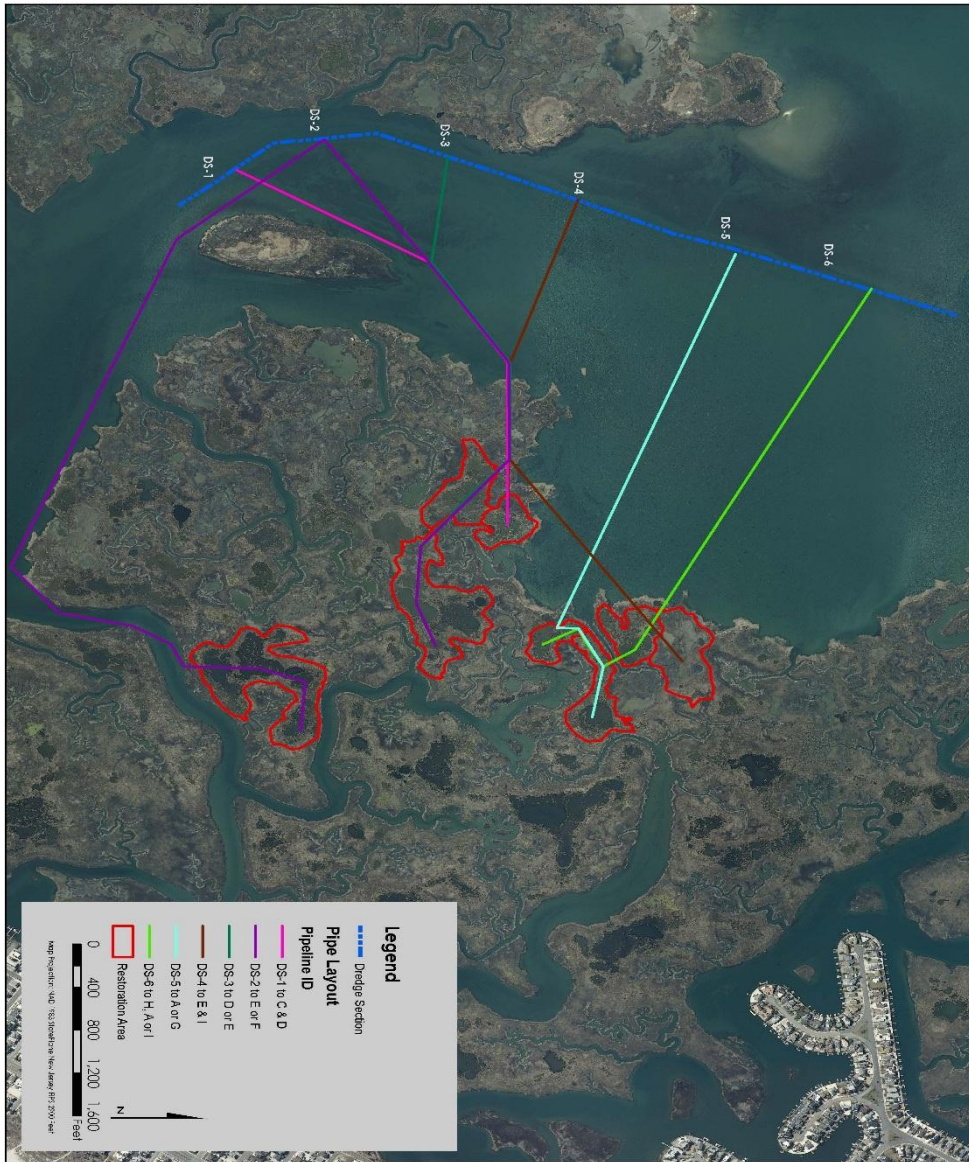
# Back Bay Dredging Project



Project remains on schedule; Sterback Harbor in Middle Twp. is completed, work is being conducted in Pennsylvania Harbor. Channel Marine is working in advance of Mobile Dredging conducting work on private slips. Thanks to the efforts of Mayor Pagliughi, the seasonal winter flounder restriction has been lifted, and the Borough intends to dredge through winter to mid-spring.



# Avalon Back Bay Project, Part II



**THIN LAYER DREDGE  
PIPE LAYOUT CONFIGURATION**  
Avalon, New Jersey

USACOE will conduct a “thin layer disposal” dredging project of the area known as the football field. 50,000 cubic yards of dredge material will be sprayed onto the marshes to improve resiliency, navigation, and enhance the environment. USACOE pays 100% of this project and selected Avalon due to our proactive dredging/environmental records

# Avalon's beachfront



## Updates on our beaches:

- About 40% of the spring beach fill was transported south during the October coastal storm
- The USACOE released \$4.98 million in construction funds to the Philadelphia District; these funds will be split between the Borough of Avalon and Stone Harbor
- Final draft of beach stabilization study reviewed by the Mayor



# Peermont Substation and Power Transmission Program



## Highlights of the project include:

- Substation to be completed before Memorial Day weekend, 2016
- Pole for pole replacement program along the east side of Ocean Drive
- New, larger steel poles along Avalon and Stone Harbor boulevards

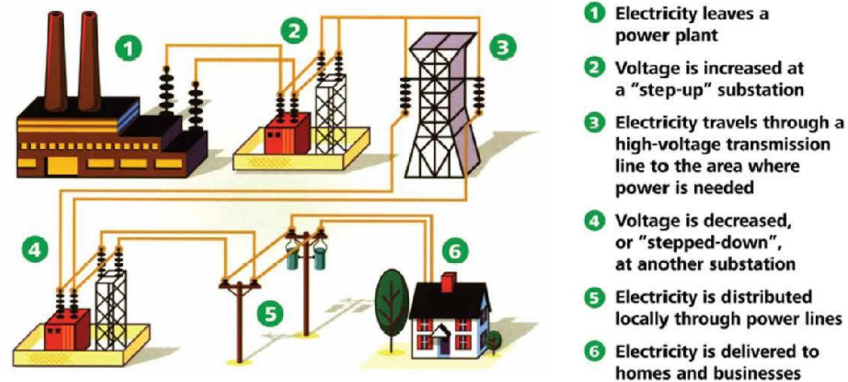
## Benefits of the project include:

- Ability to meet current and future power demands
- Reduce the frequency and duration of power outages

# Peermont Substation Facts

## Overview of the Power Delivery System

### HOW ELECTRICITY GETS FROM POWER PLANT TO PEOPLE



**atlantic city  
electric**  
A P&H Company

**atlantic city  
electric**

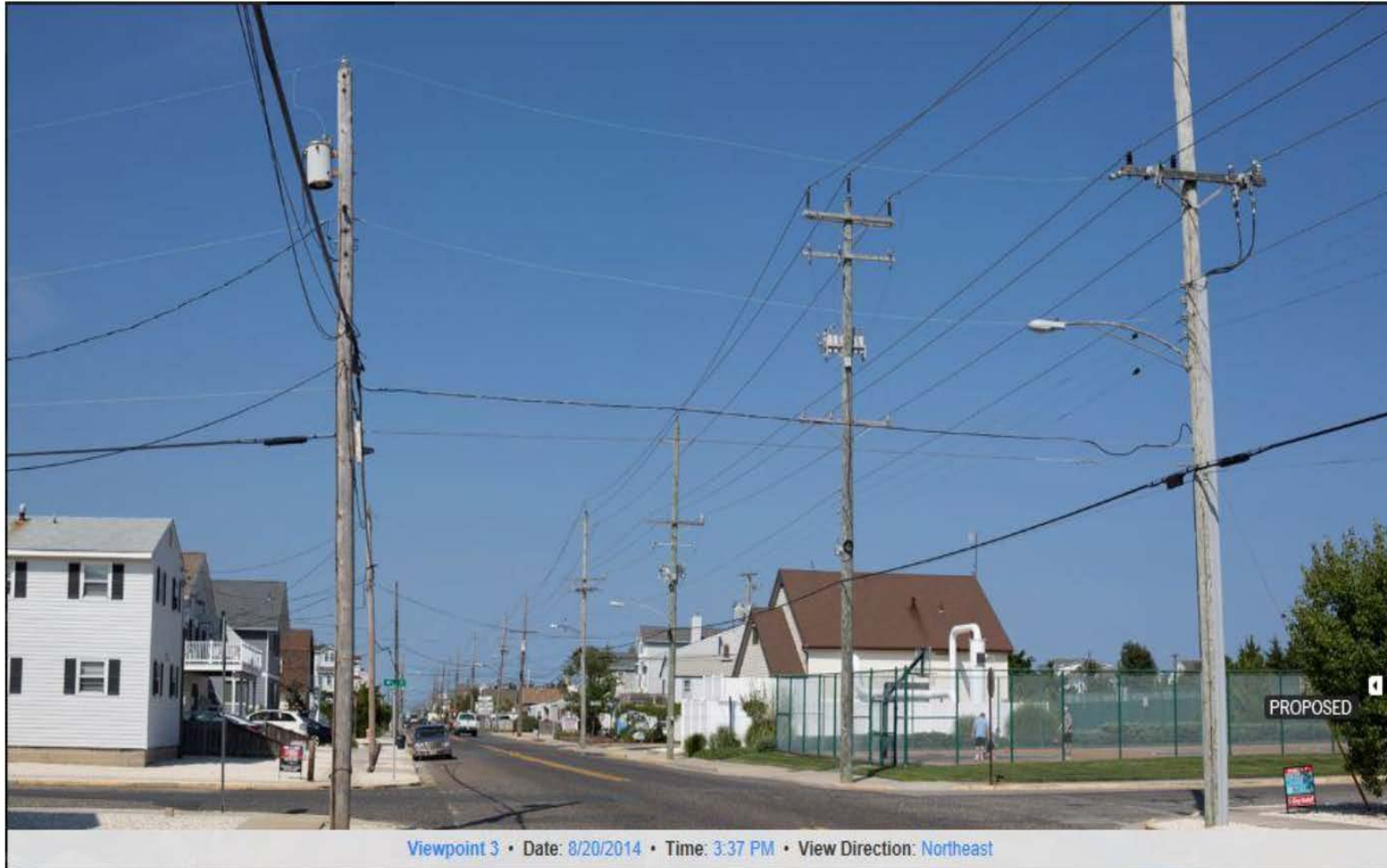
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- Former substation had reached 101% of its capacity
- Former substation was 23kV, new substation is 69kV, which allows for increased demand for many years to come
- Improves electrical reliability for Avalon, Stone Harbor, Stone Harbor Manor, and Avalon Manor



# What It Looks Like Now

## Peermont Photo Simulations – Viewpoint 3 Existing



# What It Will Look Like By March

## Peermont Photo Simulations –Viewpoint 3 Proposed





# Wood Poles vs Steel Poles Facts

## Differences between them:

- Wood poles are currently 40-65' tall, most new steel poles are 70-75' tall. Poles have nearly the same diameter
- Our wood poles are 45+ years old and subject to strong winds; new poles must withstand winds of 120mph
- Steel poles eliminate the need for stub poles, push poles, and guy wires, and can last 100 years
- Pole for pole replacement program; no new poles are needed; steel is now standard throughout South Jersey
- Steel poles reduce the number and duration of outages

# Issues With Going Underground



- Outages can last days instead of hours; any attempt to repair must wait until Ocean Drive flooding subsides; could be days to a week
- Underground utility lines are very susceptible to damage from flooding, especially at service points where boxes must be above ground
- Overhead utility lines can be seen and traced, providing better intelligence for an outage; underground utility fires, and they do occur, make anything above the ground prone to fire, including vehicles
- Water, sewer, gas lines are underground/ From 30<sup>th</sup>-39<sup>th</sup> streets multiple sanitary sewer force mains that would be re-routed
- Eight figure estimate to properly bury transmission and distribution; Avalon pays, not ACE
- Fully supported by Mayor/OEM/Fire Department



# Avalon's Floodplain Management Committee



Mayor and Borough Council authorized the creation of a Floodplain Management Committee to create Avalon's own stand-alone flood plan. Final public meeting will be held on December 1<sup>st</sup>, 2015 at 2:00pm at Borough Hall for public input. The goal is to improve the Borough's resiliency, and to earn points in the Community Rating System program that may result in 30% discounts on flood insurance

# De-watering Swimming Pools



## New regulations include:

- Permit lasts only 60 days, with a 7 day emergency extension
- Permit needed by Department of Public Water Utilities, in addition to Zoning and Construction permits
- One or more devices must be used to ensure sand, gravel, dirt, and debris does not leave the site onto the street/sidewalk
- Regulation is authorized; jobs can be shut down for violations and remain suspended until a corrective action plan is offered
- Plans must require location of sanitary sewer clean-out
- Penalties increased; any cleanup by Avalon will result in a bill to the contractor with a minimum charge of \$250



# Avalon Modifies Rental License/Fire Inspection Fees

## Highlights of changes:

- 3 year process; involved public safety/realtors in discussions
- Last increase was September 9, 1998; rental inspection fees from \$50 to \$150
- Report in 1997: At that time, shortfall of revenue to support inspection/enforcement of \$508,552
- In 2014, with annual inflation rate applied, it should cost \$232.12 for a rental inspection and \$77.37 for a fire inspection
- Rental License Fees: 2015-\$150    2016-\$250    2017-\$300
- Fire Inspection Fees: 2015-\$50    2016-\$75    2017-\$75
- Even with these increases, Avalon operates at a deficit. Uniform Construction Code suggests communities make this solvent
- True costs include salaries and wages for inspectors, licensing clerk; operation falls under the Avalon Construction Office
- Benefits for Avalon: Maintains property values, increases public safety, reduces hazards, controls density of occupants in rental properties
- Avalon currently has approximately 1,200 rental properties, significantly higher than the number back in 1998 when the rates last changed

# Forbes Magazine Recognizes Avalon's Real Estate Value



This week Forbes Magazine recognized Avalon with having the 176<sup>th</sup> most valuable homes in the United States. The median price is \$1,629,000. Forbes says the average home stays on the market for 147 days, and we have 113 available properties (number always changes). Avalon has added \$49,868,900 in assessments this year. Total value:

**\$7,417,096,900**



# Avalon Library Again Achieves 5-Star Ranking by *Library Journal*



For the 8<sup>th</sup> time the Avalon Free Public Library was awarded a 5-Star ranking by *Library Journal*. Only Bernardsville and the Mercer County Library achieved 5-Star rankings in New Jersey!

# Thank you for the opportunity to speak to AHLOA today!



If you have any questions, please contact me directly at [swahl@avalonboro.org](mailto:swahl@avalonboro.org) or at (609) 967-7057!