

Harbor Commission Special Meeting August 28, 2013

In attendance: Commissioners Beverly Fey, James McNamara, Donald Imbriaco, James Mowczan, Hank Coakley

Harbor Master, Ed Finlay; Business Administrator Vito Gadaleta; Twp Committeewoman Mary Beth Jahn

TOPIC	DISCUSSION	ACTION
Opening	Meeting opened at 6:30 pm Chair Fey reported that the special meeting was advertised in the Asbury Park Press and The Coaster and the twp website. Flag salute	
Harbor Master Report: (listed separately by topic)		
Tide Flex Valves	DPW could not install as the supplier gave the wrong size	
JCP&L	600 amp ready to go; power will feed 5, 6, & 7 Overhead lighting will flood marina at right angle	Platform needs to be 12' high Lumber ordered
Security Cameras	Drawing completed on site visit Wireless	Bids to be submitted; need multiple quotes
Bulkhead	Complete Gap at North End Jetty rock back filled	DEP permit
Well	Under repair, 3-5 day turnaround Steel track too high Concrete apron back to street	
Occupancy	96% full and have a waiting list for 2014 Summer dockage is more; cheaper than full price About 20 transients monthly	Postcards to be sent in the fall Resolution passed unanimously not to change rates Discussion to take place before October's meeting regarding ramp charge: depends on size of boat?
Dredging	Not dead: DEP Dive boat to be in the inlet next week There is a proposed plan but no place to store CDF 30,000 cubic yards Sandy related; 70,000 cubic yards other Still in discussion Leaving dredging material along shoreline damaging to shellfish Business Administrator showed channels on map (Phase One); there are two more phases The Twp gave 16 acres of wetlands along Route 66 near Parkway 100 to the County for land adjacent to the Township Sewerage Authority (Twp gave four times more land) Funding for CDF is time-limited; if not met the likelihood of funding being available again is slim. Do not have to expend the money but must be committed. DEP is lead agency. \$30,000 from FEMA	Scoping Hearing rescheduled for October 1 at Twp

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Jogging/Bike Trail	DOT sponsored County bridge to Glendola Most likely striped passageway	Harbor Commission can review plans and report recommendations/comments to the Township Committee
Yacht Club	Has resubmitted plans for bulkhead NE to Tucker Bridge	
Kayaks	Gangways completed Central location Nothing on street Can hold 20 kayaks- right now only four customers Set length 16x30	Will look to Commission to set rates Suggested \$225 Season \$300 calendar year
Marina properties to be sold	20' hydraulic trailer-refurbished Fair market value: \$40,000 (cost \$40,000) Cost to refurbish \$9000 covered by insurance Doesn't serve Marina Have several interested parties 24x16 Concrete Deck Two and half times higher than floating dock Habor Master advised that Neptune City was very interested. (Use for fireworks)	Resolution to sell hydraulic trailer for \$40,000 passed unanimously. Will sell via US Bid Gov't. Harbor Master authorized to sell concrete floating dock at fair market value.
Abandoned boats on property	Harbor Master engaged with attorney to seize as abandoned property with exception of one owner who is serving in Afghanistan. Take title and move. Three boats are 'garbage': destroy or give to auction. DEP will pump out fuel, bust up and put in dumpster. Mystery boat has Mass registration; no value.	
Mr. Olsen's traps	37 lobster pots: garbage Cost more to refurbish	Will be removed in two weeks
Miscellaneous	Seaport Marine removed their boats Terminated contract with Monmouth Marine. No money rec'd since January; breach of contract	
COMMENTS FROM COMMISSIONERS Minutes	Chair Fey reported that the last minutes were from October 2012 No dates for 2103 are posted on the website (Roberta advised they are on the calendar) No one at meetings since Jenn England Minutes were taken from tape when a quorum was held and transcribed Tape machine then broken Requested Board Sec'y	Future 2013 dates are to be posted on the Marina page and minutes/agendas to be posted on Harbor Commission Agenda/Minute page on website Twp Committeewoman Jahn directed the Business Administrator to contact the Twp Committee by e- mail and ask for okay to hire Board Sec'y
By-laws	Commissioner Mowzcan requested by-laws	Chairman Fey will get by-laws to Commissioner Mowzcan

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Slips	There are 155 slips New ramp control machine works perfectly Fee \$175 by March 15; \$215 thereafter	
Electrician's contract	Commissioner Oakley asked that the electrician's contract be terminated. Midcoast Electric has been terminated. Need to determine what works needs to be completed	JCP&L cut-in card submitted for 600 amp service 5' baby deck meter set for 4, 5, 6 & 7 Waiting for quotes to finalize contract
Blue Acres Acquisition	Mr. Martone's property: He is on notice FEMA may do PPD (Private Property Demo) Acquire lot under Blue Acres Acquisition Mr. Gadaleta advised other property owners attended meeting re same and several are interested, 21 parcels of land which are contiguous and butts to Twp owned land Oliver Bros. approved 9 lots; prime piece about 6 or 7 west of Riverview; pending Blue Acres 100% FEMA to DEP pre Sandy value less insurance money DEP can accept or reject.	September 1st to DEP April 1st offer
PUBLIC COMMENTS	<p>Concern raised about making the Marina a destination/a more public area (e.g. parties) Who will pay for damages?</p> <p>Someone suggested that having a mechanic on site not needed as everyone has their own. Reply was that it goes back to the question: what does the customer want?</p> <p>Public advised that turning on S Riverside is difficult as one pole sticks out in road</p> <p>Suggestion made to rent stand-up paddle boats. Advised that type of rental has exploded.</p> <p>Public advised jet skis are wedged in next to slip</p> <p>Public was advised that the Marina is an independent utility, and not in the general operating budget. No tax money goes into the operation of the Marina. The utility is self-sufficient; funding comes from fees.</p>	<p>Discussion indicated that extra security would be enforced; that gates would be up and the new security system would help; Twp will have umbrella policy.</p> <p>Pole will be removed.</p> <p>Harbor Master advised it would be removed immediately.</p>

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	<p>Frustration with electric and delay in getting it resulted in a lengthy discussion. How much of what I pay goes to pay electric? Can I get credit for it?</p> <p>Public advised that raccoons are a serious problem; can destroy wood and wires on boats. They have been seen boarding the boats.</p> <p>In response to earlier discussion regarding having more public events, public raised concern about parking. Also anxious about dock boxes in parking lot ; safety hazard? Parking is public because it is Green Acres property.</p> <p>Suggestion made to have a smaller marina building; only the basics, not a full-service marina.</p> <p>Public advised that the aluminum ramps are slippery; could be liability issue</p>	<p>It will discussed in-house regarding a possible fair and equitable solution for those who did not have use of power.</p> <p>Animal control will be contacted.</p> <p>Concerns about parking will be discussed with traffic officer, Sgt. Zarro</p> <p>Harbor Master to investigate use of non-slip treads</p>
Parking Bollards	Harbor Master advised parking bollards for electric panels are \$46.82 per	
Adjournment Next meeting	Meeting adjourned at 8:35 pm	Next meeting is Tuesday, September 10. 6:30 pm in the ECR

Respectfully submitted,

Roberta Grace