

January 29, 2014

A Work Session of the Borough Council of the Borough of Avalon was held on Wednesday, January 29, 2014 at 6:04 p.m. in the Meeting Room, 3100 Dune Drive, Avalon, New Jersey.

Attendance: Public ----- 75

Reporters ----- 2

The Meeting was called to order by Council President Ellenberg.

Pledge of allegiance.

<u>Roll call:</u>	Council President Ellenberg	Present
	Council Vice President Covington	Present
	Councilman Dean	Present
	Councilwoman Hudanich	Present
	Councilman McCorristin	Absent

Also present:

Mayor Martin L. Pagliughi
Stephen D. Barse, Esquire, Borough Solicitor
Andrew J. Bednarek, Business Administrator
Police Chief William McCormick
Paul E. Short Sr., Code Enforcement Official
Scott Wahl, Public Information Officer
Thomas R. Thornton, P.E., Borough Engineer, Hatch Mott Macdonald, LLC
Joseph Maffei, P.E., P.P., C.M.E., Planning/Zoning Board Engineer
Dean Marcolongo, Esquire, Planning/Zoning Board Attorney
William J. Kearns Jr., Esquire, Special Counsel for Land Use
Neil Hensel, Chairman, Planning/Zoning Board

Notice of this Work Session was included in the Annual Schedule of Meetings dated June 12, 2013. It was given to the news media and posted on the Official Bulletin Board as required by law.

Council President Ellenberg read the Open Public Meetings Act Announcement.

Swearing in by Mayor Martin L. Pagliughi of Jeffrey Christopher as Captain of Police, Sean McNair as Patrol Sergeant, Georgann M. Berardis as Borough Clerk and Registrar of Vital Statistics and Teresa E. Dowe as Deputy Borough Clerk.

Mayor Martin L Pagliughi swore in Georgann M. Berardis as Borough Clerk and Registrar of Vital Statistics, Teresa E. Dowe as Deputy Borough Clerk, Jeffrey Christopher as Captain of the Police and Sean McNair as Patrol Sergeant of the Avalon Police Department.

Borough Council presented Amy W. Kleuskens with a recognition resolution in a plaque upon her retirement as Municipal Clerk and Registrar of Vital Statistics for the Borough of Avalon.

Council President Ellenberg stated the following:

“Amy Kleuskens has committed over twenty-five years as Municipal Clerk to the Borough of Avalon. Her dedication to her work family, her commitment to the Borough and her high work standards as it relates to meeting the needs of residents are an indication of her professionalism. When Amy presented a letter to all Council members last February, 2013 indicating that she planned on retiring February, 2014, her reasoning and rightly so, was to prepare her replacement to obtain her Municipal Clerks Certification and to prepare Council with the objective of hiring a Deputy Clerk and Registrar. Amy was intent on retiring with everything intact and feeling comfortable that all was well. Amy, you have succeeded and all is well. Amy, I went to the Borough Staff and I asked them one question, describe Amy in one word and here is the list: enthusiastic, pleasant, recipes, thorough(detail oriented), professional, high work standards, organized, friendly, helpful, dedicated, loyal, reliable, stoic, under control, intelligent, funny,

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Council President Ellenberg Continued:

confident, energetic and tough. Amy, it goes without saying, you will be missed. On behalf of the Mayor, Borough Council, the residents of Avalon and all employees, a heartfelt thank you”.

Discussion regarding a Resolution authorizing an agreement for animal control services.

Council discussed this item briefly and agreed to proceed with a Resolution to be voted upon at the Regular Meeting this evening awarding a contract for animal control services with Stephen Serwatka, t/a Animal Control of South Jersey for a one (1) year term commencing January 1, 2014 through December 31, 2014 for a fee of \$11,000.00.

Discussion regarding a Resolution supporting NBC 40.

Council discussed this item briefly with input from Scott Wahl, Public Information Officer who recommended supporting NBC 40. Council agreed to proceed with a Resolution to be voted upon at the Regular Meeting this evening.

Update by Stephen D. Barse, Esquire, Borough Solicitor regarding proposed Resort House Ordinance.

William J. Kearns Jr., Esquire, Special Counsel for Land Use referred to a draft ordinance, which was previously distributed to Council and reviewed same.

Council Vice President Covington expressed concern regarding the existing settlement agreement with Charles Krafczek for 274 48th Street.

William J. Kearns Jr., Esquire responded that the new owners of the property are okay with this settlement agreement.

Andrew J. Bednarek, Business Administrator commented that the settlement agreement is a condition on the rental license.

Councilwoman Hudanich indicated that Council wants to be sure this settlement agreement is concrete.

William J. Kearns Jr., Esquire agreed the intent is to keep this settlement agreement in place.

Councilwoman Hudanich commented that she likes the draft ordinance.

Council Vice President Covington expressed concern with being trapped by the term “transient commercial use”. He referred to hostels, hotels and inns from the stand point of not wanting to include bed and breakfasts in that category.

William J. Kearns Jr., Esquire responded that he took bed and breakfasts out of the ordinance.

Council Vice President Covington asked for clarification that an inn would not constitute a bed and breakfast.

William J. Kearns Jr., Esquire responded that an inn is different from a bed and breakfast.

Council Vice President Covington referred to “175 consecutive calendar days”, pointing out that this includes all seasonal rental properties. He expressed his concern that he does not want to trap normal seasonal rentals under this ordinance.

William J. Kearns Jr., Esquire indicated that he would look at this issue and consult with Mr. Barse.

Further discussion and introduction of an ordinance will be held on February 12, 2014.

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Discussion regarding a Resolution amending the application to the New Jersey Site Improvement Advisory Board for Special Area Standards Designation.

Council discussed the proposed amendment with input from Dean Marcolongo, Esquire, Planning/Zoning Board Attorney and agreed to proceed with a Resolution to be voted upon at the Regular Meeting this evening.

Public comments:

None.

Motion made by Council President Ellenberg, seconded by Councilman Dean to adjourn the Work Session.

<u>ROLL CALL VOTE:</u>	Council Vice President Covington	Aye
	Councilman Dean	Aye
	Councilwoman Hudanich	Aye
	Councilman McCorristin	Absent
	Council President Ellenberg	Aye

Work Session adjourned at 7:41 p.m.

Respectfully submitted,

Amy W. Kleuskens, Borough Clerk

David B. Ellenberg, Council President