

MAYOR AND COUNCIL
BOROUGH OF MANTOLOKING
OCEAN COUNTY, NEW JERSEY

Draft #1 (07/01/2015)

MINUTES OF THE SPECIAL MEETING
TUESDAY JUNE 30, 2015
Mantoloking Yacht Club
1224 Bay Avenue
Mantoloking, New Jersey

A Special Meeting of the Mayor and Council was held this day in the Mantoloking Yacht Club, Mantoloking, New Jersey.

CALL TO ORDER Mayor George C. Nebel called the meeting to order at 5:30 p.m.

OPEN PUBLIC MEETING STATEMENT Mayor George C. Nebel read the following statement:

In compliance with the provisions of the New Jersey Open Public Meetings Act, adequate notice of this meeting of the Mantoloking Borough Council has been advertised in the manner provided by law.

ROLL CALL

Present: Mayor George C. Nebel, Council President Ann Elizabeth Nelson, Councilmen Alan C. Laymon, Peter R. Strohm, Steve Gillingham, Robert S. McIntyre, Chris Nelson

Absent: none

Also Present: Beverley Konopada, Acting Borough Clerk, Edwin J. O'Malley, Jr., Borough Attorney

PLEDGE OF ALLEGIANCE: Mayor George C. Nebel led the assembly in the Pledge of Allegiance.

PRIVILEGE OF THE FLOOR: Mayor George C. Nebel opened the meeting for public comment and questions about the agenda. Seven comments were made regarding Borough Hall Plan A.

Project made Mantoloking less strong

Lack of transparency

Solution to Plan B -meeting room

Consolidation of municipalities

Slow down the process

Councilman Gillingham presented the public with the following statement:

I AM PLEASED TO HAVE THE RESPONSIBILITY TO MOVE ONE OF THIS GOVERNING BODY'S MOST SIGNIFICANT LEGISLATIVE ACTIONS EVER. BUT BEFORE I DO, PLEASE PERMIT ME TO EXPLAIN HOW I CAME TO THE CONCLUSION TO DO SO. BECAUSE IT HASN'T BEEN EASY!

AS AN ELECTED OFFICIAL I TAKE SERIOUSLY MY RESPONSIBILITY TO REPRESENT MY CONSTITUENTS. THAT'S WHY, WHILE I HAVE ALWAYS ACCEPTED THE NEED TO REPLACE OUR STORM-RAVAGED MUNICIPAL BUILDING, I HAVE BEEN RELUCTANT TO PROCEED WITH A COURSE OF ACTION ABOUT WHICH THERE HAS BEEN SO MUCH NEGATIVE COMMENT.

BUT TWO YEARS OF PUBLIC DISCOURSE ON THE PROJECT HAVE MADE IT CLEAR TO ME THAT, IN MANTOLOKING, BOROUGH HALL IS MORE THAN A UTILITARIAN OFFICE BUILDING. JUST AS IT IS IN ABOUT 50 OTHER JERSEY SHORE COMMUNITIES, MANTOLOKING'S BOROUGH HALL IS A SYMBOL OF THE TOWN'S 100 YEAR-OLD DETERMINATION TO BE A SMALL, INDEPENDENT, FULL-SERVICE MUNICIPALITY. I SUGGEST THAT, IF WE CONTINUE TO MANAGE THE TOWN OUT OF A PATCHWORK COLLECTION OF RENTED AND BORROWED FACILITIES, OR EVEN A DOWNSIZED, COMPROMISE FACILITY, OUR COMMITMENT TO MUNICIPAL SOVEREIGNTY MAY NOT BE TAKEN SERIOUSLY AND, LIKE OUR LOCAL SCHOOL BOARD WAS A FEW YEARS AGO, WE CAN BE AN EASY TARGET FOR LEGISLATED MUNICIPAL CONSOLIDATION.

UNFORTUNATELY, THE PROJECT HAS TURNED OUT TO BE ONE OF THE MOST EXPENSIVE MANTOLOKING HAS EVER UNDERTAKEN. IN 2015, A PLACE OF PUBLIC ACCOMMODATION AND GOVERNMENT SERVICE MUST CONFORM TO STATE AND FEDERAL REGULATIONS AND BE APPROVED BY HIGHER GOVERNMENT AGENCIES TO A DEGREE NEVER EVEN ENVISIONED WHEN THE ORIGINAL BOROUGH HALL WAS BUILT IN 1928.

IN RECOGNITION OF THAT AND IN RESPONSE TO YOUR PUBLIC COMMENTS, THE PLANNING COMMITTEE HAS REPEATEDLY REVISITED THE PLANS AND RECONSIDERED THE NATURE AND SCOPE OF THE PROJECT. THE MAYOR AND COUNCIL HAVE REVIEWED THE ALTERNATE SOLUTIONS PROPOSED BY INTERESTED CITIZENS. ANYTHING PROMISING HAS BEEN INCLUDED IN THE PLANS.

LADIES AND GENTLEMEN, MANTOLOKING IS AND WILL CONTINUE TO BE AN EXPENSIVE PLACE TO LIVE. BUT MOST OF US BELIEVE THE TOWN'S UNIQUE GEOGRAPHY, ENVIRONMENT, RECREATIONAL RESOURCES, AND NEIGHBORS MAKE IT WORTH THE COST.

ACTUALLY, IF IT WEREN'T FOR OUR UNIQUE GEOGRAPHY, WE WOULDN'T EVEN NEED A NEW BOROUGH HALL. BUT WE DO. I ACCEPT THAT AS ONE OF THE EXCEPTIONAL COSTS OF LIVING IN AN EXCEPTIONAL TOWN.

I AM PREPARED TO MOVE AHEAD WITH THE PROJECT AND I HOPE MY COLLEAGUES ON THE GOVERNING BODY JOIN ME IN WHAT I BELIEVE WILL ULTIMATELY BE APPRECIATED AS AN ACT OF LEADERSHIP. I MOVE THE RESOLUTION TO APPROVE THE NEXT STEP IN THE PROJECT.

Councilman Gillingham moved the following resolution. The motion was seconded by Councilman McIntyre.

A. RESOLUTION NO: 06/30/2015-01 ACCEPTING THE FINAL REPORT AND RECOMMENDATIONS OF THE BOROUGH HALL BUILDING COMMITTEE JUNE 16, 2015

WHEREAS, on June 16, 2015, the Borough Hall Building Committee delivered its comprehensive final written report, including recommendations concerning the project; and

WHEREAS, the Mayor and Council have considered the report in the context of their knowledge with due regard to comments provided by members of the Mantoloking community and their knowledge of the requirements of Borough governance.

IT IS NOW, THEREFORE, this 30th day of June, 2015, **RESOLVED** by the Mayor and Council of the Borough of Mantoloking, Ocean County, New Jersey, as follows:

1. The June 16, 2015 Final Report and Recommendations of the Borough Hall Building Committee, as delivered on June 16, 2015, (posted on the website), is accepted with commendation and appreciation for the dedicated and effective efforts of the Committee.
2. The Committee's recommendation that the Mayor and Council should approve and act to implement Plan A, the full service building, is accepted and endorsed in its entirety.
3. The Committee and professional consultants shall forthwith complete such details (plans and specifications and bid documents) as will enable prompt solicitation of bids for construction of the project, Plan A.
4. The solicitation of bids for construction of the project is hereby authorized.

ROLL CALL VOTE:

Ayes: Council President Ann Elizabeth Nelson
Councilman Alan Laymon
Councilman Steve Gillingham
Councilman Robert S. McIntyre
Councilman Chris Nelson

Nays: None

MAYOR AND COUNCIL COMMENT

None

PUBLIC COMMENTS PERIOD

Closed session clarification

NEXT MEETING

Regular Council Meeting, Tuesday, July 21, 2015 at 5:30 p.m. at the Mantoloking Yacht Club, 1224 Bay Avenue, Mantoloking, NJ

ADJOURNMENT

There being no further business for this meeting, it was moved by Councilman Strohm to adjourn. The motion was seconded by Councilman Laymon and unanimously approved by voice vote at 5:49 p.m.

Respectfully submitted,

Beverley A. Konopada
Acting Borough Clerk