

NEPTUNE TOWNSHIP HARBOR COMMISSION May 10th, 2011

Beverly Fey calls the meeting to order at: 1830hrs and requests the secretary to call the roll:

ROLL CALL

Donald Imbriaco	___X___	Hank Coakley	_____
James McNamara	_____	Willis Wardell	___X___
Beverly Fey	___X___		

- Also Present, Marina Secretary; Jennifer England and Township CFO; Michael Bascom
- Not Present, Marina Supervisor, Tim O'Connor. Excused Absences Township Harbor Commissioner's, James McNamara and Hank Coakly.

Flag Salute

The Chairperson announces that the notice requirements of R.S. 10:4-18 have been satisfied by the publication of the required advertisement in the Asbury Park Press and The Coaster on January 6th, 2011, posting the notice on the Board in the Municipal Complex, and filing a copy of the said notice with the Municipal Clerk. The Commission would like to request that the public present hold their questions until the public comment portion of the meeting.

Action Items:

Motion to table the March Minutes.

Offered by: Don Imbriaco Seconded by: Willis Wardell

Vote:

Fey, ___X___; Imbriaco, ___X___; Wardell, ___X___

DISCUSSION ITEMS

New Business:

1. Marina Revenue / Appropriation Report:

Michael Bascom was present and started with the revenue report. We do have capital plans that do not show in the operating budget. The revenue is a little better but not good and last year was very bad. Hoping to get this year better and balance out. We did not think we would break even for the first three years however we are standing on our own and we have not taken money from the marina from the town and it is staying at the marina now. Last year we had a surplus of 35,000 from 09- 10 and a result of that, we did not have enough appropriations to generate either. All in all, the marina is at a balance and we did not have the revenue coming in, but we had to stop spending so the marina looks the way it does. I expect construction to start by September, and next year we will have a new bulkhead a new parking lot, many new floating docks (not every single one), new electric and plumbing and whatever else we can get in for the winter. The bulkhead is not along process either and it is a matter of making it all work together and it will take cooperation from the marina and the customers to get this all done to get this done quickly.

I do not want to miss another season and we can not. FEMA is willing to give us money but we need to finish a project to get the money. We will bid the projects and make phase one the marina and with out the dredging we are dying a slow death and we need this done also!

This is the last year MME lease is up and we are sure they are going to bid, but the terms will be a lot different this time. We have not hit any number with MME yet with them and there is an issue with them bringing up a business from Brielle and with them working out of our marina and the new business in the back, but the question is when they see the issue's will they want to bid again. We will not know this until it goes out. It needs to go out by mid summer so we have an idea right now. The contract is up very soon with them. On the marina lease it was 30,000 and now it is 40,000 and that is based on the commission and lease.

DEP came through with Greenacres money and the dept the marina has is the improvements from this year. We have the balance of the cost from the original loan. We know what our operation costs are and if we can maintain this we can do more and more each year with the marina.

Some of the Commissioner's asked some questions in regards to the revenue report and were satisfied with the response from the CFO. The positive is the construction schedule and the FEMA money for our marina. I want to get through these bulkhead projects so we can move forward with the other items at the marina.

The dredging update in our basin alone will include the bulkhead. The channel is just as important. We did file a suit against DEP and the judge put us right to the pelt division and there is not record and DEP is failing to dredge the channel and they have a duty to do it. We are still arguing with them in regards to this. DEP got nervous and said, "Let's settle this" we have met with Wall, the Attorney generals and other's. Everyone likes the plan; we tested the materials to be sure it is clean and dry. They got it done but it was from a November meeting and we just wait on if it is clean then we have to meet with Wall again and finalize the terms, this is taking to long and DEP is not acting in good faith. This was all three weeks ago and I wish I could say that we have a set date but we don't yet. Jenn Beck was going to come see the River and make her pitch she was clearly unaware of some things going on. She does not cover Wall at this time; Neptune is her district so I am hoping she can help make this happen.

We need to push some of our boaters and residents to attend a Wall meeting. We as a Township will prepare them for the meetings. We have three Wall Committee members that say yes, and the others opposed don't want to make it an issue. They feel like it is our issue not theirs.

2. Dockage Updates :

Jenn handed out the chart and advised that all the little dots on the chart are the pilings that will be replaced and/or removed. It has been a logistical nightmare trying to accommodate the customer's that can not enter into their slip at this time that they have rented for the season, but we are doing the best that we can with each of them. The new floating dock is in place and the hardware has just been installed. We did loose 5 slips but I am sure that this will fill up in time. The sport ports will also be installed on the dock as well right on the first slip to the south side. Everyone in the water is paid in full and all the boats on the bulkhead are the customer's who are unable to enter into their slip at this time, so to help accommodate them we have allowed them to do this and/or enter into another open slip until they can get into the one they have rented.

A note from the Marina Supervisor who was unable to attend the meeting tonight as read:

- 1) Pilings are going in as of today their will be approx 32 to be installed both as dock and mooring piles.
- 2) Pier 8 (H-Dock) is 95% done; we have some issue's with the location of pulleys but should be finished soon. Also take into consideration that we provided the weights, lines and swivel blocks for each slip renter along with two cleats for each slip renter. It is now safer and more uniform.
- 3) The docks should be out to bid by the end of the month. The bid will be a base bid for piers 6 & 7 and an alternate for A for pier 5. All this means is that if both together are in our price range we order both. If not then we go with the base bid only. We would then save pier 5 for another day.

- 4) The electric for these piers will go out the same way. This will include the pedestals and the wire. The install will be separate. The scary part is that the wire came in at a preliminary number which was 36-38 grand!!!!
- 5) Marina Office will have two late nights until 6pm during the summer season.
- 6) The world changers will be painting the bathrooms in July. We will supply the paint/brushes.
- 7) We are going to replace the gangway on the other floating dock with the new aluminum gang way very soon.
- 8) The concrete floating dock will go in when we receive the brackets from Bellingham Marine to install.
- 9) The water is on except for pier 8 (I).
- 10) Electrical issue's will be fixed as they arise.
- 11) Ladders have been replaced where needed and keep in mind we can only replace at low-tide.
- 12) The dredge project was very successful, but the pitfalls were replacing the cable that had to be removed and replacing the whole dock system when they were done. It came a month late but I didn't have much of a choice. We now have 3.5 to 4 feet of water under 48slips in that area at low-tide.
- 13) Harry is in the water. His bardge has no balance right now because it was tied up wrong at AP's and in turn they lost a new motor off the rig. He was towed over to us and he should have a new motor with in a couple days. At this time, they will start the piling work by hand and once the motor arrives start to work much faster.

3. Floating Dock (Pier 8H)

Please see above in supervisor report

4. Status on Pilings

Please see above in supervisor report

COMMISSION COMMENTS/PUBLIC COMMENTS

* Beverly added that we were going to table the By Laws since no one else reported back to me. I would like to change the attendance since we only have 6 meetings a year now.

ADJOURNMENT (Time): 1924hrs

Offered by: Beverly Fe

Seconded by: Willis Wardell

Vote:

Fey, X ; Imbriaco, X ; Wardell, X