Gmail **Borough Clerk <boroughclerk@islandheightsborough.gov>**

OPRA request - Morgan Engineering/Arya Properties

1 message

Joseph Jonas <opra+request-82211-d061eda1@requests.opramachine.com> Mon, Oct 20, 2025 at 4:10 PM
To: OPRA requests at Island Heights Borough <boroughclerk@islandheightsborough.gov>

Dear Island Heights Borough,

Please accept this electronic request for public records made under OPRA and the common law right of access. I am not required to fill out an official form or use a particular software platform to submit my request per NJSA 47:1A-6(f), which states that an email from a requestor including all of the information required on the adopted form shall suffice in place of a completed form as a valid government record request.

I HAVE NOT been convicted of any indictable offense under the laws of New Jersey, any other state, or the United States.

I WILL NOT use the requested government records for a commercial purpose.

I AM NOT seeking records in connection with a legal proceeding.

Records requested:

All emails between frank@morganengineeringllc.com & Mayor Doyle for the year 2025.

All emails between frank@morganengineeringllc.com & all councilmen regarding Block 17, Lot 8.01/8.02 from the year 2025.

Resolution appointing Terry F. Brady, Esq. as planning board attorney for year 2025, including voting council members.

Emails between Terry F. Brady, Esq. and Mayor Doyle for the year 2025.

Resolution appointing current/active planning board members.

Resolutions/planning board minutes for the property located 137 Central Ave (Block 39.01, Lot 1.02) from the Island Heights Planning Board and any applied/granted permits.

Resolutions/council meeting minutes relating to the sale of 135 Central Avenue (formerly the Island Heights First Aid Squad)

Records relating to monetary donations from Morgan Engineering/Arya Properties/Frank Sadeghi to the Island Heights Fire Department/Island Heights First Aid Squad.

My preferred delivery method for response(s) to this request is by E-mail as attachments. Please confirm you have received this request. If you are not the custodian of records, please forward my request to that person and provide their email address to me for future reference.

Yours faithfully,

Concerned

Please deliver records electronically via email to the below UNIQUE address for all replies to this request:

opra+request-82211-d061eda1@requests.opramachine.com

Is boroughclerk@islandheightsborough.gov the wrong address for OPRA requests to Island Heights Borough? If so, please contact us using this form:

https://opramachine.com/change_request/new?body=island_heights_borough

View this OPRA request & responses online:

https://opramachine.com/request/morgan_engineeringarya_propertie

Please note that in some cases publication of requests and responses will be delayed.

If you find this service useful as an OPRA custodian, please ask your web manager to link to us from your organisation's website.

"OPRAmachine's mission is to give people easy and affordable access to New Jersey public records.

For more information, contact us at: (732) 707-1628 or PO Box 3180, New Brunswick, NJ 08903."

Vicky

RESOLUTION

WHEREAS, the applicant, Lou Padula/Padula Builders, Inc., doing business at 1035 Hooper Avenue, Toms River, New Jersey, is the contract purchaser of premises known as 137 Central Avenue, Island Heights, New Jersey, also known as Block 39.01, Lot 1.02 on the Tax Map of the Borough of Island Heights, which property is located in the General Commercial Zone. The applicant has applied to the Planning Board/Board of Adjustment of the Borough of Island Heights, hereinafter referred to as "Board" for a Use Variance, Site Plan approval and Design Waivers incident to the construction of a proposed building on the subject premises.

AND WHEREAS, the applicant was represented by Lawrence McIver, Esq. of the firm of Gilmore and Monahan.

AND WHEREAS, the third review letter of the Board Engineer, Michael F. O'Donnell, dated November 21, 2006, was read into the record with the consent of Mr. McIver.

AND WHEREAS, Mr. McIver stated the following:

1. The request for a sign variance was withdrawn and that no variances other than the special reasons variance were being requested by the applicant.

2. The site plan indicates a two-story building with nineteen (19) parking spaces.

3. The proposed use of the building and property is as a contractor's office and storage plus one (1) professional office.

4. Mr. McIver stated that a special reasons variance was requested for a professional office in the General Commercial Zone.

AND WHEREAS, John Amelchenko was duly sworn and testified as follows:

1. He is a Licensed Architect of the State of New Jersey and has been so licensed for 20 years. He maintains offices in Point Pleasant Beach, New Jersey and has testified as an expert in connection with the field of architecture before many boards of the State of New Jersey. Mr. Amelchenko's qualifications were accepted and he was qualified to offer opinion testimony concerning architectural matters.

2. He stated the applicant had first considered renovating the existing building, however it was determined the building is in poor structural shape and located inefficiently on the site. It was determined that the best use of the land was to tear down the existing building and construct a new building.

3. He stated that he prepared the plans for the proposed new building.

4. Exhibit A1 was marked into evidence showing photographs of the existing building.

5. Exhibit A2 was marked into evidence showing the front elevation of the proposed building from Central Avenue.

6. The proposed building is two stories and thirty (30') ft. in height, which complies with the height limitations of the Borough Ordinances.

7. The proposed building is to have an asphalt shingle roof, horizontal siding and a base of rock-faced block.

8. Exhibit A3 was marked into evidence. It shows the first floor plan of the proposed building. There is 2800 sq. ft. on the first floor, which contains a foyer, an office, storage area, shop area, and bathroom. Of the 2800 sq. ft., the storage and shop areas is 2200 sq. ft. out There is to be a garage door on the Lake Avenue side of the proposed building.

9. The construction of the proposed building will be slab on grade in order to bring vehicles into the building.

10. Exhibit A4 was marked into evidence. It shows the 2600 sq. ft. second floor plan of the proposed building. The second floor is for the applicant's office, private offices, conference room, rest room, and a professional office rental suite for a tenant. The rental suite is approximately 777 sq. ft.

11. The proposed building will have a 40 ft. side setback from the westerly sideline.

12. The proposed building will be aligned parallel to Central Avenue.

13. Exhibit A5, which is the Site Plan, was marked into evidence.

AND WHEREAS, the applicant, Louis Padula, Jr., was duly sworn and testified as follows:

1. He is the principal of Padula Builders, Inc., who is the contract purchaser of the subject premises.

2. The business is a general contracting and custom building business of both residential and light commercial buildings.

3. The use to be made of the proposed building is for general office, shop and storage space.

4. There will also be storage of equipment both inside and outside of the proposed building.

5. Mr. Padula stated that Exhibit A3 indicates the first floor storage and shop area will be used by his company for storage of supplies and tools used in his business, and the bathroom is for his employees.

6. He further stated that the office use of the second floor as shown by Exhibit A4 is primarily for his secretary and office personnel.

7. He stated that his clients may on occasion visit the building.

8. He believed the use made by his company and any tenant of the rental office suite was substantially lighter than the uses permitted under the Zoning Ordinance.

9. He pointed out that the Ordinance permitted general retail use, while his use would be primarily office-type use. There would be less impact on the neighboring residential condominiums and the playground, which is one lot removed to the west.

10. He noted that the south side of Lake Avenue has a residential use commencing one lot to the west of Central Avenue.

11. Mr. Padula stated that he intended to make use of the western side of the building for the storage of trucks and containers, however same would be behind a fence. There would be no other outside storage.

12. He stated that the largest piece of equipment to be stored in that location would be a truck and/or small back hoe type of excavator.

13. There would be some building material storage both inside and outside of the building, however all outside storage would be behind the fence.

14. The fence would be a six (6') ft. stockade-type fence with a board-on-board gate, which would screen the storage area from view from the road.

15. He would accept the limitation that he would not park any contractor's equipment or vehicles larger than a van or pick-up truck in the parking spaces delineated on site for any overnight period.

16. Mr. Padula furnished a letter dated June 28, 2006 from Brinkerhoff Environmental Services, Inc., which indicated that the site has been environmentally cleaned.

17. It is noted that the Board is aware that a former use of the site involved the sale and storage of gasoline and petroleum products.

18. Mr. Padula indicated that when the proposed building is complete, this will be his sole business location.

AND WHEREAS, Frank Baer was duly sworn and testified as follows:

1. He is a Licensed Engineer of the State of New Jersey and prepared and supervised the preparation of the Site Plan subject of this application.

2. Mr. Baer has appeared many times before this Board, is qualified to offer opinion engineering evidence and his qualifications were accepted.

3. He stated that the plan provided for two (2) access driveways; one from Central Avenue and one from Lake Avenue.

4. There will be curbs and dropped curbs along the Central and Lake Avenues.

5. The applicant has requested a design waiver for the requirement of sidewalks. Mr. Baer pointed out that there were no sidewalks on the block on either side of Central Avenue. Sidewalks commence up Central Avenue south of Lake Avenue. There are no sidewalks adjacent to the condominiums to the north.

6. Mr. Baer stated that the applicant has also requested a design waiver for the width of the island at the Central Avenue driveway entrance and parallel with Central Avenue. The island width proposed is three (3') ft. where five (5') ft. are required. Mr. Baer pointed out that the reduction in the width of the safety island as requested would not cause any significant impact on its effectiveness and was desirable in establishing its setback of the proposed building and the design of the parking lot. He further indicated that there is on-street parking permitted on both sides of Central Avenue.

7. Another design waiver requested by the applicant is for the number of parking spaces. The applicant provided for nineteen (19) parking spaces where twenty-six (26) parking spaces are required.

8. It was Mr. Baer's opinion that the professional office and contractor's office as proposed would be substantially less of a traffic impact than a general commercial building of the size proposed.

9. He pointed out that retail use was permitted, which would normally generate more traffic than the proposed office use.

10. It was pointed out that executive or administrative offices of an industrial or business concern, which are not normally involved in conducting business with the general public, are a permitted use in the General Commercial Zone.

11. Mr. Baer believed that the professional office use is compatible with the existing uses in the zone. He further believed the requested use was more compatible with the adjacent residential uses than the general commercial use permitted in the zone.

12. The proposed development would be an improvement of the existing site use.

13. Mr. Baer felt that there should be no traffic problems generated by the use requested. The proposed plan provides excellent site access views and the site would be a low traffic generating use.

14. Mr. Baer believed the proposed office use is not inconsistent with the present intent and purposes of the Master Plan and the present zoning.

15. He further believed that there would be no substantial detriment to the public good by the proposed project.

16. The proposed use would be an upgrade of the site and a less intense use than the uses for which the site is presently zoned.

17. The Site Plan requires few design waivers and no variances.

18. The use fits the existing bulk zoning requirements.

19. The signage will comply with the Sign Ordinance.

20. The fence on the westerly side of the property will be six (6") inches to one (1') ft. within the property line.

21. The plan provides for a sight triangle at Lake and Central Avenues.

22. The surface water of the site will drain to its southeast corner and is connected to the County sewer system.

23. There should be less on-site drainage run-off, because there is more open storage area and safety islands.

24. Refuse, which will be stored inside the building until pick up, will be picked up by private carter.

25. The exterior lighting complies with the ordinance.

26. Work hours were stipulated by the applicant to be from no earlier than 6:30 AM to no later than 8:00 PM with respect to entering or leaving the storage areas of the site.

AND WHEREAS, the applicant was questioned by Dan Janquito as to run off of the site and was advised that the run off to the southeast would be away from Mr. Janquito's property to the west of the site.

AND WHEREAS, Frank Swain questioned the design aesthetics of the gables in the roof line.

AND WHEREAS, Dan Janquito was duly sworn and testified as follows:

1. He is the owner of 39 Lake Avenue, a commercial property adjacent to the subject premises to the west.

2. He believed the proposed site improvements were beneficial to the Borough and helped satisfy the existing needs for commercial property.

3. He questioned the grading of the subject premises, because his property experiences flooding due to the raising of the playground property to the west, and the condominium property to the north of his property.

4. Mr. Janquito expressed concern that the activities on the subject property could cause safety hazards to the occupants of his building, because his building was set back only two (2') ft. from the common boundary line. He would have preferred the fence to be approximately five (5') ft. onto the applicant's property.

5. It should be noted that a review of the ordinance indicated that Mr. Janquito elected to place his building within two (2') ft. of the property line in order to have a greater setback on the westerly side of his building. He could have set his building on the property line in accordance with the terms of the ordinance.

AND WHEREAS, William Roncowitz, a fire official from Dover Township, stated that in the event of an emergency, a chain link fence could be easily removed by cutting.

AND WHEREAS, the applicant stipulated that it would install the chain link fence adjacent to the Janquito property line one (1') ft. inside of his property line.

AND WHEREAS, Mr. O'Donnell, the Board Engineer, advised that any approvals granted by the Board must be subject to receipt of the Soil

Conservation Certificate and bonding required for on-site improvements as determined by the Municipal Engineer.

AND WHEREAS, the Board made the following findings of fact:

1. The existing building on the site is apparently in poor condition and presents an eye sore on one of the main access roads into the Borough.

2. The proposed use for a contractor's office and professional office was not inconsistent with permitted uses of the General Commercial Zone.

3. The proposed use would generate less traffic than a general commercial use or the retail use permitted by ordinance.

4. The configuration of the Site Plan including the design waivers requested was appropriate to protect the public health, safety and welfare.

5. The curbing indicated by the plan was substantially greater than that which presently exists on the site.

6. Demolition of the existing building and construction of the proposed building would be a benefit to the public good and an improvement to the neighborhood.

7. The proposed Site Plan did not require any bulk variances and few design waivers.

8. The proposed width of the safety island should have no substantial impact upon the public health, safety and welfare.

9. The fact that there are no sidewalks existing on the block where the site is located, supports the design waiver requested for sidewalks, because there would be no other sidewalks with which to connect.

10. The existing residential use to the north and the playground in the neighborhood would be benefited by the less intense commercial use evidenced by this application.

11. The hours of operation for use of the storage area are limited to no earlier than 6:30 AM and no later than 8:00 PM.

12. The proposed drainage will allow for more recharge than the existing paved site.

13. The grading should benefit surface water problems in the area.

14. Because the proposed use will be substantially less intense than a general commercial use, the design waiver requested for 19 designated parking spaces where 26 parking spaces are required is supported by the evidence.

15. A substantial portion of the floor area of the building is comprised of shop, storage and conference areas, instead of the general commercial uses envisioned by the ordinance.

16. There shall be no outside storage of equipment, machinery or building supplies, except behind the fenced area. There shall be no overnight parking of trucks larger than a van or pick-up truck in the designated parking spaces.

17. The proposed use will create no substantial, detrimental impact on the Zone Plan and Zoning Ordinances of the Borough of Island Heights and will provide benefit to the public good by reason of the site improvement and diminished impact upon the neighborhood from that which would be expected for a general commercial conforming use.

18. The design waivers requested are appropriate for the site and for the use requested and will have no substantial detrimental impact upon the public health, safety and welfare.

NOW THEREFORE, BE IT RESOLVED, for all of the above stated reasons and the stipulations of the applicant, the application for a use variance and various design waivers as set forth above, are hereby approved and granted, subject to receipt of the Soil Conservation Certificate and bonding amounts to be established by the Municipal Engineer, and execution of the Site Plan by the present owner and the applicant, who is the contract purchaser.

BE IT FURTHER RESOLVED that a copy of the within Resolution, certified by the Secretary of the Planning Board/Board of Adjustment of the Borough of Island Heights to be a true copy, be forwarded to the Clerk of the Borough of Island Heights and within ten (10) days of today's date to the applicant herein. Notice of this decision shall be published in accordance with the requirements of the Borough of Island Heights Land Use Ordinance.

BE IT FURTHER RESOLVED that the Secretary of the Planning Board/Board of Adjustment of the Borough of Island Heights send certified copies of the within Resolution to each of the following as hereinafter indicated:

Borough Construction Code Official

Borough Council

Borough Assessor

Borough Engineer

and other persons as may be required by law.

The foregoing Resolution was duly passed and adopted at a regular meeting of the Planning Board/Board of Adjustment of the Borough of Island Heights on the 11th day of April, 2007 by the following vote:

Yes	No	Abstain	Absent
7	Ø	1	3

Dated: April 11, 2007.

I HEREBY CERTIFY that the foregoing is a true copy of a Resolution adopted by the Planning Board/Board of Adjustment of the Borough of Island Heights on the 11th day of April, 2007.

Wendy Prior, Secretary

ADDENDUM TO MODIFY AND SUPPLEMENT RESOLUTION

WHEREAS, the applicant, Lou Padula/Padula Builders, Inc., doing business at 1035 Hooper Avenue, Toms River, New Jersey, is the contract purchaser of premises known as 137 Central Avenue, Island Heights, New Jersey, also known as Block 39.01, Lot 1.02 on the Tax Map of the Borough of Island Heights, which property is located in the General Commercial Zone. The applicant has applied to the Planning Board/Board of Adjustment of the Borough of Island Heights, hereinafter referred to as "Board" for a Use Variance, Site Plan approval and Design Waivers incident to the construction of a proposed building on the subject premises.

AND WHEREAS, the applicant and his attorney, Lawrence McIver, Esq. appeared before the Board on January 10, 2007. The applicant, his engineer, Frank Baer, and his architect, John Amelchenko provided testimony in support of the application at that time. That hearing resulted in the Resolution to which this Modification and Supplement is attached. The applicant did not agree with the form of the Resolution. The applicant therefore renoticed and provided further testimony to clarify his application at the meeting of March 14, 2007. The applicant was again represented by Lawrence McIver, Esq.

AND WHEREAS, Frank Baer, the applicant's engineer, was duly sworn and continued his testimony as follows:

1. The applicant's plan provides for significant shop/storage space on the first floor.

2. The northwest area of office space, lavatory and shop or storage area would be for one (1) tenant. The applicant would be using the remaining shop or storage area and one (1) office upstairs. The remaining office area upstairs would be for professional offices that complied with the uses permitted in the Zoning Ordinances for that zone.

3. In Mr. Baer's opinion, the on-site parking for nineteen (19) motor vehicles instead of the twenty-six (26) parking spaces required by Ordinance for a building of that size, was sufficient for the uses contemplated.

AND WHEREAS, the applicant, Lou Padula, was duly sworn and continued his testimony as follows:

1. He wished to have approval for five (5) tenants in the building, including his own business.

2. The first floor would be used for shop and offices for two (2) contractors.

3. The second floor would provide space for up to three (3) professional office tenants. The use of the second floor requires a use variance for professional offices since same are not a listed permitted use in the zone. Those professional offices would however be used for uses that are permitted uses in the General Commercial Zone.

4. He also believed that the use requested would be less intense than other permitted uses under the existing zoning, and that parking was adequate for the requested uses.

AND WHEREAS, the Board made the following additional findings of fact:

1. The applicant wished to have a total of five (5) office spaces on site with parking provided for nineteen (19) motor vehicles.

2. The first floor use would be for not more than two (2) tenants, both of which would be contractor offices and work/storage space. This is a permitted use in the zone.

3. The entire second floor would be used for professional offices, limited to not more than three (3) tenants. This use is not a permitted use in the zone.

4. Applicant seeks a design waiver for nineteen (19) parking spaces, where twenty-six (26) are required by ordinance. Because of the substantial storage space and contractors' use of the first floor, and the limitation of three (3) professional uses conforming to the permitted uses listed by the General Commercial Zone, the parking spaces provided are adequate for the proposed use.

5. The proposed use is particularly fit for the site. The first floor use conforms to the ordinance. The second floor use, while non-conforming, shall comply with the business uses permitted by ordinance. In view of the non-conforming residential use to the north, and the conforming residential uses on the south side of Lake Avenue, and the adjacent playground to the northwest, a

low impact commercial use is desirable for traffic and safety reasons. The proposed use will be of substantial benefit to the neighborhood and the public good because of the upgraded site, and low impact use. The proposed professional use will have no substantial detrimental impact on the Zoning Ordinances and Zone Plan of the Borough of Island Heights.

6. The above findings of fact clarify the testimony received at the original hearing, and further support the decision of the Board in granting a use variance in order to permit the second floor of the building to be used for up to three (3) professional offices, and granting the design waiver to permit on-site parking for nineteen (19) motor vehicles, where twenty-six (26) parking spaces are required by ordinance.

7. The last sentence of paragraph 8 on page 3 shall be deleted and in its place shall be inserted: "There are to be two (2) garage doors on Lake Avenue. Further, that Exhibit A3 indicates two (2) separate shop areas, two (2) separate lavatories, in addition to the foyer, office and a third (3rd) garage door opening to the north, all on the first floor.

NOW THEREFORE, BE IT RESOLVED, for all of the above stated reasons and subject to the stipulations of the applicant, the application for a use variance and various design waivers as set forth in the original Resolution, which Resolution has been modified and supplemented by this addendum, are hereby approved and granted, subject to receipt of the Soil Conservation Certificate and bonding amounts to be established by the Municipal Engineer, and execution of the Site Plan by the present owner and the applicant, who is the contract purchaser.

BE IT FURTHER RESOLVED that a copy of the within Addendum and attached Resolution, certified by the Secretary of the Planning Board/Board of Adjustment of the Borough of Island Heights to be a true copies, be forwarded to the Clerk of the Borough of Island Heights and within ten (10) days of today's date to the applicant herein. Notice of this decision shall be published in accordance with the requirements of the Borough of Island Heights Land Use Ordinance.

BE IT FURTHER RESOLVED that the Secretary of the Planning Board/Board of Adjustment of the Borough of Island Heights send certified copies of the within Addendum and attached Resolution to each of the following as hereinafter indicated:

Borough Construction Code Official

Borough Council

Borough Assessor

Borough Engineer

and other persons as may be required by law.

The foregoing Addendum and attached Resolution were duly passed and adopted at a regular meeting of the Planning Board/Board of Adjustment of the Borough of Island Heights on the 11th day of April, 2007 by the following vote:

Yes	No	Abstain	Absent
7	0	1	3

Dated: April 11, 2007.

I HEREBY CERTIFY that the foregoing is a true copy of the Addendum and attached Resolution adopted by the Planning Board/Board of Adjustment of the Borough of Island Heights on the 11th day of April, 2007.

Wendy Prior

Wendy Prior, Secretary

BOROUGH OF ISLAND HEIGHTS

PLANNING BOARD MEETING MINUTES

FEBRUARY 20, 2025 – 7:00 P.M.

THE BOROUGH CLERK CALLED THE MEETING TO ORDER AT 7 PM AND LED ALL IN THE SALUTE TO THE FLAG OF THE UNITED STATES OF AMERICA.

THE BOROUGH CLERK READ THE FOLLOWING PUBLIC MEETING ANNOUNCEMENT:

IN COMPLIANCE WITH THE OPEN PUBLIC MEETINGS ACT OF THE STATE OF NEW JERSEY, ADEQUATE NOTICE OF THIS MEETING WAS PUBLISHED IN THE ASBURY PARK PRESS AND THE NEWARK STAR LEDGER ON DECEMBER 20, 2024 STATING THE TIME, DATE, PLACE OF THIS MEETING. NOTICE OF THIS MEETING WAS ALSO POSTED ON THE BOROUGH BULLETIN BOARD, ADVERTISED ON THE BOROUGH TELEVISION CHANNEL AND WEBSITE.

THIS MEETING IS A JUDICIAL PROCEEDING. ANY QUESTIONS OR COMMENTS MUST BE LIMITED TO ISSUES THAT ARE RELEVANT TO WHAT THE BOARD MAY LEGALLY CONSIDER IN REACHING A DECISION, AND DECORUM APPROPRIATE TO A JUDICIAL HEARING MUST BE MAINTAINED AT ALL TIMES.

THE BOROUGH CLERK COMPLETED THE SWEARING IN OF THE FOLLOWING BOARD MEMBERS:

William Richert - Class II – One Year Term

Matthew Smith – Class IV – Four Year Term

Robert Wilber – Class IV – Four Year Term

THE BOROUGH CLERK COMPLETED THE ROLL CALL OF THE MEMBERS OF THE PLANNING BOARD:

Mr. Baxter	Present	**Absent**
Mr. Boyko	**Present**	Absent
Ms. Kier	**Present**	Absent
Mr. Parisi	**Present**	Absent
Ms. Pendleton	Present	**Absent**
Mr. Richert	**Present**	Absent
Mr. Slavick	Present	**Absent**
Mr. Smith	**Present**	Absent
Mr. Wilber	**Present**	Absent

THE BOROUGH CLERK INTRODUCED THE SELECTION OF A CHAIRPERSON OF THE BOARD:

Nomination for the Position of Chairperson: Mr. Parisi

Nominated By: Mr. Wilber

Seconded By: Mr. Richert

Motion to Close Nominations: Mr. Wilber

Seconded By: Mr. Smith

Voice Vote: Yes: Unanimous No:____________

Voting Record for the Position of Chairperson of the Board:

Following the Motion by Mr. Wilber, seconded by Mr. Richert a Unanimous ballot was Cast for Mr. Parisi to serve as Chairman of the Board for 2025.

The Borough Clerk congratulated Chairman Parisi and relinquished the gavel to him.

CHAIRMAN PARISI INTRODUCED THE SELECTION OF A VICE-CHAIRPERSON OF THE BOARD:

Nomination for the Position of Vice-Chairperson: Ms. Kier

Nominated By: Chairman Parisi

Seconded By: Mr. Boyko

Motion to Close Nominations: Mr. Wilber

Seconded By: Mr. Smith

Voice Vote: Yes: Unanimous No____________

Voting Record for the Position of Vice-Chairperson of the Board:

Following the Motion by Chairman Parisi, seconded by Mr. Boyko, a Unanimous ballot was cast by the Board making Ms. Kier Vice Chairwoman of the Board for 2025.

CHAIRMAN PARISI INTRODUCED THE DESIGNATION OF THE PLANNING BOARD ATTORNEY:

Designating Terry Brady Planning Board Attorney for 2025:

Motion: Mr. Wilber
Second: Ms. Kier

Voting Record:

Mr. Baxter Yes/No Abs.	Mr. Boyko Yes/No Abs.	Ms. Kier Yes/No Abs.
Mr. Parisi Yes/No Abs.	Ms. Pendleton Yes/No Abs.	Mr. Reichert Yes/No Abs.
Mr. Slavick Yes/No Abs.	Mr. Smith Yes/No Abs.	Mr. Wilber Yes/No Abs.

CHAIRMAN PARISI INTRODUCED THE DESIGNATION OF THE PLANNING BOARD ENGINEER:

Designating Millis Looney – Van Cleef Engineering Associates - as the Planning Board Engineer for 2025:

Motion: Mr. Smith
Second: Mr. Wilber

Voting Record:

Mr. Baxter Yes/No Abs.	Mr. Boyko Yes/No Abs.	Ms. Kier Yes/No Abs.
Mr. Parisi Yes/No Abs.	Ms. Pendleton Yes/No Abs.	Mr. Reichert Yes/No Abs.
Mr. Slavick Yes/No Abs.	Mr. Smith Yes/No Abs.	Mr. Wilber Yes/No Abs.

CHAIRMAN PARISI INTRODUCED:

Block 44 – Lot 11 – 178 Garfield Avenue – Proposed Minor Subdivision

Owner – Eva Marie Perrotta

Applicant Presentation:

The Chair recognized attorney Harvey York representing the applicant. Mr. York explained that this property currently has one single family home on the north side of the property and the applicant is seeking divide off the south side of the property as a second residential lot.

Mr. York introduced engineer Robert Harrington as his first witness, he was sworn in by Mr. Brady. Mr. Harrington provided the lot specifications and the details of the proposed subdivision

Board Member Comments/Questions:

Mr. Boyko and Mr. Smith questioned Mr. Harrington as to the lot dimensions and orientation of any future structure.

Board Professional and Staff Comments/Questions:

Mr. Stocco recommended that the Board agree to a sidewalk waiver but that curbs and driveway aprons should be required.

Public Comments:

No Comments

Chairman Parisi entertained a:

Motion to Grant the Requested Subdivision with the Conditions Set by the Board to be Memorialized by Resolution:

Motion: Mr. Smith
Second: Mr. Wilber

Voting Record:

Mr. Baxter Yes/No Abs.	Mr. Boyko Yes/No Abs.	Ms. Kier Yes/No Abs.
Mr. Parisi Yes/No Abs.	Ms. Pendleton Yes/No Abs.	Mr. Reichert Yes/No Abs.
Mr. Slavick Yes/No Abs.	Mr. Smith Yes/No Abs.	Mr. Wilber Yes/No Abs.

Chairman Parisi recognized Mr. Brady who provided legal and operational updates to the Board.

Chairman Parisi entertained a Motion for:

Meeting Adjournment

Motion to Adjourn

Motion: Mr. Smith
Second: Mr. Wilber

Voice Vote Yes: Unanimous_____ No

The Meeting was adjourned at 7:30 PM.

Respectfully Submitted,

Sean Asay
Deputy Board Secretary

BOROUGH OF ISLAND HEIGHTS
MAYOR AND COUNCIL

2025 REORGANIZATION MEETING MINUTES

JANUARY 2, 2025 – 7:00 P.M.

MAYOR DOYLE CALLED THE REORGANIZATION MEETING TO ORDER AND READ THE FOLLOWING:

The Reorganization Meeting of the Mayor and Council of the Borough of Island Heights is Hereby Called to Order. Notice of this Meeting was Provided in Accordance with the Open Public Meetings Act by Publication in the Asbury Park Press and the Star Ledger on November 27, 2024 and Notice was Posted on the Borough Bulletin Board, the Borough Television Channel and the Borough Website.

MAYOR DOYLE LED ALL IN THE:

PLEDGE TO THE FLAG OF THE UNITED STATES OF AMERICA

MAYOR DOYLE ADMINISTERED THE OATHS OF OFFICE:

<u>COUNCIL MEMBERS (3 YEAR TERM):</u>

Sandra Healy

Rolf Weber

MAYOR DOYLE REQUESTED THE ROLL CALL OF THE MAYOR AND COUNCIL:

Mr. Baxter	**Present**	Absent
Mr. Fumo	**Present**	Absent
Mr. Gabriel	**Present**	Absent
Ms. Healy	**Present**	Absent
Ms. Pendleton	**Present**	Absent
Mr. Weber	**Present**	Absent
Mayor Doyle	**Present**	Absent

MAYOR DOYLE OPENED THE FLOOR FOR NOMINATION(S) FOR COUNCIL PRESIDENT:

The Nomination of Rolf Weber for Council President was

Made by: Mr. Fumo

Seconded by: Mr. Gabriel

A Motion to close Council President Nominations Made by: Mr. Baxter

Seconded by: Ms. Pendleton

Voice Vote Yes: Unanimous No_________

Voting Record for Council President:

Council Members cast a unanimous ballot for Mr. Weber to serve as Council President for 2025.

MAYOR DOYLE ANNOUNCED THE GOVERNING BODY LIAISONS FOR CALENDAR YEAR 2025:

<u>Council Member Baxter</u>

Borough Prosecutor
Borough Public Defender
Budget Committee
Code Enforcement Office
Municipal Court
Planning Board
Zoning Office

<u>Council Member Fumo</u>

Emergency Management
Fire Department
First Aid Squad
Recreation Committee

<u>Council Member Gabriel</u>

Animal Control
Police Department

<u>Council Member Healy</u>

Central Regional Schools
Elementary School
Library

<u>Council Member Pendleton</u>

Borough Buildings, Facilities and Parks
Community Garden
Cultural and Heritage Association
Environmental Committee
Garbage and Recycling
Public Works Department

Council Member Weber

Borough Clerk
Construction Office
Post Office
Quality of Life Task Force

MAYOR DOYLE PROPOSED THE FOLLOWING APPOINTMENTS OF BOROUGH OFFICIALS AND STAFF MEMBERS:

Administrative Assistant	Carol Ann Penna
Affirmative Action Officer	Sean Asay
Board of Health – Secretary	Sean Asay
Cable Television Officer	Sean Asay
Clerk of Public Works (Utilities Clerk)	Penny Hagan
Code Enforcement Officer	Sean Asay
Code Enforcement Officer (Deputy)	Teri Sisia
Code Enforcement Officer (Deputy)	Jacqueline Bryant
Construction Official (Deputy)	Michael Winch
Construction Sub-Code Official (Plumbing)	Michael Winch
Construction Technical Assistant	Gary Stocco
Construction Technical Assistant	Cinthia Hummel
Construction Technical Assistant	Teri Sisia
Emergency Management Coordinator	Douglas Platt
Emergency Management Coordinator (Deputy)	Andrew Parks
Human Resources Manager	April Elley
JIF Fund Commissioner	Sean Asay
Municipal Clerk	Sean Asay
Municipal Clerk (Deputy)	Penny Hagan
Municipal Court Administrator	Elizabeth Boettger
Municipal Finance Officer (Deputy)	April Elley
Newsletter Editor	April Elley
Payroll Clerk	April Elley

Planning Board Secretary	Gary Stocco
Planning Board Secretary (Deputy)	Sean Asay
Public Agency Compliance Officer	Sean Asay
Purchasing Agent	April Elley
Qualified Purchasing Agent	Sean Asay
Recycling Coordinator	Oscar Cradle
Registrar of Vital Statistics	Penny Hagan
Safety Coordinator	Sean Asay
Tax Collector (Deputy)	Julienne Sirico
Zoning Officer	Gary Stocco
Zoning Officer (Deputy)	Sean Asay

Mayor Doyle entertained a Motion to Adopt:

Resolution 2025-01 - Approving the Foregoing Appointments of Borough Officials and Staff Members for Calendar Year 2025

Motion: Mr. Weber
Second: Ms. Pendleton

Council Member Comments/Discussion: None

Voting Record:

Mr. Baxter	Mr. Fumo	Mr. Gabriel	Ms. Healy	Ms. Pendleton	Mr. Weber	Mayor Doyle
Yes/No	**Yes**/No	**Yes**/No	**Yes**/No	**Yes**/No	**Yes**/No	**Yes**/No
Abs.	Abs.	Abs.	Abs.	Abs.	Abs.	Abs.

MAYOR DOYLE PROPOSED THE FOLLOWING BOARD APPOINTMENTS:

<u>Planning Board</u>

Robert Baxter (Mayor's Designee)
William Richert (Class II – One Year Term)
Lynn Pendleton (Class III – One Year Term)
Matthew Smith (Class IV – Four Year Term)
Robert Wilber (Class IV – Four Year Term)

Mayor Doyle entertained a Motion to adopt:

Resolution 2025-02 – Approving the Foregoing Board Appointments for Calendar Year 2025 (By Title)

Motion: Mr. Gabriel
Second: Ms. Healy

Council Member Comments/Discussion: None

Voting Record:

Mr. Baxter	Mr. Fumo	Mr. Gabriel	Ms. Healy	Ms. Pendleton	Mr. Weber	Mayor Doyle
<u>Yes</u>/No	**<u>Yes</u>**/No	**<u>Yes</u>**/No	**<u>Yes</u>**/No	**<u>Yes</u>**/No	**<u>Yes</u>**/No	**<u>Yes</u>**/No
Abs.	Abs.	Abs.	Abs.	Abs.	Abs.	Abs.

MAYOR DOYLE PROPOSED THE FOLLOWING COMMITTEE APPOINTMENTS:

Finance Committee (One Year Term)

Mayor Doyle
Robert Baxter

Trustees of the Library (One Year Term)

Betsy Hyle (Chairperson)
Quinn Arevalo
Jayne Baumann
Marilyn Connors
Sally Gauntt
Mary Henderson
Eva Herzog
Joyce Kaizar
Claire Kalli
Lynn Lenox
James Muller
Susan Walsh

Recreation Committee (One Year Term)

Alan Fumo (Chairperson)
Penny Hagan (Vice-Chairperson)
Elaine DeFonzo
Diane Dellarocca
Christine Gabriel
Justin Moran
Molly Moran
Andrea Papageorgiou

Environmental Committee (One Year Term)

Susan Thompson (Chairperson)
Tanara Hall (Vice-Chairperson)
Sophia Church
Dana Fallon
Stephanie Fumo
Allen Nichols
Judy Caldwell Pool
Lucy Scheer
Denise Summer

Mayor Doyle entertained a Motion to adopt:

Resolution 2025-03 – Approving the Foregoing Committee Appointments for Calendar Year 2025 (By Title)

Motion: Mr. Fumo
Second: Mr. Weber

Council Member Comments/Discussion: None

Voting Record:

Mr. Baxter	Mr. Fumo	Mr. Gabriel	Ms. Healy	Ms. Pendleton	Mr. Weber	Mayor Doyle
Yes/No	**Yes**/No	**Yes**/No	**Yes**/No	**Yes**/No	**Yes**/No	**Yes**/No
Abs.	Abs.	Abs.	Abs.	Abs.	Abs.	Abs.

MAYOR DOYLE INTRODUCED THE FOLLOWING PROPOSED RESOLUTION REGARDING THE ISLAND HEIGHTS BOARD OF HEALTH:

Mayor Doyle entertained a Motion to adopt:

Resolution 2025-04 — Approving and Authorizing the Members Of the Governing Body to serve as the Board of Health for the Borough in Keeping with N.J.S.A. 26:3-9

Motion: Mr. Fumo
Second: Mr. Weber

Voting Record:

Mr. Baxter	Mr. Fumo	Mr. Gabriel	Ms. Healy	Ms. Pendleton	Mr. Weber	Mayor Doyle
Yes/No	**Yes**/No	**Yes**/No	**Yes**/No	**Yes**/No	**Yes**/No	**Yes**/No
Abs.	Abs.	Abs.	Abs.	Abs.	Abs.	Abs.

MAYOR DOYLE PROPOSED THE APPOINTMENT OF THE FOLLOWING BOROUGH PROFESSIONALS THROUGH A FAIR AND OPEN PROCESS IN KEEPING WITH BOROUGH CODE CHAPTER 2-42:

Borough Attorney	Steven A. Zabarsky (Citta, Holzapfel and Zabarsky)
Borough Attorney (Conflict)	William Burns (Kalavruzos, Mumola, Hartman, Lento and Duff)
Borough Attorney (Tax Appeals)	Christopher J. Connors (Dasti, Murphy, McGuckin, Ulaky, Koutsouris and Connors)
Borough Auditor	Robert A. Hulsart (Robert A. Hulsart and Company)
Borough Bond Counsel	Joel Fleishman (Fleishman, Daniels Law Offices)
Borough Disclosure Agent and Registered Municipal Advisor	Phoenix Disclosure
Borough Engineer	Jeremy Edinger (Van Cleef Engineering)
Borough Flood Plain Manager	Michael Goldstein (Van Cleef Engineering)
Borough Prosecutor	Steven A. Zabarsky (Citta, Holzapfel and Zabarsky)
Borough Public Defender	Debra Rumpf (Rumpf Law)

Mayor Doyle entertained a Motion to adopt:

Resolution 2025-05 – Approving the Foregoing Borough Professional Appointments for Calendar Year 2025

Motion: Mr. Baxter
Second: Mr. Gabriel

Council Member Comment/Discussion: None

Voting Record:

Mr. Baxter	Mr. Fumo	Mr. Gabriel	Ms. Healy	Ms. Pendleton	Mr. Weber	Mayor Doyle
Yes/No	**Yes**/No	**Yes**/No	**Yes**/No	**Yes**/No	**Yes**/No	**Yes**/No
Abs.	Abs.	Abs.	Abs.	Abs.	Abs.	Abs.

MAYOR DOYLE INTRODUCED THE RESOLUTIONS ON THE REORGANIZATION CONSENT AGENDA:

Resolution 2025-06	Setting the Interest Rates to be Charged on Delinquent Property Taxes Motion: Mr. Weber Second: Mr. Fumo
Resolution 2025-07	Setting the Interest Rate to be Charged on Delinquent Water and Sewer Utility Charges Motion: Mr. Baxter Second: Ms. Pendleton
Resolution 2025-08	Authorizing the Tax Collector to Cancel Tax and Utility Balances of Less Than $10.00 Motion: Mr. Weber Second: Mr. Fumo
Resolution 2025-09	Authorizing the Tax Collector to Conduct an Electronic Lien Sale for Unpaid Property Taxes and Utility Charges Motion: Ms. Pendleton Second: Mr. Baxter
Resolution 2025-10	Authorizing Certain Signatories for Official Borough Checks Motion: Mr. Fumo Second: Mr. Weber
Resolution 2025-11	Authorizing all Full Time and Part Time Hourly Borough Employees to be Paid Every Two (2) Weeks Motion: Ms. Pendleton Second: Mr. Fumo
Resolution 2025-12	Designating the Official Publications of the Borough Motion: Mr. Weber Second: Mr. Baxter

Resolution 2025-13	Authorizing the Mayor and the Borough Clerk to Execute all Grant Applications on Behalf of the Borough Motion: Ms. Pendleton Second: Mr. Fumo
Resolution 2025-14	Adopting a Cash Management Plan for Calendar Year 2024 Motion: Mr. Gabriel Second: Mr. Baxter
Resolution 2025-15	Authorizing the Tax Assessor to Act As the Agent for the Taxing District Motion: Ms. Pendleton Second: Mr. Weber
Resolution 2025-16	Adopting a Procurement Procedure for the Borough Motion: Mr. Weber Second: Mr. Fumo
Resolution 2025-17	Designating Roberts Rules of Order as the Parliamentary Procedure Manual for all Meetings of Official Bodies of the Municipal Corporation Motion: Mr. Baxter Second: Ms. Pendleton

Mayor Doyle entertained a:

Motion to Adopt all of the Resolutions on the Reorganization Consent Agenda

Motion: Mr. Weber
Second: Ms. Pendleton

Council Member Comments/Discussion: None

Voting Record:

Mr. Baxter	Mr. Fumo	Mr. Gabriel	Ms. Healy	Ms. Pendleton	Mr. Weber	Mayor Doyle
Yes/No	**Yes**/No	**Yes**/No	**Yes**/No	**Yes**/No	**Yes**/No	**Yes**/No
Abs.	Abs.	Abs.	Abs.	Abs.	Abs.	Abs.

MAYOR DOYLE – ADJOURNMENT

Mayor Doyle entertained a:

Motion to Adjourn

Motion: Mr. Gabriel
Second: Mr. Weber

Voice Vote Yes: Unanimous No _____

The Reorganization Meeting was adjourned at 7:20 PM.

Respectfully Submitted,

Sean Asay
Borough Clerk

BOROUGH OF ISLAND HEIGHTS
OFFICE OF THE BOROUGH CLERK

MEMO

TO: Frank Parisi – Chairman – Planning Board

FROM: Sean Asay – Borough Clerk

DATE: October 9, 2025

10/9/25

RE: Planning Board Membership

In keeping with Borough Code Chapter 29-1.3, Mayor Doyle has appointed the following individuals to serve as Alternate Members of the Board:

Allen Delvento

Michael McDaniel

These appointments are effective immediately and upon their first attendance at a meeting, these new members of the Board shall be sworn in and ready to act as required.

COPY

C: Karen Kier
Gary Stocco
Terry Brady
File

PO Box 797
1 East End Avenue
Island Heights, NJ 08732
(732) 270-6415
Fax: (732) 270-8586

BOROUGH OF ISLAND HEIGHTS

MAYOR AND COUNCIL

REGULAR MEETING MINUTES

JULY 16, 2024 – 7:00 P.M.

MAYOR DOYLE READ THE FOLLOWING:

This Regular Meeting of the Mayor and Council of the Borough of Island Heights is Hereby Called to Order. Notice of this Meeting was Provided in Accordance with the Open Public Meetings Act by Publication in the Asbury Park Press and the Star Ledger on December 22, 2023 and Notice was Also Posted on the Bulletin Board at the Municipal Building, on the Borough Television Channel and the Borough Website.

MAYOR DOYLE LED ALL IN THE:

SALUTE TO THE FLAG OF THE UNITED STATES OF AMERICA

MAYOR DOYLE REQUESTED THE:

ROLL CALL OF THE MAYOR AND COUNCIL AND BOROUGH PROFESSIONALS:

Council Member Baxter	**Present**	Absent
Council Member Fumo	**Present**	Absent
Council Member Gabriel	Present	**Absent** **(excused)**
Council Member Pendleton	**Present**	Absent
Council Member Thompson	**Present**	Absent
Council Member Weber	**Present**	Absent
Mayor Doyle	**Present**	Absent
Borough Attorney Mr. Zabarsky	**Present**	Absent

MAYOR DOYLE INTRODUCED:

ORDINANCE 2024-06 – FINAL READING – PUBLIC HEARING PROPOSED ADOPTION

AN ORDINANCE OF THE BOROUGH OF ISLAND HEIGHTS, COUNTY OF OCEAN, STATE OF NEW JERSEY, REPEALING AND REPLACING BOROUGH CODE CHAPTER 12-1.3 – ENTITLED – INSPECTION – CERTIFICATE OF COMPLIANCE

The Public Hearing on Proposed Ordinance 2024-06 is now open, persons who wish Comment, please ask to be recognized and state your name for the record.

Public Comments:

No Comments

Mayor Doyle entertained a:

Motion to Close Public Hearing:

Motion: Ms. Thompson
Second: Mr. Fumo

Voice Vote: Yes: Unanimous No:

Mayor Doyle entertained a:

Motion to Waive Reading and Adopt Ordinance 2024-06 As Introduced:

Motion: Mr. Baxter
Second: Ms. Pendleton

Voting Record:

Mr. Baxter	Mr. Fumo	Mr. Gabriel	Ms. Pendleton	Ms. Thompson	Mr. Weber	Mayor Doyle
Yes/No	**Yes**/No	Yes/No	**Yes**/No	**Yes**/No	**Yes**/No	**Yes**/No
Abs.	Abs.	**Abs.**	Abs.	Abs.	Abs.	Abs.

ORDINANCE 2024-06

AN ORDINANCE OF THE BOROUGH OF ISLAND HEIGHTS, COUNTY OF OCEAN, STATE OF NEW JERSEY, REPEALING AND REPLACING BOROUGH CODE CHAPTER 12-1.3 – ENTITLED – INSPECTION – CERTIFICATE OF COMPLIANCE

The following shall replace Borough Code Chapter 12-1.3 and shall add 12-1.4 and 12-1.5:

12-1.3 **Rental Certificate**

A. A Rental Certificate issued by the Borough Office of Code Enforcement shall be required:

1. Prior to occupancy by tenants of any improved commercial or residential property in the Borough

2. Upon a change of tenancy of any improved commercial or residential property being rented in the Borough

B. In keeping with the foregoing, property owners shall make application for a Rental Certificate on a form prescribed by the Borough. Upon making application for a Rental Certificate, the property owner shall pay the inspection fee of $100.00, prior to the scheduling of an inspection.

C. The property owner shall provide the following to the Office of Code Enforcement prior to the Rental Certificate inspection:

1. A copy of a property insurance declaration for the subject property showing a minimum coverage of $500,000.00 for liability for negligent acts and omissions, combined property damage and bodily injury or death that occurs on the property in keeping with N.J.S.A. 40A:10A-1.

2. A Landlord Registration Form completed on the Form prescribed by the State of New Jersey in keeping with N.J.S.A. 46:8-28 (this form must also be provided to the tenant by the property owner)

3. A Lead Based Paint Safe Certificate (for properties constructed in 1977 or prior) in keeping with N.J.A.C. 5:28A

4. A Chimney Certification prepared by a Licensed Chimney Sweep or HVAC Contractor

5. A Heating System Certification prepared by a Licensed HVAC Contractor or a Licensed Plumber attesting that the heating system is in good order and safe to operate

6. A list of all tenants who will occupy the property with telephone numbers for each adult tenant

D. Upon performing an inspection of a property for issuance of a Rental Certificate, the Code Enforcement Officer shall inspect at a minimum the following:

1. That the property exterior is in good order with no overgrown grass, weeds

   or other vegetation

2. That there is no debris or trash being stored on the property

3. That the structure has street address numbers in place on the front of the structure that are a minimum of two inches in height and made of reflective material

4. That each staircase of four (4) or more steps has secure handrails in place

5. That the plumbing system is operating and water is flowing from each interior faucet

6. That the utilities including electricity, natural gas, and water are on and functioning

7. That the electrical outlets are in good working order and that ground force interrupt

   (GFI) electrical outlets are in place in all bathrooms, kitchens, exterior areas and near any other water sources

8. That all range type stoves are equipped with an anti-tip device attached to the wall

9. That smoke detectors are mounted and functional in all bedrooms and that a smoke detector is present in the hallway outside of the bedrooms and that one functioning smoke detector and one functioning carbon monoxide detector is mounted on each level of the structure

10. That a Fire Extinguisher (rating of 2A-10BC) is mounted within ten (10) feet of the kitchen area

11. That all interior doors open and close smoothly and securely

12. That all exterior doors open and close smoothly and have functioning locks

13. That all windows have functioning locks and when raised will stay in the open position to allow for safe egress

E. If the subject property passes the Rental Certificate inspection, the Borough Office of Code Enforcement shall issue a Rental Certificate to the property owner on a form prescribed by the Borough.

F. If the subject property fails inspection, the property owner may request a reinspection within thirty (30) days upon payment of a $50.00 reinspection fee. After thirty (30) days, the property owner must submit a new application for Rental Certificate inspection.

G. A Rental Certificate shall be valid for two (2) years from the date of issuance or until there is a change in tenancy. Upon any change in tenancy, the property owner must apply for a new Rental Certificate in keeping with the foregoing.

H. It shall be the responsibility of property owners to immediately report any change in tenancy to the Borough Office of Code Enforcement, failure to so shall be considered a violation of the provisions of this section of the Borough Code.

12-1.4 Resale Certificate

A. A Resale Certificate issued by the Borough Office of Code Enforcement shall be required:

1. Prior to the sale or transfer of any improved commercial or residential property in the Borough

B. In keeping with the foregoing, property owners shall make application for a Resale Certificate on a form prescribed by the Borough. Upon making application for a Resale Certificate the property owner shall pay the inspection fee of $100.00, prior to the scheduling of an inspection.

C. The property owner shall provide the following to the Office of Code Enforcement prior to the inspection:

1. A Chimney Certification prepared by a Licensed Chimney Sweep or HVAC Contractor

2. A Heating System Certification prepared by a Licensed HVAC Contractor or a Licensed Plumber attesting that the heating system is in good order and safe to operate

D. Upon performing an inspection of a property for issuance of a Resale Certificate, the Code Enforcement Officer shall inspect at a minimum the following:

1. That the property exterior is in good order with no overgrown grass, weeds or other vegetation

2. That there is no debris or trash being stored on the property

3. That the structure has street address numbers in place on the front of the structure that are a minimum of two inches in height and made of reflective material

4. That each staircase of four (4) or more steps has secure handrails in place

5. That the plumbing system is operating and water is flowing from each interior faucet

6. That the utilities including electricity, natural gas, and water are on and functioning

7. That the electrical outlets are in good working order and that ground force interrupt (GFI) electrical outlets are in place in all bathrooms, kitchens, exterior areas and near any other water sources

8. That all range type stoves are equipped with an anti-tip device attached to the wall

9. That smoke detectors are mounted and functional in all bedrooms and that a smoke detector is present in the hallway outside of the bedrooms and that one functioning smoke detector and one functioning carbon monoxide detector is mounted on each level of the structure

10. That a Fire Extinguisher (rating of 2A-10BC) is mounted within ten (10) feet of the kitchen area

11. That all interior doors open and close smoothly and securely

12. That all exterior doors open and close smoothly and have functioning locks

13. That all windows have functioning locks and when raised will stay in the open position to allow for safe egress

E. If the subject property passes the Resale Certificate inspection, the Borough Office of Code Enforcement shall issue a Resale Certificate to the property owner on a form prescribed by the Borough.

F. If the subject property fails inspection, the property owner may request a reinspection within thirty (30) days upon payment of a $50.00 reinspection fee. After thirty (30) days, the property owner must submit a new application for Resale Certificate inspection.

G. A Resale Certificate shall be valid for one (1) year from the date of issuance.

12-1.5 **Transfer Certificate**

A. If a property owner wishes to sell or transfer an improved commercial or residential property within the Borough and said property cannot pass a Resale Certificate inspection in keeping with Borough Code Section 12-1.4, the property owner may apply to the Borough Office of Code Enforcement for a Transfer Certificate.

B. An application for a Transfer Certificate shall be made on a form prescribed by the Borough and the application fee shall be $100.00.

C. The issuance of a Transfer Certificate shall be approved under the following circumstances:

1. Upon submission of an application by a property owner and payment of the application fee of $100.00

2. Upon receipt of a letter from the buyer or the buyer's agent attesting that the buyer acknowledges and understands that the subject property may not be occupied until the new owner receives a Resale Certificate or a Certificate of Occupancy issued pursuant to the New Jersey Uniform Construction Code (UCC) from the Borough Office of Code Enforcement or the Borough Construction Official.

D. A Transfer Certificate shall be valid for the sale or transfer of a property for one hundred and eighty (180) days from the date of issuance.

E. Upon taking ownership of a property that was the subject of a Transfer Certificate, the new owner shall have a maximum of one hundred and eighty (180) days to obtain a Resale Certificate or a Certificate of Occupancy under the UCC.

MAYOR DOYLE INTRODUCED:

ORDINANCE 2024-07 – FINAL READING – PUBLIC HEARING PROPOSED ADOPTION

AN ORDINANCE OF THE BOROUGH OF ISLAND HEIGHTS, COUNTY OF OCEAN, STATE OF NEW JERSEY, A BOND ORDINANCE APPROPRIATING ONE MILLION DOLLARS ($1,000,000.00) AND AUTHORIZING THE ISSUANCE OF NINE HUNDRED FIFTY THOUSAND DOLLARS ($950,000.00) IN BONDS OR NOTES OF THE BOROUGH OF ISLAND HEIGHTS FOR THE PURCHASE OF A NEW FIRE TRUCK

The Public Hearing on Proposed Ordinance 2024-07 is now open, persons who wish To comment, please ask to be recognized and state your name for the record:

Public Comments:

Mike Dellarocca - Inquired about the possibility of trading in the old truck to reduce cost of new truck.

Mayor Doyle entertained a:

Motion to Close Public Hearing:

Motion: Ms. Thompson
Second: Mr. Weber

Voice Vote: Yes: Unanimous No:

Mayor Doyle entertained a:

Motion to Waive Reading and Adopt Ordinance 2024-07 As Introduced:

Motion: Mr. Weber
Second: Ms. Pendleton

Voting Record:

Mr. Baxter	Mr. Fumo	Mr. Gabriel	Ms. Pendleton	Ms. Thompson	Mr. Weber	Mayor Doyle
Yes/No	**Yes**/No	Yes/No	**Yes**/No	**Yes**/No	**Yes**/No	**Yes**/No
Abs.	Abs.	**Abs.**	Abs.	Abs.	Abs.	Abs.

ORDINANCE 2024-07

AN ORDINANCE OF THE BOROUGH OF ISLAND HEIGHTS, COUNTY OF OCEAN, STATE OF NEW JERSEY, A BOND ORDINANCE APPROPRIATING ONE MILLION DOLLARS ($1,000,000.00) AND AUTHORIZING THE ISSUANCE OF NINE HUNDRED FIFTY THOUSAND DOLLARS ($950,000.00) IN BONDS OR NOTES OF THE BOROUGH OF ISLAND HEIGHTS FOR THE PURCHASE OF A NEW FIRE TRUCK

THE MAYOR AND COUNCIL OF THE BOROUGH OF ISLAND HEIGHTS, (not less than two-thirds of all the members thereof affirmatively concurring), DOES HEREBY ORDAIN AS FOLLOWS:

Section 1. Appropriation for Project-Down Payment

The improvement described in Section 3 of this bond ordinance is hereby authorized as a general capital improvement to be made or acquired by the Borough of Island Heights, in the County of Ocean, State of New Jersey (the "**Borough**"). For the said improvement or purpose stated in Section 3, there is hereby appropriated the sum of money therein stated as the apportionment made for said improvement or purpose, said sum being inclusive of all appropriations heretofore made therefor and amounting in the aggregate to ONE MILLION DOLLARS ($1,000,000.00), including the aggregate sum of FIFTY THOUSAND DOLLARS ($50,000.00) as the down payment for said improvements or purposes as required pursuant to N.J.S.A. 40A:2-11 and more particularly described in Section 3 and now available by virtue of an emergency appropriation by the Borough Council.

Section 2. Authorization of Bonds

For the financing of said improvement or purpose and to meet the part of said ONE MILLION DOLLARS ($1,000,000.00) in appropriations not provided for by application hereunder of said down payment, negotiable bonds of the Borough are hereby authorized to be issued in the principal amount of NINE HUNDRED FIFTY THOUSAND DOLLARS (950,000.00) pursuant to the Local Bond Law of New Jersey (the "**Local Bond Law**"). In anticipation of the issuance of said bonds and to temporarily finance said improvement or purpose, negotiable notes of the Borough in a principal amount not exceeding NINE HUNDRED FIFTY THOUSAND DOLLARS ($950,000.00) are hereby authorized to be issued pursuant to and within the limitations prescribed by the Local Bond Law.

Section 3. Description of Project

The improvement hereby authorized and the purpose for the financing of which said obligations are to be issued, the appropriation made for and estimated cost of each such purpose, and the estimated maximum amount of bonds or notes to be issued for such purpose, is as follows:

IMPROVEMENT OR PURPOSE	APPROPRIATION AND ESTIMATED COST	ESTIMATED MAXIMUM AMOUNT OF BONDS AND NOTES
Purchase of New Fire Truck, including all apparatus, equipment and supplies necessary and incidental to such purchase.	$1,000,000.00	$950,000.00
TOTAL	$1,000,000.00	$950,000.00

The excess of the appropriation made for each of the improvements or purposes aforesaid over the estimated maximum amount of bonds or notes to be issued therefor, as above stated, is the amount of the said down payment for said purpose.

Section 4. Authorization of Notes

In anticipation of the issuance of said bonds and to temporarily finance said improvements, negotiable notes of the Borough in a principal amount equal to the said principal of bonds not exceeding NINE HUNDRED FIFTY THOUSAND DOLLARS ($950,000.00) are hereby authorized to be issued pursuant to the limitations prescribed by the Local Bond Law. All such note(s) shall mature at such time as may be determined by the Chief Financial Officer or such other Financial Officer designated by Resolution for these purposes (both being hereinafter referred to in this Section as Chief Financial Officer); provided that no note shall mature later than one (1) year from its issue date. Such note(s) shall bear interest at a rate or rates and shall be in such form as may be determined by the Chief Financial Officer. The Chief Financial Officer shall determine all matters in connection with any note(s) issued pursuant to this Ordinance, and the signature of the Chief Financial Officer upon such note(s) shall be conclusive evidence as to all such determinations. The Chief Financial Officer is hereby authorized to sell the note(s) from time to time at public or private sale in such amounts as she may determine and not less than par, and to deliver the same from time to time to the purchasers thereof upon receipt of the purchase price plus accrued interest from their dates to the date of delivery thereof as payment thereof. Such Chief Financial Officer is authorized and directed to report in writing to the Mayor and the Council of the Borough at the meeting next succeeding the date when any sale or delivery of the note(s) pursuant to this Ordinance is made. Such report shall include the amount, the description, the interest rate, the maturity schedule of the note(s) sold, price obtained and the name of the purchaser. All note(s) issued hereunder may be renewed from time to time for periods not exceeding one (1) year for the time period specified in and in accordance with the provisions and limitations of N.J.S.A. 40A:2-8(a) of the Local Bond Law.

The Chief Financial Officer is further directed to determine all matters in connection with said note or notes and not determined by this Ordinance. His signature upon said note(s) shall be conclusive evidence of such determination.

Section 5. <u>Capital Budget</u>

The capital budget of the Borough of Island Heights is hereby amended to conform with the provisions of this bond ordinance. The resolution in the form promulgated by the Local Finance Board showing full detail of the capital budget and capital program is on the file with the Clerk and is available there for public inspection.

Section 6. <u>Additional Matters</u>

The following additional matters are hereby determined, declared, recited and stated:

(a) The said purposes described in Section 3 of this bond ordinance are not current expenses and each is a property or improvement which the Borough may lawfully acquire or make as a general improvement, and no part of the cost thereof has been or shall be specially assessed on property specially benefited thereby.

(b) The average period of usefulness of said purposes within the limitations of the Local Bond Law and taking into consideration the respective amounts of said obligations authorized for the several purposes, according to the reasonable life thereof computed from the date of said bonds authorized by this bond ordinance, is **20 years**.

(c) The supplemental debt statement required by the Local Bond Law has been duly made and filed in the office of the Borough Clerk and a complete duplicate thereof has been electronically filed in the office of the Director of the Division of Local Government Services in the Department of Community Affairs of the State of New Jersey, and such statement shows that the gross debt of the Borough as defined in the Local Bond Law is increased by the authorization of the bonds and notes provided for in this bond ordinance by NINE HUNDRED FIFTY THOUSAND DOLLARS ($950,000.00), and the said obligations authorized by this bond ordinance will be within all debt limitations prescribed by the Local Bond Law.

(d) Amounts not exceeding **TWENTY-FIVE THOUSAND DOLLARS ($25,000.00)** in the aggregate for interest on said obligations, costs of issuing said obligations, engineering and inspection costs, legal expenses, a reasonable proportion of the compensation and expenses of employees of the Borough in connection with the construction or acquisition of such improvements and properties as authorized herein, and other items of expense listed in and permitted under Section 40A:2-20 of the Local Bond Law have been included as part of the costs of said improvements and are included in the foregoing estimate thereof.

Section 7. <u>Ratification of Prior Actions</u>

Any actions taken by any officials of the Borough in connection with the improvements described in Section 3 hereof are hereby ratified and confirmed notwithstanding that such actions may have been taken prior to the effective date of this bond ordinance and shall be deemed to have been taken pursuant to this bond ordinance.

Section 8. <u>Application of Grants</u>

Any grant moneys received for the purposes described in Section 3 hereof shall be applied either to direct payment of the cost of the improvements or to payment of the obligations issued pursuant to this bond ordinance. The amount of obligations authorized but not issued hereunder shall be reduced to the extent that such funds are so used.

Section 9. <u>Full Faith and Credit</u>

The full faith and credit of the Borough are hereby pledged to the punctual payment of the principal of and interest on the said obligations authorized by this bond ordinance. Said obligations shall be direct, unlimited obligations of the Borough, and the Borough shall be obligated to levy *ad valorem* taxes upon all the taxable property within the Borough for the payment of said obligations and interest thereon without limitation of rate or amount.

Section 10. <u>Official Intent to Reimburse Expenditures</u>

The Borough reasonably expects to reimburse any expenditures towards the costs of the improvements or purposes described in Section 3 of this Bond Ordinance and paid prior to the issuance of any bonds or notes authorized by this Bond Ordinance with the proceeds of such bonds or notes. No funds from sources other than the bonds or notes authorized herein has been or is reasonably expected to be reserved, allocated on a long-term basis or otherwise set aside by the Borough, or any member of the same "control group" as the Borough, within the meaning of Treasury Regulations Section 1.150-1(f), pursuant to their budget or financial policies with respect to any expenditures to be reimbursed. This Section is intended to be and hereby is a declaration of the Borough's official intent to reimburse any expenditures towards the costs of the improvements or purposes described in Section 3 hereof to be incurred and paid prior to the issuance of bonds or notes authorized herein in accordance with Treasury Regulations Section 1.103-18, and no action (or inaction) will be an artifice or device in accordance with Treasury Regulation Section yield restrictions or arbitrage rebate requirements.

Section 11. <u>Effective Date</u>

This bond ordinance shall take effect twenty (20) days after the first publication of a summary thereof after final adoption, as provided by the Local Bond Law.

MAYOR DOYLE INTRODUCED:

ORDINANCE 2024-08 – PROPOSED INTRODUCTION

An Ordinance of the Borough of Island Heights, County of Ocean, State of New Jersey, hereby Repealing and Replacing Chapter 16 of the Borough Code entitled - Water and Sewer

Mayor Doyle entertained a:

Motion to Waive Reading and Introduced Proposed Ordinance 2024-08:

Motion: Mr. Weber
Second: Mr. Fumo

Voting Record:

Mr. Baxter	Mr. Fumo	Mr. Gabriel	Ms. Pendleton	Ms. Thompson	Mr. Weber	Mayor Doyle
Yes/No	**Yes**/No	Yes/No	**Yes**/No	**Yes**/No	**Yes**/No	**Yes**/No
Abs.	Abs.	**Abs.**	Abs.	Abs.	Abs.	Abs.

ORDINANCE 2024-08

AN ORDINANCE OF THE BOROUGH OF ISLAND HEIGHTS, COUNTY OF OCEAN, STATE OF NEW JERSEY, HEREBY REPEALING AND REPLACING CHAPTER 16 OF THE BOROUGH CODE ENTITLED - WATER AND SEWER

The following shall repeal and replace Chapter 16 of the Code of the Borough:

Chapter 16 WATER AND SEWER

16-1 WATER AND SEWER UTILITY

The water and sewer systems of the Borough are operated by the Borough as one (1) utility under the name and designation of "Borough of Island Heights Water and Sewer Utility." Under the provisions of this Ordinance, the Borough of Island Heights Water and Sewer

Utility is the exclusive provider of water and sewer services to properties located within the Borough of Island Heights.

16-2 SUPERVISION OF WATER AND SEWER UTILITY

Subject to the provisions of this chapter and of such other Ordinances and Resolutions as may be adopted by the Governing Body, the Borough Director of Public Works shall exercise general supervision and control and shall be in direct general charge of the water supply system and the sewer system of the Borough, including all physical plants and property therewith.

16-3 WATER AND SEWER SERVICE RATES

The Borough of Island Heights Water and Sewer Utility shall be governed by this section as to the furnishing of water and sewerage service, both within and without the Borough.

A. Water Service Rates

Rates for Water Service for each water meter per quarter shall be as follows:

Rate Per Meter	Quarterly Allotment
$100.00	7,000 Gallons

B. Water usage in excess of the basic quarterly allotment of seven thousand (7,000) gallons per meter shall be charged to the user at a rate of $3.25 for each 1,000 gallons of water used.

C. The quarterly base rate for water shall be charged for each metered connection to the water system regardless of usage or status

D. Sewer Service Rates

Rates for Sewer Service per quarter for each connection to the Sewer System shall be as follows:

Rate Per Connection

$140.00

E. The quarterly base flat rate for sewerage shall be charged for each connection to the sewer system regardless of usage or status.

16-4 WATER AND SEWER UTILITY BILLING SCHEDULE

A. Water and Sewer Utility Charges shall be billed quarterly on the following dates:

1st Quarter: February 15 – Payment Due March 15th

2nd Quarter: May 15 – Payment Due June 15th

3rd Quarter: August 15 – Payment Due September 15th

4th Quarter: November 15 – Payment Due December 15th

If the payment due date falls on Saturday, Sunday or a Borough recognized Holiday, the payment due date shall be the next business day.

16-5 DELINQUENT WATER AND SEWER UTILITY ACCOUNTS

A. Water and Sewer Utility Accounts not paid in full by the due date shall accrue interest at the rate of eighteen (18%) percent per year until paid in full.

B. All unpaid water and sewer utility charges, along with interest thereon, shall become a lien upon the lands served thereby at the end of each year.

16-6 WATER SERVICE DISCONNECT/CONNECTION FEES

A. Water Service Disconnects shall be performed at no cost for construction, renovation or other approved activities only by the Borough Public Works Department upon receipt of a written request from the property owner or their authorized agent. Upon receipt of a request from the property owner to restore said water service, a reconnection fee of $800.00 shall be paid to the Borough prior the reconnection being performed by the Borough Public Works Department.

B. All new connections to the Water Utility System shall be performed by the Borough Public Works Department with a service line brought to the utility right of way of the property to be connected. A new water service connection fee of $5,000.00 plus the cost of the water meter shall be paid to the Borough for each new service connection to the water system.

C. The water service connection on the applicant's property shall be completed by the property owner or a licensed plumber and inspected by the Borough Construction Office and/or the Director of the Borough Public Works Department.

16-7 WATER SERVICE SHUT OFFS AND ACTIVATIONS

A. Water Service Shut Offs shall be performed at no cost and only by the Borough Public Works Department. Shut offs will be performed only upon written request from the property owner or their authorized agent. Upon request, the water service will be reactivated upon payment of a $200.00 activation fee to the Borough.

16-8 WATER METERS

A. All properties connected to the Borough Water System shall install a water meter provided by and owned by the Borough on each connection point to the water system. All costs related to the installation of the meter shall be borne by the property owner.

B. It shall be the responsibility of property owners to protect Borough water meters from any damage. Replacement of damaged meters shall be billable to property owners.

C. Any property owner who alters or tampers with any Borough water meter or who willfully damages any water meter shall upon conviction of a violation thereof be punishable by the penalty stated in Borough Code Chapter 1-5. The continuation of such violation for each successive day shall constitute a separate offense and the person or persons allowing or permitting the continuation of the violation may be punished as provided above for each separate offense.

D. Periodically, the Borough shall undertake the replacement of some or all water meters to assure ongoing accuracy and reliability in water metering. Property owners shall cooperate with the Borough in the replacement of said meters by providing access to their property upon receiving a water meter replacement notice from the Borough. After having received notice via certified mail and being given a period of thirty (30) days to allow access, property owners who fail or refuse to cooperate with the Borough in allowing property access for the replacement of water meters, shall receive an assessment of $200.00 per quarter on their water/sewer utility bill. Said assessment shall continue until the property owner allows the Borough access to their property to complete the water meter replacement.

16-8 SEWER SERVICE CONNECTION FEES

A. A Connection Fee of $3,000 shall be paid to the Borough for each new connection to the Borough Sewer System.

B. New connections to the Borough Sewer System shall be performed only by a licensed plumber acting on behalf of a property owner under the supervision of the Director of Public Works.

C. The property owner making the new connection to the Borough Sewer System shall post a cash bond of $3,000.00 at the time of application for connection. This cash bond shall assure the proper restoration of the street that is disturbed to complete the connection. The cash bond may be refunded to the property owner after a period of one hundred and eighty (180) days after completion of the connection, restoration of the street and inspection by the Director of Public Works.

D. The property owner who is connecting to the Borough Sewer System must provide proof of Liability Insurance to the Borough with a minimum liability limit of one million dollars ($1,000,000.00) and the Borough listed as an "other insured."

E. Any damage caused by property owners or their agents/contractors to the Borough sewer system will be the responsibility of the property owner and repairs made by the Borough will be billable to the property owner.

16-9 WATER SYSTEM SUPPLY EMERGENCY

A. The Mayor or his/her designee shall have the power to declare that a water system supply emergency exists in all or a portion of the Borough.

B. Upon making such a declaration the Mayor shall notify the Director of the Department of Public Works, the Office of Emergency Management, Island Heights Fire Company, Island Heights Police Department and the residents of the Borough.

C. Upon the Mayor declaring that a water system supply emergency exists, all residents shall be urged to observe voluntary indoor conservation measures.

D. During the water system supply emergency, the Mayor may impose restrictions on any or all of the following outdoor water use activities in the Borough:

1. Watering of lawns and plants

2. Filling of pools

3. Washing of cars and boats

E. The water system supply emergency shall remain in effect until lifted by the Mayor or until the next meeting of the Mayor and Council at which time the water system supply emergency shall be reviewed for further action by the Governing Body.

F. The Island Heights Police Department and the Borough Code Enforcement Officer shall enforce the water use restriction(s) imposed pursuant to this section during a water system supply emergency. Any person who violates the provisions of this section shall upon conviction thereof, be subject to the penalties stated in Borough Code Chapter 1-5.

16-10 DISCHARGES TO THE BOROUGH STORMWATER COLLECTION SYSTEM

A. The discharge of stormwater from the construction and repair of facilities in the Borough is specifically regulated under Borough Code Chapter 29-3.

B. The following discharges from properties in the Borough to the Stormwater Collection System are specifically permitted:

1. Water line flushing and discharges from potable water sources
2. Uncontaminated ground water from sources such as sump pumps and foundation or footing drains
3. Air-conditioning condensation (excluding contact and non-contact cooling water)
4. Irrigation water runoff from potable water sources or private irrigation wells
5. Flows from springs, riparian habitats and wetlands, water reservoir discharges and diverted stream flows
6. Runoff from residential car or boat washing
7. Swimming pool discharges
8. Sidewalk, driveway and street wash water
9. Flows from firefighting activities
10. Runoff from the rinsing of beach maintenance equipment
11. Runoff from the rinsing of equipment used in the application of salt and de-icing materials immediately following salt and de-icing material applications. Prior to rinsing with clean water, all residual salt and de-icing materials must be removed from equipment and vehicles to the maximum extent practicable using dry cleaning methods. Said rinsing of equipment is limited to exterior, undercarriage, and exposed parts and does not apply to engines or other enclosed machinery.

C. This Code section shall be enforced by the Borough Police Department and the Borough Code Enforcement Officer.

D. Any person who violates any of the terms or provisions of this section, shall, upon conviction thereof, be liable for the penalty stated in Chapter 1-5 of the Borough Code.

MAYOR DOYLE INTRODUCED THE:

APPROVAL OF PRIOR MEETING MINUTES

Resolution 2024-110 — Approving the Proposed Minutes for the Regular Meeting of the Mayor and Council Conducted on June 4, 2024 (By Title)

Motion: Mr. Weber
Second: Ms. Thompson

Comments/Discussion: None

Voting Record:

Mr. Baxter	Mr. Fumo	Mr. Gabriel	Ms. Pendleton	Ms. Thompson	Mr. Weber	Mayor Doyle
Yes/No	**Yes**/No	Yes/No	**Yes**/No	**Yes**/No	**Yes**/No	**Yes**/No
Abs.	Abs.	**Abs.**	Abs.	Abs.	Abs.	Abs.

MAYOR DOYLE INTRODUCED THE RESOLUTIONS ON THE CONSENT AGENDA:

Resolution 2024-111 — Authorizing the Mayor and the Borough Clerk to Approve an Agreement to Allow for the Sale of Block 17 – Lot 8 – 135 Central Avenue and to Thus Release any Reversions or Other Deed Restrictions in Favor of the Borough as Necessary to Facilitate Said Sale

Motion: Ms. Thompson
Second: Mr. Fumo

Resolution 2024-112 — Authorizing the Mayor and the Borough Clerk to Enter Into an Agreement with the County of Ocean to Allow for the Use of the Ocean County Sheriffs Department Law Enforcement Training Facility by Staff of the Island Heights Police Department

Motion: Ms. Thompson
Second: Ms. Pendleton

Resolution 2024-113	Approving the Use of the Wanamaker Gazebo by Michelle Brodbeck for a Wedding Ceremony on August 11, 2024, Between the Hours of 2 PM and 3 PM (By Title) Motion: Ms. Thompson Second: Mr. Weber
Resolution 2024-114	Approving the Hiring of Jacqueline Bryant as a Part Time Administrative Assistant and Deputy Code Enforcement Officer with an Effective Date of June 8, 2024 at an Hourly Rate of $16.50 Motion: Mr. Fumo Second: Mr. Weber
Resolution 2024-115	Approving and Authorizing the Submission of the 2025 NJDOT Municipal Aid Grant Application for Cedar and Laurel Avenue and Ensor Place, Requesting a Total Grant Amount of $474,000.00 Motion: Mr. Weber Second: Mr. Fumo
Resolution 2024-116	Approving a Fire Protections Services Agreement Between the Borough and the Island Heights Volunteer Fire Company with an Effective Date of January 1, 2024 (By Title) Motion: Ms. Pendleton Second: Mr. Baxter
Resolution 2024-117	Approving the Hiring of Aidan McCully as a Part Time Seasonal Laborer in the Department of Public Works with an Effective Date of June 8, 2024 at an Hourly Rate of $16.50 Motion: Mr. Fumo Second: Ms. Thompson

Resolution 2024-118	Approving the Hiring of Constantino Iannone as a Part Time Laborer in the Department of Public Works with an Effective Date of June 8, 2024 at an Hourly Rate of $19.00 Motion: Mr. Weber Second: Mr. Baxter
Resolution 2024-119	Approving the Appointment of Michael Cipriano as a Class II Police Officer for the Island Heights Police Department with an Effective Date of June 8, 2024 at an Hourly Rate of $31.00 Motion: Mr. Weber Second: Mr. Fumo
Resolution 2024-120	Authorizing the Mayor and the Borough Clerk to Execute an Intergovernmental Agreement Between the Borough and the County of Ocean Providing for Grant Funding of up to $535,000.00 for Improvements to the Borough's Drinking Water Transmission and Distribution System Motion: Ms. Thompson Second: Mr. Baxter
Resolution 2024-121	Approving the Awarding of a Contract for Structural Engineering Services to Morgan Engineering of Island Heights, New Jersey in an Amount Not to Exceed $9,000.00 Motion: Ms. Pendleton Second: Mr. Weber
Resolution 2024-122	Approving an Agreement Between the Borough and BJ Rose Design for Graphic Art and Television Production Services (By Title) Motion: Mr. Weber Second: Mr. Fumo

Resolution 2024-123	Approving the Insertion of a Special Item of Revenue in the 2024 Budget of the Borough Pursuant to N.J.SA. 40A:4-87 - 2024 Clean Communities Grant - $5,839.14 Motion: Ms. Thompson Second: Mr. Fumo
Resolution 2024-124	Approving the Insertion of a Special Item of Revenue in the 2024 Budget of the Borough Pursuant to N.J.SA. 40A:4-87 - 2024 Local Recreation Improvement Grant $63,000.00 Motion: Ms. Thompson Second: Ms. Pendleton
Resolution 2024-125	Approving the Refund of an Escrow Balance to Transcend Wireless of Mahwah, New Jersey in the Amount of $98.75 Motion: Ms. Pendleton Second: Ms. Thompson
Resolution 2024-127	Approving the Use of the Wanamaker Complex by the Island Heights Volunteer Fire Company for a Car Show on August 10, 2024 (Rain Date August 11th) (By Title) Motion: Mr. Fumo Second: Mr. Weber

Comments/Discussion by Council Members of Items on the Consent Agenda:

None

Comments/Discussion from the Floor on Items on the Consent Agenda:

None

Mayor Doyle entertained a:

Motion for Adoption of all of the Resolutions on the Consent Agenda:

Motion: Ms. Thompson
Second: Mr. Weber

Voting Record:

Mr. Baxter	Mr. Fumo	Mr. Gabriel	Ms. Pendleton	Ms. Thompson	Mr. Weber	Mayor Doyle
Yes/No	**Yes**/No	Yes/No	**Yes**/No	**Yes**/No	**Yes**/No	**Yes**/No
Abs.	Abs.	**Abs.**	Abs.	Abs.	Abs.	Abs.

MAYOR DOYLE INTRODUCED THE:

BILL LIST AND PROCUREMENTS:

Resolution 2024-126 — Approving Payment of all of the Items on the Bill List Submitted by the Purchasing Agent (By Title)

Motion: Ms. Thompson
Second: Mr. Weber

Discussion/Comments: None

Voting Record:

Mr. Baxter	Mr. Fumo	Mr. Gabriel	Ms. Pendleton	Ms. Thompson	Mr. Weber	Mayor Doyle
Yes/No	**Yes**/No	Yes/No	**Yes**/No	**Yes**/No	**Yes**/No	**Yes**/No
Abs.	Abs.	**Abs.**	Abs.	Abs.	Abs.	Abs.

MAYOR DOYLE INTRODUCED THE COUNCIL MEMBER REPORTS:

Mr. Weber – Sue Cowdrick will give us an update on the Central Regional Schools at our next meeting. Our thanks to our Fire Company for everything they did at the Elementary School for Flag Day Ceremony.

Mr. Baxter – Our next Municipal Court session will be August 12th. One hundred two summons were issued by our Police in June. Planning Board has no pending applications.

Ms. Pendleton – Public Works has been busy with regular summer property maintenance.
Nine new shade trees have been planted on Borough property.
DPW has obtained two new benches that will replace deteriorating benches at Camp Meeting Ground.
On July 19th, our Peto Museum will be concluding their summer concert series with The Kutz.
The Peto Cup is August 2nd at the Toms River Yacht Club.

Ms. Thompson – Our Community Garden is going great. The Boy Scouts donated a Kiosk to the garden so the gardeners can share things amongst themselves like maps and recipes.
Our residents continue to have difficulty obtaining Real IDs from NJMVC due to our lack of residential mail delivery.
Year to date, our Construction Office has collected $52,100.00 in permit fees, completed 94 certificate inspections and issued four violations totaling $2,250.00.
My thanks to our Mayor for working out the financing of the new Fire Truck and finding a new home for our First Aid Squad.

Mr. Fumo - For the month of June, our Fire Company had 36 emergency calls and responded to 100%. Summer Brew was a success. They participated in a boat parade on 7/7/2024 and assisted with the Beachwood and Lavallette fireworks.
Our First Aid Squad has been helping with training for all of our first responders and keeping their certifications up to date.

Mayor Doyle – Expressed the feelings of the Governing Body that the recent occurrence of political violence in Pennsylvania is completely unacceptable and must be condemned. He expressed the condolences and best wishes of the Governing Body for those who were killed and wounded.

He explained the current financial position of the Borough related to short and long term debt and the options that will be available to the Borough in financing the new fire truck.

MAYOR DOYLE INTRODUCED THE PRIVILEGE OF THE FLOOR (PUBLIC COMMENT):

Elana Defonzo – Commented on the sale of Borough Recreation Badges.

Bob MacNeal – Commented on the Borough Television Channel.

MAYOR DOYLE ENTERTAINED A MOTION FOR ADJOURNMENT:

Motion: Mr. Weber
Second: Ms. Thompson

The meeting was adjourned at 7:45 PM by unanimous consent.

Respectfully Submitted,

Sean Asay
Borough Clerk

RESOLUTION 2024-111

RESOLUTION OF THE BOROUGH OF ISLAND HEIGHTS, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE MAYOR AND THE BOROUGH CLERK TO APPROVE AN AGREEMENT TO ALLOW FOR THE SALE OF BLOCK 17 – LOT 8 – 135 CENTRAL AVENUE AND TO THUS RELEASE ANY REVERSIONS OR OTHER DEED RESTRICTIONS IN FAVOR OF THE BOROUGH AS NECESSARY TO FACILITATE SAID SALE

WHEREAS, the Borough of Island Heights, through the Mayor and Council of the Borough is a body politic under the laws of the State of New Jersey, having an Office located at; 1 East End Avenue, PO Box 797, Island Heights, New Jersey, and;

WHEREAS, The Island Heights Volunteer First Aid Squad is a New Jersey non-profit corporation, having an address located at; 135 Central Avenue, PO Box 1027, Island Heights, New Jersey, and;

WHEREAS, certain real property commonly known as 135 Central Avenue - Lot 8 - Block 17, located in the Borough of Island Heights, County of Ocean, State of New Jersey, is owned by the Island Heights Volunteer First Aid Squad, and;

WHEREAS, the Deed held by the Island Heights Volunteer First Aid Squad contains certain restrictions and reversions in favor of the Borough, and;

WHEREAS, the Island Heights Volunteer First Aid Squad intends to enter into an agreement for the sale of the aforementioned property, and;

WHEREAS, in order for said property sale to proceed, the Borough may have to release or terminate certain Reversions or other Deed Restrictions in favor of the Borough,

NOW, THEREFORE BE IT RESOLVED, by the Mayor and Council as Follows:

1. The Mayor and the Borough Clerk are hereby authorized to execute any agreements, contracts or documents necessary to facilitate the proposed sale of Block 17 – Lot 8 by the Island Heights Volunteer First Aid Squad and to release and terminate any covenants, restrictions or reversions in favor of the Borough necessary to facilitate said sale.

2. A copy of this Resolution, certified by the Borough Clerk is to be provided to all parties to the proposed property sale.

CERTIFICATION

I, Sean Asay, Borough Clerk, do Hereby Certify, that the Foregoing is a True and Accurate Representation of the Resolution Adopted by the Mayor and Council at their Regular Meeting conducted on July 16, 2024, in the Borough.

Sean Asay
Borough Clerk

MINUTES
ISLAND HEIGHTS PLANNING BOARD – APRIL 11, 2007

The regular meeting of the Island Heights Planning Board was called to order by Chairperson Joest at approximately 6:30pm. Following the flag salute roll call was taken and present were: Garrett Joest, Richard Woods, John Bendel, Anne Garvin, Florence Kernaghan, Karen Kier, Elizabeth Leahey, Richard Morrison and Robert Ellis, Esq. Absent: Bill Doherty, Brian Hall, Michael O'Donnell and Wendy Prior, Secretary. Chairperson Joest then read the Open Public Meetings announcement.

Motion to approve the vouchers from Mr. Ellis was made by Ms. Kernaghan second by Mr. Bendel.
Roll Call Vote:

Mr. Joest	Yes	Ms. Kier	Yes
Mr. Woods	Yes	Ms. Kernaghan	Yes
Mr. Bendel	Yes	Ms. Leahey	Yes
Ms. Garvin	Yes	Mr. Morrison	Yes

Motion to approve the minutes from the March 14, 2007 meeting was made by Ms. Kernaghan second by Ms. Garvin.
Roll Call Vote:

Mr. Joest	Yes	Ms. Kier	Yes
Mr. Woods	Yes	Ms. Kernaghan	Yes
Mr. Bendel	Yes	Ms. Leahey	Yes
Ms. Garvin	Yes	Mr. Morrison	Yes

Motion to approve the Resolution for Block 39.01, Lot 1.02 subject to spelling corrections was made by Mr. Woods second by Mr. Bendel
Roll Call Vote:

Mr. Joest	Yes	Ms. Kier	Yes
Mr. Woods	Yes	Ms. Kernaghan	Yes
Mr. Bendel	Yes	Ms. Leahey	Yes
Ms. Garvin	Yes	Mr. Morrison	Yes

Motion to adjourn the meeting was made by Ms. Kernaghan, second by Ms. Garvin. Unanimous Voice Vote.

Respectfully submitted by Wendy J. Prior