

NEPTUNE TOWNSHIP HARBOR COMMISSION March 13<sup>th</sup>, 2012

Don Imbriaco calls the meeting to order at: 1836Hrs and requests the marina secretary to call the roll:

**ROLL CALL**

Donald Imbriaco	<u>  Present  </u>	Hank Coakley	<u>  Present  </u>
James McNamara	<u>  Absent  </u>	Willis Wardell	<u>  Present  </u>
Beverly Fey	<u>  Present  </u>		

\* Also present. Tim O’Connor; Marina Supervisor and Jenn England; Marina Secretary

**Flag Salute**

The Chairperson announces that the notice requirements of R.S. 10:4-18 have been satisfied by the publication of the required advertisement in the Asbury Park Press and The Coaster on January 1<sup>st</sup>, 2012 posting the notice on the Board in the Municipal Complex, and filing a copy of the said notice with the Municipal Clerk. The Commission would like to request that the public present hold their questions until the public comment portion of the meeting.

**Action Items:**

**Motion to dispense with the reading of the previous minutes, January minutes to be sent via E-mail for the approval of the Commission.** (Any Amendments will be done Via- E-mail)

**Offered by:** Hank Coakley                      **Seconded by:** Beverly Fey

**Vote:**

Fey,   X  ; Imbriaco,   X  ; Coakley,   X  ; Wardell,   X  

**DISCUSSION ITEMS**

**New Business:**

**1. Marina Revenue / Appropriation Report**

Marina Supervisor noted to the commissioners to review the report on the right-hand side at the bottom to see out projection percentage from last year which is up 28%. The reason for the higher rate is from the improvements to pier 8, the marina and the fact that other marinas have raised their rates.

The winter storage looks low, but we have to remember we ran the early bird special and as money comes in still because it is just seasonal we will balance out at the end as we do each year. We had approximately 30new customers with the early bird special.

Beverley asked about the status of the Lease with MME: Tim replied with, “They went to a year-to-year lease and added some new clauses into it as well. This way we both have more flexibility. They did not need an RFP the Marina is a utility and not funded by the tax payers. So again, we had more flexibility with MME and the lease under this economic climate. It worked in everyone’s favor, and the Township acquired the end bay as well, which is something we wanted originally”

Hank commented on the winter storage rates being so high because of the rate changes and it is something we should consider again for this season. Tim replied with, “We were almost at full capacity

and some customers did get turned away because we were unable to store at the bulkhead again this year. Trailered boats can be moved easily and that was not an issue” Hank asked, “If we would consider storing RV’s here at the Marina for revenue”? Tim replied with, “That could be a possibility but we would have to check into the Township Ordinance” Beverley added, “If we do run the Early Bird Special again we will be full and we will be in the black on this revenue report not the red, other Marinas did under-cut us and we offer a better service”

## **2. Dockage Status**

Secretary Jenn England reviewed the dockage chart with the commission and proofed the previous year compared to the current year with them on the charts she supplied at the meeting. Half of the Marina is full from the improvements and anticipated construction that is on its way. The Commission asked to have the same chart displayed at the May meeting to see the continued progress.

## **3. Marina Improvements / Flood Mitigation Project**

Tim briefed the Commission on this. Is funded by FEMA and it has been a logistical nightmare, but if we did not do this we would have been worse off as you all know. Approximately \$600 hundred thousand has been spent and trying to get this done has been very hard. 1,200 feet of bulkhead in the least amount of time and fashion is what I have been asked to accomplish. I would have loved to have started this earlier, but 8-bids were on the project. K & G were awarded the job and they are doing an excellent job, we have been very lucky to date. This being said we must get the sheathing in, and then the delivery of the docks come and I could not get this all done at the same time we have very little time and space; nothing is working in our favor. We should be on target with everything, once they are done with the sheathing on the north-side of the marina they will then be on the south side of the marina and because of the money issue they now have to use the dead-men which make it much harder of a project and it takes more time. We had DEP issue’s that had to be dealt with each day as well.

The water and electric will come once everything is done and we are back up and running with JCP & L. The water will be first and then the electric because it has to be brought up to code so that will take a little longer. JCP & L has to bring a high voltage line down to us so I can get us 600amp; twin 30’s or single 30’s along with 50amps down the road. 150 Feet of floating docks with open space. Pier 5 will also have 50 amp 60ft long at the T also.

Don stated that we should allow our customers to enter the water into another slip while they are waiting for their piers to be complete. Tim and Jenn stated that they had already planned that out for them. Don then announced to the commission that he has leased a new slip at the SRBYC and he will be missed.

Tim added that the shetting and labor for Pier 5 has been in limbo and the bids did not come back until late December; however it did cause a delay. They will have an internal existing ramp to get onto that Pier. The footage of all, the new ramps are ADA compliant. The ramp will be shut down for a period of time until they can repair the south side area and we are unsure of the time frame or down time at this time. All the customers have been made aware of this in advance.

Hank stated that under line 5 here with south riverside drive the wall is a foot higher from what it was in some places why? Tim stated, “Now it will be 6ft above sea level, the pipe will be brand new, then the tide flex valves will be on the outfalls. All catch basins except for one fall on the south riverside drive area and 5yrs ago the pipes were done” Hank then asked what all the dirt pills were on the bulkhead? Tim stated, “They are for the back fill at the bulkhead and some soil recovery at the same time”

Hank stated that he was at the last Township Meeting and he understood that the Township had allowed AVON to drop spoils at our Municipal Dump and drying it some where else. Why can’t we do this because it does not sound right that we have allowed AVON and we can’t? Tim replied with, “We are taking it wet 1,000 cubic yards into our facility. It’s not a problem for us and we don’t have the money to do this and we were able to do these ourselves in the past. 3,000 cubic square feet of Belmar’s went into our land fill as well. We were the ONLY marina to have a permit dated 12/31 thru 6/1 because of the flounder spawn, and not other marina was allowed to dredge but us! So AVON and Belmar can not dredge until June 1<sup>st</sup> now, not us”

**COMMISSION COMMENTS/PUBLIC COMMENTS**

No Commission Comments.

Three (3) Public attended.

Martin Eisenschmied residing in Jackson, NJ and a boater at our marina. Stated he rented one of the new slips Pier 7 Slip 21 and part of my question was answered with Tim explaining things a little better in the report with the water/ electric / docks. The second part of my question pertains to the dock boxes. What if you offered to rent them to the customers instead of making us pay for them? The Commission stated that they would think about that and discuss it.

Roman Stefaniw residing in Neptune Twp. NJ and a boater at our marina. Stated that he had concerns with placing his vessel in the water early with no electric and water and the commission understood his concerns, but just did not have an exact time frame for him on when this would be up and running. Jenn added that Roman has been offered a slip temporarily on Pier one and he would have electric and water, however he has chosen not to accept the offer at this time. Tim anticipates that this project should rap up very soon, by the end of March to mid May we will be in our full season.

No other comments noted!

**ADJOURNMENT (Time): 1935hrs**

**Offered by:** Hank Coakley                      **Seconded by:** Beverly Fey

**Vote:**

Fey,   X  ; Imbriaco,   X  ; Coakley,   X  ; Wardell,   X