

Why This is Needed: This project will replace four and two inch pipe that is currently bare steel or wrapped steel with resilient plastic pipe. It will address various compliance issues with the utility and include the replacement of customers' lines to meter locations where necessary. It will also provide various safety upgrades that will benefit the Borough as it will reduce the number of gas leaks in town. In addition, as we know during severe flooding and storm events, the Fire Department gets called for many calls involving the smell of gas or gas leaks. The customers in this project area will receive valve line protectors on the regulator vent that will prevent water to get into a vented regulator. I'll allow Mr. Colon to describe this in greater detail if necessary.

Project Timeline: South Jersey Gas will name a contractor soon for the project; this will largely be a Monday through Thursday operation. The utility is aware of our busier weekends in the fall, including Columbus and Thanksgiving weekends and special events. During August we will have coordination meetings with the Borough's contractor who needs to finish up the water/sewer project on Ocean Drive, and the County's work to resurface Ocean Drive with better drainage for nuisance flooding events. All three parties will coordinate traffic control and work schedules to get the work done as quickly as possible.

Impact to the Customer: As connections are made to the homes, the interruption in gas service to a customer would be between two and five hours. Customers need not be present for gas shut offs but would need to be present, or a property manager, for gas turn ons. South Jersey Gas is fully aware that many in the project area in the fall are not in their homes seven days a week.

Communications: South Jersey Gas will initiate program that involves door hangars and post cards mailed to the property owners alerting them of the project. The utility will communicate directly to the property owner in advance of the shut of time, and coordinate with the customer on arrangements to re-establish service. Homes will not be without gas service for the winter, even if the customer is not available to have someone present for the turn on of gas when the improvements are finished. A special 800 number will be set up by the utility for Avalon customers to call with any questions, concerns, or complaints.

Responsibilities of the Utility: The Utility will be naming a contractor and will be holding a pre-construction meeting with the Borough present. It will also establish an escrow account to pay for inspection services at its expense by Mott MacDonald to supervise the project. The Utility must provide full restoration to any customer for disturbance to property to establish the new gas service to the home. The Utility also must recognize any street opening moratoriums in the Borough. The utility will also be provided with all street compaction specs and other necessary information from the Borough which we expect to be followed.

Response by Utility to Work on 61st Street: During our meeting on August 2nd, South Jersey Gas recognized that 61st Street was subject to many holes to get the new gas service there. The Utility recognizes the condition and has offered to pave the street for the Borough, from Ocean Drive to Dune Drive.

Issue to be Considered: 4th Avenue is under a moratorium by the Borough which extends until 2019. South Jersey Gas is aware of Council's insistence that moratoriums be strictly followed.

Mr. Colon is here to answer any questions about this project Council may have, and also provide a potential remedy to 4th Avenue that would allow the work to be done sooner, but to have the street in an as is or better condition, knowing it is completely Council's call on this matter.

Pedro Colon indicated the primary focus of this project is to upgrade the system as well as provide a better, more efficient system for customers. The reasoning for proposing the project at this time is so that improvements can be done along Ocean Drive prior to the implementation of a moratorium.

Council President McCorristin stated the Borough has encountered ongoing problems with the location and depth of gas lines when completing road improvement projects. He inquired if the locations and depths of gas lines will be better recorded after this project.

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Pedro Colon reported there is an initiative to properly document those items moving forward. An inspector will be on site documenting the depth, center line measurements and valve measurements.

Council President McCorristin asked if South Jersey Gas will be looking into the future when installing new gas lines in terms of the size of the pipe and its ability to service the property if a larger home is built.

Pedro Colon explained a ¾ inch service end is typically installed, which has the ability to handle a typical property. Unfortunately, if a larger home is constructed on the property, the needs of the home may need to be revisited to assess if the ¾ inch pipe is sufficient.

Council President McCorristin explained the proposed project runs through areas that are zoned for duplexes, however some of those properties still contain single family homes. He inquired if South Jersey Gas will be contacting the property owners to give them the opportunity to request more than one lateral for the property for future needs.

Pedro Colon explained it is typical to run a single lateral to each property, however two lines are run for duplex properties, so that each individual unit has its own lateral.

Councilwoman Hudanich reported that “stubbing out” future needs is typical practice for the Borough when improving streets. She asked if the homeowners will be offered this same courtesy and notified that a moratorium may be placed upon the road at the conclusion of the project.

Councilman Covington inquired if all affected streets will be under moratorium after completion of this project.

Bill Macomber explained the streets will not be under moratorium due to being surface paved only.

Councilman Covington expressed the opinion that the affected streets should be repaved and asked how old each of the affected streets are.

Bill Macomber responded that no streets are under moratorium at the present time, with the exception of 4th Avenue.

Councilman Covington expressed concern that there will be many streets with patches throughout the Borough and requested the streets be repaved by South Jersey Gas.

Pedro Colon explained when a project of this magnitude is completed, South Jersey Gas will pave whatever the Ordinance requires when work is done. He addressed Councilman Covington’s concerns and explained all work will be completed in the same locations these mains and lines currently occupy to attempt to reduce the amount of street openings.

Councilman Covington asked what the size of the openings will be.

Pedro Colon explained a directional drill will be used, which would require the openings to be approximately 1’x4’ over every utility upgraded on the road.

Councilwoman Hudanich asked that the age of each street as well as what the impact on each street will be should be provided in a report to Council.

Tom Thornton reported Mott MacDonald has updated the technical requirements for backfilling, compaction, and thickness of pavement. The presence of Mott MacDonald during the project would ensure the backfilling and compaction is done properly to avoid settled patches.

Bill Macomber added approximately 1,050 will be made throughout this project.

Councilwoman Hudanich inquired about the status of 5th Avenue.

Tom Thornton reported the design is complete and ready to be bid.

Councilwoman Hudanich asked if this project includes 5th Avenue.

Tom Thornton responded yes.

Councilwoman Hudanich suggested the homeowners be contacted to assess their needs for additional stubs for future use.

Pedro Colon explained by order of the Board of Public Utilities, additional stubs for gas are not permitted to be put out of paving unless the customer commits to a set date of start of service for that stub. This is to prevent these stubs from being damaged and creating a health or safety issue.

Council President McCorristin noted 4th Avenue is within the scope of this project, however it is under moratorium for two more years. He questioned the intent of South Jersey Gas for that street.

Pedro Colon reported it has been recommended that those improvements can wait until after the moratorium has expired.

Bill Macomber added that when South Jersey Gas completes improvement, a half street paving is typically completed. There are hopes to have South Jersey Gas commit to half street paving throughout the scope of this project.

Pedro Colon noted the intent of South Jersey Gas is to ensure the municipality is happy with the quality of work done. If a large number of holes is opened between intersections, a half street paving is possible.

Councilman Covington asked what notices will be sent to affected homeowners.

Pedro Colon reported post cards with information regarding the project will be sent to each homeowner's billing address. A media advisory and a fact sheet will also be made available, and each homeowner will be contacted via their phone number or email address to try to schedule an appointment.

Councilman Covington asked how South Jersey Gas will avoid having any property without gas service for the winter.

Pedro Colon explained every effort will be made to reach every customer. The goal is to have the project completed by December. However if a customer cannot be reached, the customer will not be shut off until the spring, and a tag will be left on the door for contact information for having the gas turned back on.

Councilman Covington asked about the overlap between the county project on Ocean Drive and this project.

Tom Thornton noted there will be an overlap of work that will require coordination.

Councilwoman Hudanich suggested all notices be provided to Scott Wahl to upload on the Borough website. She further suggested South Jersey Gas report to Scott Wahl regarding the effectiveness of their communications.

Pedro Colon reported a schedule can be provided of daily progress moving forward as well as reports of biweekly meetings that will be held during the course of the project. The primary focus of this project is to replace the bare steel pipes originally installed in the 1950s to be in compliance with the Board of Public Utilities.

Councilman Covington asked if there were additional similar problems throughout the Borough.

Pedro Colon responded yes and noted South Jersey Gas will continue to reach out in future years regarding this issue.

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Councilman Covington again expressed concerns of the number of patches these improvements will create on streets throughout the Borough.

Pedro Colon added that representatives are available 24/7 to turn off and turn on service at a home.

Lauren Hurtt added a media advisory will be sent to the local papers approximately two weeks prior to the start of construction. A copy of that media advisory will be provided to Scott Wahl as well as the fact sheet and any other communications to the customers.

Councilman Covington asked if there is a record of when all involved streets were last paved.

Tom Thornton explained there is a series of moratorium maps that can be used to determine the age of the paving of each street involved.

Councilman Covington suggested that information be compiled and forwarded to Scott Wahl.

Councilwoman Hudanich asked if South Jersey Gas will be providing data with the GIS of the mapping of all of the infrastructure with the gas lines so an overlay can be done on all Borough data.

Lauren Hurtt explained South Jersey Gas is not permitted to share that data.

Tom Thornton noted Mott MacDonald will have an inspector on site that can map those locations independently.

Council agreed to proceed with a Resolution to be prepared for the August 23, 2017 Regular Meeting.

Discussion regarding Ordinance amending Chapter 20, Construction Permit fees.

Jim Waldron explained the State Uniform Construction Code requires the periodic review of construction fees that are charged in connection with new construction and renovations. A goal of the Construction Office is for it to be self-liquidating, to a degree. The last revisiting of these fees occurred in 2006. In addition, the State has implemented a new Mechanical Code, for which the Borough does not have a current fee structure. A committee consisting of Jim Waldron, Ed Dean, John Tracy, and Karen Deluca have reviewed which fees could be upgraded as well as continue to be compatible with the software that's used in assessing these permits. The proposed changes have been submitted to Council for their review. The majority of the fees are modestly increased. Some fees are modeled directly after the State Administrative Code, which are proposed to be increased substantially. The proposed fees have also been compared with neighboring municipalities.

Councilwoman Hudanich asked what the revenue impact will be with the new fees.

Jim Waldron explained the impact is difficult to calculate, as the fees collected vary based on the number of projects, the type of project, and the size of each project.

Councilman Covington questioned how the new fees were chosen if the revenue impact cannot be easily calculated.

Jim Waldron explained the State expects that fees collected by the Construction Office should be sufficient to match the revenue needs of the office. Most fees being proposed are mimicking rates set by the State.

Discussion regarding Ordinance amending Chapter 7, prohibiting private display of fireworks.

Jim Waldron explained Fire Chief Ed Dean has requested that some consideration be given to the adoption of an Ordinance that would prohibit the private display of fireworks. There have been requests received throughout the course of the year for these displays, which have been denied by the Fire Chief citing the Fire Code. However, the statute specifically provides that every formal application for a private fireworks display comes before the governing body to be approved or denied by Resolution. If approved, it is the governing body's responsibility to set sureties, identify operators, and determine the amount of the surety. The recommendation is to prohibit such displays throughout the Borough for public health and safety reasons.

Councilwoman Hudanich supports the Ordinance.

Ed Dean confirmed that informal requests for private fireworks displays have been received. These requests have been denied, citing environmental and public safety concerns. If Council decides to move forward with an Ordinance, it would provide additional reasons for a denial without having to bother Council with a formal application.

Council agreed to proceed with an Ordinance to be prepared for the August 23, 2017 Regular Meeting.

Further discussion regarding Ordinance amending Chapter 25 for revised schedule of application and escrow fees.

Scott Wahl reported the latest version of this proposed Ordinance addresses concerns raised by Councilwoman Hudanich at a prior meeting regarding transcription fees. The proposed wording has been changed to state "an administrative fee shall be charged for the preparation of a transcript of a recording of a Planning Board hearing at the current rate depending upon the length of the transcript."

Council agreed to proceed with an Ordinance to be prepared for the August 23, 2017 Regular Meeting.

Discussion regarding Resolution requesting permission for Dedication by Rider for outside employment of Off-Duty Police Officers.

Jim Craft explained the auditors suggested this be done formally by Council to ensure compliance.

Council agreed to proceed with a Resolution to be prepared for the August 23, 2017 Regular Meeting.

Discussion regarding Resolution accepting proposal from Mott MacDonald for Beach Block Drainage Study.

Scott Wahl read the following report:

Summary: At the request of Mayor Pagliughi on Wednesday, August 2nd, Tom Thornton was asked to prepare a proposal to study the north end beach blocks of Avalon east of the crown of Avalon Avenue following a flooding event on Saturday morning, July 29th. Mr. Thornton was tasked with getting us this proposal by Friday, August 4th for Council's consideration. The Mayor believes this is an emergent situation in the north end and requires immediate analysis.

Impact of Storms: Avalon had experienced two significant rain events during the month of July in advance of the rain storm on Monday, August 7th. The two events put a combined ten inches of rain on local streets. A big impact area was the beach blocks. For the first time in owners' recollections, rain water went into garages. There was some flooding of motor vehicles that were left in the streets despite repeated, advanced warnings by the Borough to move the vehicles off the streets and relocate the vehicles to another part of Avalon. For those who were attentive, the advisories and warnings were most helpful and the flood guidance map proved again to be an excellent tool.

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Advance Planning: Avalon Public Works in conjunction with Middlesex Water Company checks all of the 11 pumps in town along with the storm drains to ensure full functionality. Mr. Koches of Middlesex informed me that he had staff in during the last Saturday rainstorm as early as 3:00am to ensure full operational capability of the pumps and the drains. Despite the Borough's best efforts, it took until early afternoon hours to remove all of the water from some beach blocks following the overnight rain storm that largely ended by daybreak.

Atlantic Cape Coastal Coalition: This evaluation provides the Borough with a great opportunity through the Atlantic Cape Coastal Coalition. As you know, the Borough has joined a private/public partnership study with Longport and the Stockton University Coastal Research Center to put flood sensors in key locations in Avalon for an extended period of time. Dr. Farrell will be meeting with Councilman Dean and Safety Official Ed Dean for locations for these sensors, including one in the beach block area, to be determined.

Mr. Thornton is here to explain what this study would entail. Mr. Craft has certified funds for this evaluation of the north end.

Tom Thornton explained an estimated 95% of Avalon's rain runoff goes to the bay. When the tide is high, the runoff takes longer to dissipate. The unique feature of Avalon is the elevation between 11th and 27th Streets east of Avalon Avenue is significantly lower than the rest of Avalon. That area is addressed by pump stations. There is a pump station at 22nd Street, which channels the flows from 16th Street to 28th Street. There is also a pump station at 11th Street which handles the flows from approximately 11th Street to 16th Street. The pump station at 11th Street collects the flows and pumps them out by a force main that runs back to Avalon Avenue and runs north, then discharges into the inlet immediately north of the 8th Street jetty. The 22nd Street pump station collects the flows and pumps them up and over into an above ground chamber which is connected to the 24 inch outfall that goes out into the ocean. When there are extreme events, there can be flooding of up to two feet of water at some of the street ends within this area. It was recognized that when you have any type of public facility, the design applies to a particular storm. These pump stations are able to handle hurricanes and major storms, however are not as capable of handling extreme summer thunder storms which cause a large amount of rainfall in a short period of time. This study will analyze the hydrologic aspect of this area, which is how the flows accumulate, how fast the flows accumulate within the area, what volume, and what flows are generated by various recurrence interval events. The 25 year storm, the 50 year storm and the 100 year storm will be assessed during this study. The other aspect of this study is a hydraulic analysis which will analyze the size of the pipes and determine the system size required to handle these events based on the flows that are modeled and calculated to be generated from these storms. It was reported by Middlesex Water Company that at the time of the most recent extreme summer storm, both pumps in both pump stations were pumping continuously, which is evidence that the pump stations themselves may need to be upgraded. It may also be required to increase the size of the pipes. This report will identify what needs to be done with the pump stations and what needs to be done with the collection and conveyance system. It will also provide recommendations and cost estimates so that Council can better decide what to do at that point. It will need to be decided which type of event the Borough would like to plan for. It is not always good practice to design for extreme events. If that was done consistently for every project, it would be very costly.

Council President McCorristin asked if the pumps at the public dock at 23rd Street have smaller pipes than runoff pipes.

Tom Thornton noted that type of pump station will not be addressed by this study. Those pumps were designed so that the gravity pipe extends through that chamber. The gravity pipe doesn't change in size, and enters the chamber where it is cut off at the top. If it is flowing at 2/3 full, it will continue to flow normally and nothing will end up at the storm water pump station. It will just continue to flow by gravity and maybe a 24 inch pipe or an 18 inch pipe. As the tide rises and imposes pressure against that water flow, then it starts flowing into the chamber. When the pumps pump that out, that is a smaller pipe.

After brief further discussion, Council agreed to proceed with a Resolution to be considered at tonight's Regular Meeting.

Public Comments:

Martha Wright, 632 7th Street, inquired if the proposed South Jersey Gas project will cost homeowners and if they will be trenching all affected properties to access the gas lines.

Council President McCorristin explained there will be no cost to the customers and affected properties will not be trenched, as the lines will be accessed by boring from the street.

Martha Wright spoke in support of the Ordinance prohibiting the private display of fireworks and mentioned that fireworks are often being used in the back bay by individuals not asking for permission. She suggested that the proposed Ordinance also address the display of fireworks illegally. She further revisited a topic she raised in October of 2016 regarding the live streaming or broadcast Council meetings. She suggested Council revisit this item to promote public participation and stressed the importance of transparency.

Council President McCorristin thanked Ms. Wright for her comments and stated investigation will be done.

Councilwoman Hudanich noted the suggestion regarding broadcasting meetings was received previously, however at that time it was not something Council was interested in pursuing. She stated Council will take Ms. Wright's comments under advisement and stressed that Council weighs heavily upon transparency and expressed the Borough's efforts to keep the public informed by speaking at AHLOA meetings as well as keeping the Borough website up to date with information.

Elaine Scattergood, 75 30th Street, suggested banning all fireworks within the Borough, citing environmental, budgetary, and safety concerns. She also spoke in opposition of prolonged litigation, including the current litigation with The Marina at Avalon Anchorage, LLC.

Motion made by Councilwoman Hudanich, seconded by Councilman Covington to adjourn the Work Session.

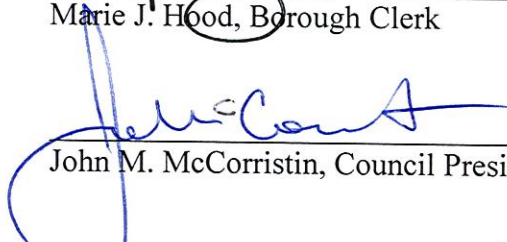
<u>ROLL CALL VOTE:</u>	Councilman Covington	Aye
	Councilman Dean	Aye
	Council Vice President Deever	Aye
	Councilwoman Hudanich	Aye
	Council President McCorristin	Aye

Work Session adjourned at 5:11 p.m.

Respectfully submitted,



Marie J. Hood, Borough Clerk



John M. McCorristin, Council President