

Minutes from June 25th, 2013 Harbor Commission:

This meeting was called to order at 7:00pm at the Atlantic Highlands Court Room with the following roll call:

Present: Commissioner Jacob Hoffman, Commissioner Frank McDonald, Commissioner Jane Frotton, Commissioner Walter Curry, Commissioner Helen Marchetti, Commissioner Jack Archibald Jr.

Also Present: Adam Hubeny, Atlantic Highlands Borough Administrator. Steve Corodemus, Atlantic Highlands Harbor Attorney; Harbor Master John Amici; Eric Nathanson, T&M Associates.

Commission Chair Frotton announced 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. This notice is also posted on the bulletin boards in the Atlantic Highlands Harbor office and Atlantic Highlands Borough Hall reserved for such announcements and by the filing with the Municipal Clerk on January 3rd, 2013. This agenda is complete to the extent known and formal action will be taken.

CORRESPONDENCE: None

ADMINISTRATION:

Commissioner Thompson offered a motion approving the minutes of the regular meeting held as recorded on June 11th 2013, seconded by Mrs. Marchetti, and approved by the following affirmative votes; Commissioner Jacob Hoffman, Commissioner Frank McDonald, Commissioner Jane Frotton, Commissioner Walter Curry, and Commissioner Helen Marchetti. Commissioner Jack Archibald Jr. abstained.

PAYMENT OF BILLS:

Commissioner Marchetti offered a motion approving the payment of bills seconded by Commissioner Hoffmann, approved by the following roll call Commissioner Thompson, Commissioner Frank McDonald, Commissioner Jane Frotton, Commissioner Walter Curry, and Commissioner Helen Marchetti. Commissioner Jack Archibald Jr. abstained.

Status report from T&M Associates: presented by Project Manager Eric Nathanson

T&M Status Report

Frank's Pier

- All structural and utility components have been installed.
- Galvanized steel ladders have been installed along west side of pier; all but approximately fifteen ladders have been installed on the east side of the pier; remainders of ladders are currently being galvanized and will be installed towards the end of the week.
- Seastreak has been relocated to its permanent location at the 'island' at the end of Frank's Pier.
Contractor has installed two steel support piles for Seastreak gangway between finger pier and Hesse Property; Seastreak has completed installation of gangway and support beam and is currently operating its business. Contractor has installed timber railing along both sides of finger pier to ensure ferry passenger safety. HC personnel will install matching timber railing at end of main section of Frank's Pier for safety.
- Finger piers for charter boats are complete with decking, cleats, and fire extinguishers. Mooring piles for the charter boats will be installed under consultation with Mr. Amici. Mr. Amici will provide a final field sketch of where mooring piles are to be placed; that sketch will be provided to Reid for installation.
- Target date for 100% completion of Frank's Pier is July 5th; Reid is hopeful that date can be beat pending installation of final mooring piles on east side of pier.

Piers 1 - 5

Delivery start has been expedited to 6 week duration instead of 10 weeks as previously established in contract with Techno Marine. Delivery is scheduled as follows (weekday delivery):

- Pier 1: All floats have been installed; date for installation of floats and piles was scheduled for completion on 6/28 so Reid has been able to make up some time. Final completion date for docking of boats and access to utilities is July 8th.

- Pier 2: Date for installation of floats and piles is scheduled for completion
- on July 2nd and boat- ready by July 13th. Pier 2 is currently being installed; fender/mooring piles have been installed between the Sea Hunter and the floating dock on Pier 2.
 - Pier 3: Date for installation of floats and piles is scheduled for completion on July 9th and boat ready by July 22.
 - Pier 5: (Being discussed before Pier 4 due to proposed installation sequence and necessary access). Date for installation of floats and piles is scheduled for completion on July 16th and boat ready by August 1st. Floats will be delivered to site next week.
 - Pier 4: Date for installation of floats and piles is scheduled for completion on July 23rd and boat ready by August 5th. Installation of proposed yacht club shed at end of pier is being coordinated by the Harbor Commission and the Yacht Club. T&M and Reid will contact Techno Marine with specifics of shed to ensure the end of the pier has enough floatation for support.
 - Techno gangways have been delivered to the site for installation when ready.
 - Observation platform floating docks are currently being fabricated and should be delivered to the site as soon as complete.

Pier 5 ½

- Completely installed
- Railing will be installed by end of this week
- Boat ready by June 29th
- Gangway will be installed by HC personnel towards end of this week

Fuel Pier/ Pier 6

- Structurally complete; all utilities installed including 6 of the 7 overhead LED light poles; last one will be installed when fuel system and fuel building is complete.
- Ladders for the east side are scheduled for installation week of July 1st.
- Wave screen on west side will be installed tomorrow; east side by end of week.
- Electric utilities will be energized pending final approval by JCP&L; Reid, Sodons, and T&M coordinating final utility approval as required.
- Fuel dispensers will be installed as soon as building is done; target completion for fuel building and dispensers is July 3rd.

- Testing of all fuel lines and dispensers has been completed; all passed.
- Fuel building exterior and roofing including support columns is complete.
- Based on current progress and meetings with contractor, Pier 6 will be completed and open for business including fuel sales on or before July 3rd.

Fixed Launch Ramp Pier (Pier 7), Piers 8 & 9

- Fixed Launch Ramp Pier complete
- New concrete ramp for user access has been formed and poured
- Gangways installed
- Pier 7 is essentially installed with exception to one dinghy dock that will be installed after all mooring piles are replaced; this will allow barge access. Once barge is removed, last dinghy dock can be installed.
- Pier 8 is installed with gangway
- Boat launch ramp has been opened; asphalt will be milled and overlaid when all work in that area is complete.
- Water service for 7 and 8 has been installed by HC personnel.

Fishing Pier

- False work currently installed for fishing pier
- Most Timber piles installed
- During installation, it was determined that fixed pier section generally running north south is approximately 20 feet short of pre-storm length;
- The design was based on all record documents/aerials/drawings we had available right after the storm, including 2007 Monmouth County aerial GIS mapping. Those documents did not reflect the fact that the fishing pier was extended by 20 feet sometime between 2007 and 2011. This was determined in the field on Friday morning. The project team is currently reviewing the design alternatives and cost that will allow the fishing pier to be replaced to its pre-storm condition.
- **Potential Change Order for this required Pier Extension is \$107,363.97 – UNDER REVIEW BY T&M**

Dredging

- Dredging has been completed as per contract.

Additional Engineering and Construction Services

- Timber bulkhead between Harbor Office and Boat ramp to be replaced with steel sheeting sometime in the fall
- T&M has contacted a drilling contractor to investigate the area under Harbor Office to finalize design requirements for new steel bulkhead
- T&M anticipates that the drilling contractor will complete its investigation within three weeks.

Concludes T&M Associates update.

Pier 9: Motion to approve to move forward with Pier 9 without interruption while reserving the Harbor commissions rights to negotiate with T&M Associates. Motion to approve offered by Jacob Hoffmann and seconded by Mr. Curry. Motion carried.

COMMITTEE REPORTS:

CLEAN MARINA REPORT:

Commissioner Marchetti thanked Mr. Amici for speaking with Seastreak to clean up the debris at the rear of their building.

FINANCE & PERSONNEL:

Commissioner Archibald stated that fuel sales for May 2012 were \$230,000.00. Fuel sales for May 2013 were \$750.00.

Revenues are off 37%. Revenues in year to date May 2012 through May 2012 were 2.1 million, Revenues in 2013 year to date through May 2013 were 1.3 million which approximately \$800,000.00 in lost revenue

Total Harbor refunds year to date to May 2013 are \$157,940.00, \$88,000.00 of which has been since in May 1st 2013.

Positive news the balance of the BANS have been sold to finance this project. They have secured a better rate at .74 for the balance of \$ 8,000,000.00 and have managed to lock in that rate for 1 year.

OPERATIONS:

Commissioner Hoffmann had no report, he said everything has been covered.

LEASES:

Commissioner Curry reported that the Atlantic Pier Company has agreed to a 5 year lease, running from June 1, 2013 through May 31, 2018 for the two parcels of property Lot 5.01 Block 118 and Lot 9.01 Block 7. If the commission wants the lease extended they will notify Atlantic Pier Company prior to April 1st 2018. This is basically the same lease that has been extended every 1 to 2 years it is now 5 years. It does have 1 addendum in which Mrs. Hesse reserves the right to terminate the lease with 6 months advance notice if she should be able to develop that property.

ADMINISTRATORS REPORT:

Mr. Hubeny reported that Monmouth County as a whole is renewing their multi-jurisdictional hazardous mitigation plan. The plan takes a county wide approach in dealing with mitigation along Bayshore trail, Bayside Drive, the Harbor and The Avenue "A" beach. This plan puts all that into play. The last plan was completed in 2008. We had submitted for four separate grants and unfortunately none were funded. We are going to go in and try again on this new mitigation plan.

Mr. Hubeny said that he would be attending pre-conference Wednesday June 26th for a post Sandy planning assistance grant. Mr. Krause has been involved with this in regards to some issues along the Bayshore trail and the Avenue "A" beach. Mr. Hubeny will be talking with the governing body tomorrow in Trenton in more detail. Mr. Hubeny handed out some information from Bathgate and Merlin regarding a policy holder advocate as it deals with our business interruption insurance in the Harbor. The Commission has been in communication through Mr. Grady their advisor. These gentlemen are advocates that deal with major disasters and they will be talking to the governing body tomorrow evening in executive session in the possibility of hiring them to assist Mr. Grady. There is no upfront cost to this service but there is a 10% charge on whatever they recover. Mr. Hubeny asked to have it put on record that Mr. Grady may need some legal assistance with recovering on the business interruption insurance.

Mr. Hubeny told the Commission that on Saturday June 15th Joe Hanlon and Corinna Thuss two local residents organized a clean-up in the Harbor. They cleaned the beach, some of the Bayshore Trail and behind Seastreak. He said they did a lot of work and collected a lot of debris and said that it was greatly appreciated; it saved the Borough approximately \$2,300.00. Mr. Hubeny said that the Harbor crews are extremely going from dock to dock working very hard.

Mr. Hubeny continued saying that there was an issue with the electric under the roadway parking lot at On the Deck on Sunday June 29th 2013 he said that he understands that power has been restored.

HARBOR MANAGERS REPORT:

Mr. Amici reported that Eric Nathanson and Mr. Hubeny have already covered most of everything that is going with the Harbor rebuild.

Mr. Amici said that no one will be permitted east of the Shore Casino on the Promenade, during the Fireman's Fair. He said gates will be erected; as a safety precaution because there are various items of construction equipment and pilings and no railings on the promenade.

Tenants on Slip 5½, Pier 6, Pier 7 and Pier 8 will not be permitted to stay at the dock once the fireworks start. No one will be permitted to sit on their dock during the Fireworks display due to safety issues. If they plan on launching their boats they will be advised that the boat ramp will be closed from 7:00pm until 11:00 pm.

Mr. Amici met with Tony Citerio from the Atlantic Highlands Yacht Club regarding the building at the end of Pier 4; He advised him that Mr. Corsci needed additional information from the club and discussed The Blue Water Regatta tentatively scheduled for Saturday August 3rd and Sunday 4th and Blessing of the Fleet tentatively scheduled for August 12th He said they will meet as the dates again as the dates approach.

Mr. Amici and Mrs. Frotton were interviewed by FEMA and that will be posted on our website shortly.

OLD BUSINESS:

There was no old business.

NEW BUSINESS:

There was no new business.

PUBLIC COMMENTS:

Donna King – 51 Ocean Blvd. Stated that there is a lot going on and it's all bad. She said they were able to raise over \$25,000.00 for the fireworks and is hoping that they can get people here to view the Fireworks. She asked how much has been spent up tp this date and was told Fourteen million plus changes orders. Ms. King expresses her frustration with the state of the Harbor. Mr. Archibald thanked publicly Ms. King for raising \$25,000.00 for the fireworks.

Peter Sherely Mooring J-7: Thanked the harbor and Ozzy and his crew and his crew as well as the office and John for working so hard.

Rich Joyce Mooring E-2: Asked about Dinghy docks. He was advised that additional dinghy docks have been added and he should go down to the harbor and see Mr. Amici who will be happy to show him the additional dinghy docks.

Alan Asher Portland Rd. Highlands: said that the Hesse Pier is very unsafe. The commission responded that the Hesse Pier is not the Harbor's responsibility but will speak with Seastreak regarding the situation.

Debra Carr, 78 8th Avenue: Asked if the Harbor Commission could accelerate the paving of the Hesse Pier. The Harbor Commission will speak with Seastreak regarding this issue. She also asked why they don't operate any weekend service from Atlantic Highlands. The Commission has discussed this with Seastreak and will bring it up again.

Jeff Joyce N-4: Asked why the Commission didn't make a \$1,000.00 contribution to the Atlantic Highlands Yacht Club? He was told that the Commission voted not to do this and that he can put in for a refund for his Dinghy Dock permit and you can put in for a refund.

Tony Citerio Rear Commodore Atlantic Highlands Yacht Club: wanted to clarify that the Yacht Club did offer the Harbor a \$1,000.00 for a 4 week launch service. Sailboats can still utilize the launch service for \$35.00 per launch.