

ATLANTIC HIGHLANDS HARBOR COMMISSION
MARCH 26, 2013

This meeting was called to order at 7:00 PM at the Atlantic Highlands Borough Hall meeting room with the following roll call:

PRESENT: Commissioner Hoffmann, Commissioner Thompson, Commissioner McDonald,
Commission Chair Frotton, Commissioner Curry, Commissioner Marchetti,
Commissioner Archibald

ABSENT: None

Also present: Steve Corodemus, Commission Attorney; John Amici, Harbor Manager; Adam Hubeny, Borough Administrator; Rich White, Harbor OEM; Eric Nathanson, T&M and members of the Public.

Commission Chair Frotton announced that this Meeting of the Atlantic Highlands Harbor Commission is called pursuant 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. The Notice is also posted on the bulletin boards in the Harbor Office and Borough Hall reserved for such announcements. The Notice is also complete to the extent known and formal action will be taken.

CORRESPONDENCE:

Chairperson Frotton reported that the Atlantic Highlands Arts Council has written to request the use of the Harbor Gazebo area for the fifth annual FilmOneFest, on Saturday, July 20, 2013. They have already received approval from the Special Events Committee. The program will run from 6 pm to 11pm with a rain date of Sunday, July 21, 2013.

Commissioner Marchetti offered a motion approving the use of the Harbor Gazebo area for the FilmOneFest, July 20, 2013; rain date July 21, 2013, seconded by Commissioner Thompson and approved by the following roll call vote:

AYES: Commissioner Hoffmann, Commissioner Thompson, Commissioner McDonald,
Commission Chair Frotton, Commissioner Curry, Commissioner Marchetti,
Commissioner Archibald

NAYS: None

ABSTAIN: None

Chairperson Frotton noted that there were two letters from the Dorothy B. She said that these will be further discussed with the Lease Committee, the Business Interruption Company and the Attorney, so those letters will be tabled for the time being. Commissioner Archibald asked that a letter be sent acknowledging receipt of the letters and advising that a formal response will be sent at a later date. Chairperson Frotton explained that there has been communication between Mr. Corodemus their Attorney who were also in the audience tonight.

ADMINISTRATION:

Commissioner McDonald offered a motion approving the Payment of Bills, seconded by Commissioner Curry and approved by the following roll call vote:

AYES: Commissioner Hoffmann, Commissioner Thompson, Commissioner McDonald, Commission Chair Frotton, Commissioner Curry, Commissioner Marchetti, Commissioner Archibald

NAYS: None

ABSTAIN: None

ABSENT: None

Chairperson Frotton asked Mr. Nathanson to give a status report of the progress of the reconstruction of the Harbor from T&M. (Portions of Mr. Nathanson's report will be in detail, as requested during the Public Comment portion of the meeting, by Ms. Dawn Bruno, representing Kevin Bradshaw of the Dorothy B.) Mr. Nathanson began with the schedule. He said that during the last meeting, there was discussion of an extension of the schedule due to weather and contract delays. JH Reid is being held to that extension, and they are proceeding accordingly. He said they have encountered some additional schedule delays relative to installation of the timber piles. It was discussed, at the regular project meeting this afternoon, that they will pre-drill the pilings to facilitate installation of the timber members because just vibrating or hammering them into place is not going to work, due to the dense clay and sand materials. He said that T&M will work very closely with Reid on this to expedite the process. He will get a breakdown of cost and time by tomorrow. An additional crew will be brought on to do all the pre-drilling. Framing has been started at Frank's Pier, the template system was put in at the Fuel Pier and they will continue to go back and forth to make as much progress as possible. A third crane is being brought in to drill. Divers will begin in the next day or two to start the cross bracing. Sodon's, the electrical contractor is doing a great job. Materials and lead times are working out better than expected. Mr. Nathanson then spoke of the progress in the Party Boat area. He said the stair strengtheners are in place and they are just waiting for the steps to be put on. Utilities are in place there, including the pump out system, the electrical distribution system is also in place. Mr. Nathanson said he was working with Mr. Amici today about where to put the fire extinguishers for the Party Boats, so that everybody is compliant and safe. Dredging is about to be initiated, the work from CDF is complete. Caruso finished the work, with the exception of a couple of punch list items. Mr. Nathanson continued, saying JH Reid is ready to start dredging. Wickberg is going to be moved to the site, with hope that they can initiate dredging, at the middle, or towards the end of next week. They are going to start fusing the pipe together, about the middle of next week. The pipe will lay over the top of the new berm at the CDF, and just roll in. Commissioner Archibald asked how long the dredging will take, to which Mr. Nathanson answered four weeks. Mr. Hubeny asked Mr. Nathanson if he would speak a little more about the Party Boats, since there are a lot of Captains in the audience tonight. Mr. Nathanson said electrical service will be installed by the middle of the month. It will take 10 days to a couple of weeks to get everything in place. Chairperson Frotton asked if there would be generators set up in the meantime and Mr. Nathanson said yes, temporary service is hooked up. He said they will work with JH Reid to be sure that all Party Boats have room and the service to operate, because they understand the importance of their slips. Mr. Hubeny said this would also include Mr. Hagerman, who is not here at this time, because of his loading with Pier

2. Mr. Nathanson said that Mr. Hagerman usually bows in his vessel in the far eastern slip and is concerned because he doesn't have the piles, or the unit of room to tie up stern first, so he will back up to the Party Boat platform. JH Reid has agreed to accommodate that as expeditiously as possible by installing some temporary piles along the steps, they will have electric and pump out service just like everybody else has. Mr. Nathanson said that they expect to have everything complete and fully operational within 10 days to 2 weeks. He said that he can't know what may happen relevant to weather delays, but he can promise the commitment of T&M Associates and the contractor to address the needs of this particular group. He said that Mr. Reid himself is a fisherman and wants to see the Party Boats fully operational. Mr. Nathanson said that the same goes for the Charter Boats. They will make sure that Frank's Pier is set up so that the boats can operate. Access is the real issue, these are huge barges with big cranes and it is difficult to envision operating Party Boats amid three cranes and barges, chamber vessels, push boats, utility contractor boats and it will be will be a challenge for everyone. He said dredging is going to be expedited. They met with Arora Environmental to discuss the fuel system. The Harbor Commission is going to go with the digital gas dispensers to make sure that they interface properly with the point of sale system currently being used. Mr. Nathanson said that T&M has submitted a Conditional Survey Report. He said that they have the following recommendations: Steel sheeting be installed along the bulkhead next to the Boat Ramp between the Harbor Master's Building and the Boat Ramp; Rebuild the Fixed Launch Ramp Piers and Extending the ramp, so that its usable at low water. T&M will work with the contractor to secure a fair price, if the Commission advises them to do so. Mr. Archibald asked that Mr. Nathanson give a quick recap for Mr. Hagerman, who just walked in. Mr. Nathanson said that they met with Mr. Hagerman on site, and that they know what his needs are. He said that he will facilitate this to the best of his ability. Mr. Hubeny explained that Mr. Corsi, from JH Reid, made a commitment at this morning's meeting to get Mr. Hagerman up and running. Mr. Nathanson said that there will be piles along the platform and three piles to tie up to. Once they proceed with the floating docks, they will put a float down with a gangway so that Mr. Hagerman can load and unload passengers on the port side. Mr. Archibald asked if they were going forward with the Sea Streak. Chairperson Frotton said that they are waiting for the final word from DEP. There has been some communications back and forth between DEP and the Engineering Firm, and it looks like it will move forward. This work will be done under an emergency permit and will not include the walkway, the covered walk, or any parking on that jetty. Mr. Hubeny said that by doing this, Sea Streak will only need to make one move, that way passengers won't have to keep changing where they need to go to be picked up. Mr. Archibald asked if provisions have been made for the Yacht Club with the launch. He was told that there will be a temporary location made available for them by May 1st. Mr. Hubeny said that they are trying to get 7, 8 and 9 fixed with the floats that are already in the Harbor, so they will probably be able to set up temporarily in that area. All the materials are in for 5 ½, 7, 8 and 9, but that area needs the most dredging. Mr. Hubeny noted that cameras have been installed for viewing the progress through the website, but are not yet operational. Mr. Nathanson said that T&M has the shop drawings for the Techno Marine Floating Docks. Once the shop drawings have been reviewed they will be able to recommend that they be obtained. He said that right now it looks like delivery will begin on May 5th. Mr. Archibald asked if there were any other materials that were being waited for. Mr. Nathanson said that everything is coming in, a lot of the hardware needed to be fabricated. Lead time on the gas dispensers is about 4 weeks. Mr. Hubeny said that the diesel fuel is up and running in the on land fuel dispensers and the gasoline should be ready to go any day.

Commissioner Marchetti said that Mr. Nathanson and T&M are doing a fabulous job, along with JH Reid. Commissioner Frotton agreed.

COMMITTEE REPORTS:

CLEAN MARINA:

Commissioner Marchetti had no report this evening.

FINANCE:

Commissioner Archibald said that he was happy to report that the Borough went out to sell eight million dollars worth of Bond Anticipation Notes to finance the project in the Harbor and they received an interest rate of .75 for one year from Wells Fargo (7 million Harbor – 1 million Borough Water & Sewer). He said that this is a pretty awesome rate. He reported that a lot of other towns in the area that are selling notes are getting interest rates close to 1.1 or 1.2. He said that the Borough will be selling another nine million of these notes in April which was disclosed to all bidders and Wells Fargo has indicated that they will be bidding on those notes in April. A similar interest rate would be nothing short of a home run for the Harbor. Commissioner Archibald said that Mike Grady, who will be preparing the Business Interruption Claim, will be making a presentation to the Mayor and Council tomorrow night. He invited the Harbor Commissioners and any of the public to come to that meeting. Commissioner Archibald said that the Harbor is about 70% full at this time. He said that a lot of new tenants have been picked up over the last two weeks.

OPERATIONS:

Commissioner Hoffmann said that he has no report, everything has been covered. He feels that there will be an upswing in progress over the next week.

LEASES:

Commissioner Curry reported that they are working on lease renewals with Sissy's and On the Deck. He said that they will have to modify the lease for Summer Storage because the fixed piers are going to be changed to floating piers. The rates will not change, only the wording will change.

CAPITAL IMPROVEMENTS & SPECIAL PROJECTS:

Commissioner McDonald had no report.

ADMINISTRATOR'S REPORT:

Mr. Hubeny reported that they went out to bid on the Dock Boxes. They came back \$279 for the large and \$259 for the small and will be awarded at the Mayor and Council meeting

tomorrow night. They will order 250 of the large and 125 small. Mr. Hubeny said the Fence Bid will be authorized tomorrow night to be returned on the April 18, 2013. The Governing Body awarded the Freezer/Cooler Bid for On the Deck. One Change Order was approved for \$1,465 which brought the total to just over \$45,000. There were no bidders on the canopy for On the Deck. This is the responsibility of the Harbor Commission, so that will be reauthorized tomorrow. If there are no bidders again, then they can negotiate to have someone come in and do that. Mr. Hubeny said that they working on the HVAC for On the Deck. Electrical work is being done on the Freezer/Coolers in the back of On the Deck, and the condenser unit for the Bait Shop. He said there are a few more bids to go, and what has been done so far has been handled by the Borough. There will be a meeting with the insurance people on Monday, April 1st regarding the Ice House. Mr. Hubeny feels this will give them a better understanding of what is covered and what is not. He will have a report by next month.

ATTORNEY'S REPORT:

Mr. Corodemus reported that he is working to support the Lease Committee.

HARBOR MANAGERS REPORT:

(Portions of Mr. Amici's report will be in detail, as requested during the Public Comment portion of the meeting, by Ms. Dawn Bruno, representing Kevin Bradshaw of the Dorothy B.) Mr. Amici reported that they are starting to receive FEMA money. They received a check for \$153,161 for the Category B work which has been done with clean up and debris removal. FEMA representatives took a physical inspection of all of the buildings early in the week, they will be back for a more in depth look at the buildings. Land Fuel Pumps are in, diesel is running and gasoline should be working in a day or two. The damaged column in the front of the Shore Casino has been replaced, the fence in the back by the kitchen door will be replaced this week. The plans for the patio on the side of Sissy's Place should be finished and a rough estimate for the work will be about \$26,000. Mr. Amici said that they plan on having that done by April 15th. The Public Bathrooms at the Senior Building have been cleaned and remediated. They are drying out the crawl space. Mike Bennett was the low bid for the renovations, and will begin shortly. Mr. Amici said that he just got the estimates for the Security Booth. The electrical work will be about \$16,000, for the wiring and it should be pretty good after that. Salvaged boats that are in the yard must be moved out of the yard by May 1st. The majority of the Floating Docks, which were ordered from Sullivan, are all here with the exception of a few of them from Pier 9. Mr. Amici said that the ladders for the Head Boats are being made and will be installed this week. The forms that were completed by the Head Boat Captains for JCP&L have been received, so that the electrical can be put back up. Chairperson Frotton asked if Mr. White had any comments. He did not. Chairperson Frotton thanked him for his help and told him he has done a great job assisting Mr. Amici.

OLD BUSINESS:

There was no Old Business.

NEW BUSINESS:

Commissioner Curry said that the Harbor Commission will reimburse Sissy's \$17,236.78 for money that they put out which will be covered by our Insurance.

Commissioner Curry offered a motion approving the Reimbursement of \$17,236.78 to Sissy's Place, seconded by Commissioner Marchetti and approved by the following roll call vote:

AYES: Commissioner Hoffmann, Commissioner Thompson, Commissioner McDonald, Commissioner Frotton, Commissioner Curry, Commissioner Marchetti, Commissioner Archibald

NAYS: None

ABSTAIN: None

ABSENT: None

PUBLIC COMMENTS:

Dawn Bruno, Representing Kevin Bradshaw, owner and operator of the Dorothy B. Ms. Bruno asked that the minutes of this meeting contain the full content of the status of the Party Boat Dock. In particular she asked to have the portions of the report which stated that the strengtheners for the stairs are in but the risers are not; the electric is not complete but should be installed by the middle of the month. She would like it noted that the Pump out facilities are complete, but fire extinguisher facility devices are not yet complete. She continued, asking to include in the minutes that the Head Boat/Party Boat area will be fully complete and operational in a week to 10 days, weather permitting. She would like it in the minutes that Mr. Amici said that the security booth is not yet fully complete and operational and that the ladders are not yet installed. Ms. Bruno also asked that it be included that Mr. Nathanson said that generators will be installed for electric, somewhere on the promenade. Mr. Ron Santee asked if it would be possible to block off a few parking so there would be room to work on the boats. Mr. Amici said that starting Monday commuters will be directed to park in the Sea Streak lot. Mr. Hubeny suggested that barricades be put out for the weekend, Mr. Amici agreed. Mr. Grecky, Bayside Drive, asked when the water would be available in the yard and when the slop area would be open for disposal of anti-freeze and such. Mr. Amici said that the tanks have been drained and are usable now, most of the water is on and the electric along the fence is on. Mr. Adrian Bagley asked if there were dates available for the opening of the different Piers. Commission Chair Frotton said that that is an issue that was discussed at this morning's meeting and they will post this information on the web page as it becomes available. Mr. Frank DeCarlo, 82 Center Avenue commented that he has been coming to the Marina for years and has always used the Residential Ramp Permit. He has heard that there will no longer be Residential Ramp Permits that everyone is now going to pay the same price. He said that the price has gone up 230%, from \$160 to \$400 and the Senior Citizens cannot afford this. Mr. DeCarlo asked if there was any way to renegotiate this. Mr. Hubeny explained that the state does not allow for residential and non-residential rates. Mr. Parson, 2 Harborview Drive, said that the web site is greatly lacking in the posting of the minutes and agendas. Commissioner Curry said that the Harbor office staff is extremely busy. Commissioner Archibald said that this request is not unreasonable and that the web page will be updated. Chairperson Frotton agreed. Mr. Parson also noted that Mr. Archibald's writings were fantastic. Chairperson Frotton said that they will also be posted.

EXECUTIVE SESSION:

No Executive Session was needed

There being no further business for the meeting, Commissioner Curry offered a motion to adjourn, seconded by Commissioner Thompson and by voice vote was unanimously carried.

Meeting adjourned at 7:50 PM.

Michelle Clark, Recording Secretary

