

Regular meeting of the Harbor Commission of the Borough of Atlantic Highlands was held Tuesday, December 11, 2012 at Borough Hall, 100 First Avenue, Atlantic Highlands, New Jersey.

Meeting was called to order at 7:00 P.M. with the following roll call:

PRESENT: Commissioner Hoffmann, Commissioner Thompson, Commissioner McDonald, Commissioner Curry, Commissioner Marchetti, and Commissioner Dellosso, Commissioner Frotton.

ABSENT: None.

Also present were Adam Hubeny, Administrator, Harbor Manager John Amici, Harbor Attorney Steven Corodemus, Richard White, and Carol Cassese, Secretary.

Commissioner Frotton announced that this Regular Meeting of the Atlantic Highlands Harbor Commission is called pursuant to the provisions of the Open Public Meetings Law. Adequate Notice has been provided by transmitting a Public Notice to the Asbury Park Press and The Two River Times and by posting it on the bulletin boards in the Harbor office and Borough Hall reserved for such announcements and by filing it with the Borough Clerk on January 5, 2012. This agenda is complete to the extent known and formal action will be taken.

CORRESPONDENCE: None

#### ADMINISTRATION:

Commissioner Hoffmann offered a motion approving the minutes of the Special Meeting held October 16, 2012 as recorded, seconded by Commissioner Marchetti and upon roll call was unanimously carried.

Commissioner McDonald offered a motion approving the minutes of the Executive Session Meeting held October 16, 2012 as recorded, and that the minutes remain sealed until the need for confidentiality is no longer necessary. Motion was seconded by Commissioner Dellosso and upon roll call was unanimously carried.

Commissioner Hoffmann offered a motion approving the minutes of the Emergency Meeting held November 1, 2012 as recorded, seconded by Commissioner Dellosso and upon roll call was unanimously carried.

Commissioner Hoffmann offered a motion approving the minutes of the Regular Meeting held November 13, 2012 as recorded, seconded by Mr. McDonald and upon roll call, was unanimously carried.

Commissioner Frotton introduced Thomas Welch, an aspiring Eagle Scout. He advised he would like to construct six to eight checker board tables at various locations in the Harbor as his project. The Commission agreed to the request and asked Thomas to present a written plan to Mr. Hubeny.

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Commissioner Frotton introduced David Marks, Eric Nathansen and Kristopher Krzyston of T&M Associates to address the Commission on a reconstruction plan for the harbor.

Based on their meetings with Mr. Hubeny and Mr. Amici, the following needs are to be addressed immediately. Reconstruction of Frank's Pier, the fuel dock, the fishing pier and temporary floating docks at the remaining piers. Installation of replacement electric, water and sanitary utilities and reconstruction of damaged sections of the promenade, railing and memorial garden. T&M is also prepared to inspect the existing facilities, design improvements, review bids and represent the Borough and Harbor from start to finish, T&M will also represent the Borough during consultations with the State and Federal regulatory agencies including the N.J.D.E.P. and FEMA. The total cost for the above work by T&M \$825,500. The reconstruction efforts for the piers and associated utility reconstruction and various other elements as outlined will cost \$4,850,000.

Discussion was held on financing. Commissioner Marchetti offered a motion to have Council pass and emergency appropriation in the amount of \$500,000 and to obtain a BAN in the same amount after January, 2013, seconded by Commissioner Dellosso and upon roll call was unanimously carried

#### COMMITTEE REPORTS:

CLEAN MARINA: Commissioner Marchetti commended Mr. Amici and employees for their efforts with the clean up of the Harbor.

FINANCE: Commissioner Thompson - no report.

OPERATIONS: Commissioner Hoffmann - no report.

LEASES: Commissioner Curry – Mr. Curry encouraged boat owners to send in their contracts for the 2013 season.

CAPITAL IMPROVEMENTS & SPECIAL PROJECTS: Commissioner McDonald- no report.

PERSONNEL: Commissioner Curry – No report.

#### ADMINISTRATOR'S REPORT:

Mr. Hubeny spoke on business interruption insurance and companies who specialize on same. Mr. Hubeny also spoke on the importance of adhering to the Local Public Contracts Law

ATTORNEY'S REPORT: Attorney Corodemus advised he will be meeting with Harbor tenants regarding responsibilities in reference to their leases.

#### HARBOR MANAGER'S REPORT

Mr. Amici reported that all boats that were knocked off their stands have been righted and re-blocked. Electric service to the Shore Casino, Sissy's Place, Bait & Tackle Shop and On The Deck has been restored, The Yacht Club and harbor shop will be restored next week.

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Last week a PW was sent to F.E.M.A. for reimbursement for Category B work, Force Labor & Materials, in the amount of \$408,228.00. On 12/10 there will be a meeting with F.E.M.A. regarding remediation work.

French & Parrello will prepare a rebuilding plan for the east side wall of the dredge pit due to erosion damage sustained during the storm. They will also have a structural engineer inspect the outside deck at On The Deck.

The head boats are operating and Seastreak is operating seven days a week from the bulkhead.

Many customers have called with questions regarding the 2013 season and paying their berth or facility use deposit payments. We have been reassuring tenants that if we cannot provide a slip or mooring for them or if their boat was determined to be a total loss and a new one has not been purchased, their deposit will be refunded. If their permanent slip/mooring is not ready, they will be placed in a temporary slip/mooring until their permanent slip is ready. If the slip is not ready by April 1<sup>st</sup>, the slip/mooring fee will be pro-rated.

Mr. Amici made the following recommendations for the rebuilding for 2013: the erosion on the west side of the launch ramp should be addressed by the engineer; the floating piers for Pier 7,8,9 and the floating dock between Piers 5 and 6 should be a priority; gangways will be needed for all of the floating docks; the security/customer service booth needs to be replaced to accept launch fees; land storage customers will have spaces in the yard for their trailers.

The Shore Casino suffered much damage, however nothing structural; the only damage to the Yacht Club was water damage in the hallway. On The Deck damage consisted of the roof structure on the outside deck being blown off and the first floor lobby was flooded which flooded the elevator shaft, Sissy's Place and On & Off Bait & Tackle were flooded with approximately two feet of water; the Seastreak office sustained some minor flooding. Frank's Pier was destroyed and a barge was brought in and anchored between Piers 2 and 3, a gangway was installed and service restored. The Senior Citizen building sustained a good deal of superficial damage to the exterior.

Harbor office employees have been relocated to a temporary office at Borough Hall. A temporary trailer has been rented for the yard crew. Harbor vehicles were removed from the harbor prior to the storm and none were damaged. The above ground fuel tanks sustained slight superficial damage to the concrete vault. The interior tanks and underground fuel lines were tested and appear to be in good condition. The land fuel dispensers and the fuel dispensers at the end of Pier 6 were damaged beyond repair.

The bulkhead appears to be in good condition with the only exception being the section on the east side of the Harbor Office. Many sections of the fence on the bulkhead are missing. All of the piers sustained severe damage and there are many sections that have lifted. All the electric service and the power pedestals on the piers are destroyed are in need of replacement.

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There were approximately thirty-five boats that remained in their slips during the storm. Those that sunk were removed and those that did not, sustained varied amount of damage and were hauled out before the Nor'Easter impacted our area the next week. The mooring field will be inspected by a diver.

The launch Ramp suffered some erosion on the west side and the launch floats were destroyed, the majority of the fencing in the yard was damaged and needs to be replaced; The water supply, electric receptacles and pedestals in the storage yard have been destroyed, all storage sheds have been destroyed. The portion of the trail that is owned by the Borough is completely destroyed.

OLD BUSINESS: None

NEW BUSINESS: None

Commissioner Curry offered a motion to pay Maser Associates a fee of \$2500.00 for inspection of the harbor office, shop and under On The Deck, seconded by Commissioner Thompson and upon roll call was unanimously carried.

PUBLIC PORTION: Commissioner Frotton asked if anyone from the public cared to address the Commission.

Jim Krauss, 77 Bayside Drive, reported on a recent meeting he attended on rebuilding a resilient New Jersey Shore, and distributed information to the Commissioners.

Donna King, Ocean Boulevard, asked questions regarding the Harbor finances. Mr. Hubeny and Mrs. Frotton responded.

Adrian Begley liaison to the Yacht Club asked questions about the Yacht Club building.

Harry Hinkleman of Pier 5 asked if raising the sea wall had been considered. Mr. Hubeny replied that he had spoken to the Army Corps of Engineers and F.E.M.A. regarding that issue.

Greg Pollack of the yacht club sailing program asked about their shed and three missing boats. He advised the boats were in the yard and on trailers after the storm.

Commissioner Frotton advised the commission should hold more meetings in 2013, until storm issues have been settled.

Commissioner Curry offered a motion to hold Regular Meetings on the second and fourth Tuesdays for the year 2013, seconded by Mr. Hoffmann and upon roll call was unanimously carried.

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At 8:15 P.M. Commissioner Hoffmann offered the following resolution and moved for adoption:

RESOLUTION

WHEREAS, it is necessary for the commissioners of the Atlantic Highlands Harbor Commission to discuss in a session not open to the public certain matters relating to the item or items authorized by N.J.S.A. 10:4-12B and designated below:

Leases

THEREFORE, BE IT RESOLVED by the Atlantic Highlands Harbor Commission assembled in public session on December 11, 2012 that it proceed into Executive Session for discussion of matters relating to the specific items listed above.

It is anticipated that the deliberations conducted in closed session may be disclosed to the public upon determination of the Commissioners that the public interest will no longer be served by such confidentiality.

Resolution was seconded by Commissioner Marchetti and was adopted upon the following roll call vote:

AYES: Commissioners Hoffmann, Thompson, McDonald, Curry, Marchetti, Dellosso, Frotton

NAYS: None

Regular meeting re-convened at 8:35 P.M. with all Commissioners present.

There being no further business to come before the meeting Commissioner Hoffmann offered a motion to adjourn, seconded by Commissioner Thompson and upon roll call was unanimously carried.

Meeting adjourned at 8:36 PM.

Carol Cassese, Secretary

















