

**Council Room Borough of Neptune City
February 11, 2019**

The Regular Council Meeting of the Mayor and Council was called to order by Mayor Brown at 7:00 p.m.

Deputy Borough Clerk Russell took roll call.

PRESENT: Councilmembers Zajack, Renee, Wardell, Kocsis, Lewis, Calhoun and Mayor Brown.

ABSENT:

Mayor Brown announced that the Notice Requirements of Chapter 231 P.L. 1975 have been satisfied by the publication of said notice in the Asbury Park Press, and the Coaster and by filing a copy with the Municipal Clerk.

Mayor Brown invited all to stand for the Flag Salute.

Deputy Clerk Russell listed two communications 2018 Annual Report from the Neptune City Police Department.

Motion by C/Renee to receive and file; seconded by C/Zajack.

Voice Vote - AYES: Councilmembers Zajack, Renee, Wardell, Kocsis, Lewis and Calhoun.

Mayor Brown asked for a motion to approve minutes of 1/28/2019.

Motion by C/Wardell to receive and file; seconded by C/Kocsis.

Voice Vote - AYES: Councilmembers Zajack, Renee, Wardell, Kocsis, Lewis and Calhoun.

PRESENTATIONS-

Roy T. Perez-Daple – Property at 120 3rd Ave Block 75 Lot 17

Mayor Brown made it known that the Council was not going to be taking action on this matter at this meeting this is solely to get all of the facts and the concerns regarding the property. The Administrator will be setting up with the Borough's Planner to review the information to be able to come back to the governing body to give their professional opinion on what is in the best interest of Neptune City.

Mr. Perez-Daple, a Real Estate Broker from PA, representing David Brown, the developer for the proposed project. Mr. Brown will also be speaking as well as the current property owner to testify their feelings on the project. They are here to inform everyone about the proposed project, he also reiterated that this is just information, and to answer any questions from the public. This is not a formal request for action, just to go over what they propose to do and why.

Mr. Perez-Daple invited Ken? Who represents the landlord up to give a brief history of the project? Mr. Ken? Has been involved in the property since 2017 when TFH went dark. The property has been used as a warehouse since 1997 through 2018. It was expanded in 2003 after going in front of the Land Use Board and was approved for the warehouse use. When the property became vacant, they did a lot of marketing to retailers but no substantial interest for the building, only small uses but the cost to divided the 6500 sq. ft. space was not financially reasonable to what the value of what those leases would be. They started to look into alternate uses and Dave Brown stepped forward with interest as self-storage use with low impact. His intention was to put a major investment into the property and clean up the façade. An application was submitted into the Land Use Board back in June where the Deed Restriction from 1956 was uncovered. The Land Use attorney then decided that they could not move forward with that still in place. Ken hopes that once the plans are known, that once given the proper public forum is given that everyone will see what a positive this will be for the community.

Mr. Perez-Daple invited David Brown, who specializes in self-storage redevelopment. Neptune City is under-served for the self-storage standpoint (about 5 sq. ft. of supply; average around country is about 7.5 sq. ft.).

Our development plan is for a climate controlled, drive up self-storage. The plan is to convert existing box, no major structural improvements. He showed on the presentation board, where the office would be. Also stated that they would reduce amount of impervious coverage and single-story structures in the back; increasing the setbacks, allowing for a retention basin to handle the storm water run-off. Secure the drive up & rear entry way with gates. Planning on converting the existing façade. Facility will have approximately 3 employees; open about 8-6; typically staffed between 9-6. Overall updating, to look similar to Mr. Roccesano.

Mr. Brown asked if there were any questions.

C/Lewis asked if it was a 24hr facility. Mr. Brown responded that it is not.

Mr. Brown stated that the existing retail will remain.

Mr. Perez-Daple invited Mr. Roccesano up to speak.

Mr. Brown asked if there were any questions on specific use. C/Lewis asked if there was any restrictions on use, personal/business. Mr. Brown responded that 65% of customer base is stay at home mom/boats/small business operators. 60% personal/40% business. There was discussion back and forth about access and uses.

C/Wardell asked how many units total would be in the facility. Mr. Brown responded that there would be about 600 units varying in size.

Mayor Brown stated that he noticed that they moved the outside storage substantially away from the residential properties and asked approximately how far. Mr. Brown stated in some parts about 10ft, others about 30ft.

Mayor Brown also asked if there would be any access to the back of the storage units by the residential properties, no entrances etc. Mr. Brown stated that was correct-no access.

C/Calhoun asked what barriers would be between the properties. Mr. Brown responded the existing fence would remain in place as well as landscaping and single story buildings.

Mayor Brown stated that the only thing back there now are some dumpsters and empty tractor trailers that go right up to the fence.

Mr. Brown showed on the presentation board an area that would give fire access around the strip retail building.

It was stated that the building has been vacant for about a year now.

There was some back and forth about the different things on the presentation board. They will be looking for input from the community.

C/Renee asked if 8-6 was typical for hours for their storage units. Mr. Brown's response was yes it is.

C/Lewis asked if they looked at other space in Neptune City that is not so central in town. Mr. Brown's response was no, not in Neptune City. This building was a draw to them because of the current building.

C/Renee stated that in Neptune Township they have several storage units and have issues with homeless people staying in them, asked if the cameras would pick up on that. Mr. Brown stated that yes the cameras would pick it up and that it is written into the lease that you are not allowed to hang out there all day.

C/Calhoun asked how you have handled this in the past. Did you reach out to the local police department, have you handled it with your staff?

Mr. Lewis stated that they offer the ability to have the police department come in and do training. We also allow the canine to come in to do training as well. It is all really driven by the manager and district manager on policing it, but we do not allow it. This is going to be a classic self-storage facility.

C/Lewis asked if the police would have access to the locked gates.

Mr. Brown stated they encourage it.

Mayor Brown asked if they would have access to the cameras as well.

Mr. Brown stated due to its size they would have about 48 security cameras as well as security lining and access controls.

C/Renee stated this does go against our master plan which calls for a town center and a self-storage unit is not part of a town center, how would you justify that?

Mr. Brown stated that they believe people would be more likely to stop at the retail center when they drop items at their storage unit. We prefer to build next to retail because they typically work and people like it.

C/Zajack stated that he looked into the surrounding storage facilities in the area and they all seem to be out of the way on highways, not next to residential areas. Asked if that was common?

Mr. Brown yes typically they are. There was discussion back and forth on placement of self-storage units.

Mr. Brown stated they would be acquiring the entire parcel and would be working to rent the spaces out and clean them up.

C/Lewis asked if they would possibly entertain it becoming a 2 story, mixed use, residential and retail; something more town center-ish.

Mr. Brown stated that Wentworth Properties is very long term ownership, they would be open to things in the future but it would all depend on the financial aspect and capability of it.

Mr. Brown stated they haven't had discussions with any of the current tenants yet in regards to any the plans yet.

C/Renee asked if Wentworth are inquiring to acquire the entire property. Mr. Brown stated yes the entire property.

Mayor Brown stated if they acquire the property and the governing body decides to lift the 1956 Deed Restriction to accommodate today's standards, you would do additional improvements for the front the façade and the parking lot. (if you got approval from the Land Use Board, since the council wouldn't make that decision)

Mr. Brown- Both of the investments will happen here to improve this building as well as landscape improvements and lining improvements along Third. These are very important to Mr. Rockasano and we want to be good neighbors and we believe it needs to be dealt with. There was discussion back and forth on the look of the buildings.

C/Calhoun asked if Wentworth has done any case studies for other communities that they put this type of facility up in the town center.

Mr. Brown stated he can give a case study from in Phoenix.

C/Calhoun asked if Wentworth had a master plan to develop the whole property, not just the storage unit since about 8,000sq.ft. of space is dark.

Mr. Brown response that since discovering the deed restriction, they have talked to Mr. Rockasno with several different ideas on ways to fill the space. They have not reached a conclusion yet though.

Mr. Perez-Daple invited Ken up to explain what he had done to lease this space.

Ken stated he spent 6/7months reaching out to all perspective renters. Planet Fitness was the only one that did express some interest, but only for a small portion of it.

Mr. Rockasano gave a history about the building and its prior use. He also goes on to say how he was against the possibility of a storage unit at first, but after reviewing everything, feels it will be a good thing for the community, as well as the tax ratable.

Mayor Brown stated that since he has been watching this building, with it being vacant, the assessed value's gone down almost one million dollars, just from being vacant.

C/Lewis asked how long they anticipate the construction to take.

Mr. Brown said once permits are revived, about 8-10 months.

Mayor Brown restated that tonight the presentations intentions for the property, the concerns, it's just a presentation to the governing body. We are not going to take any action or make a decision tonight. We will wait to hear back from our planner and then our job would be to decide whether to lift the deed restriction or not. Then the new owner would go in front of the Land Use Board.

C/Calhoun asked who the current owner of the property is

Mr. Perez-Daple stated it is his brother, Joe and his partner, Al- Neptune City Real Estate.

Mr. Perez-Daple thanked the Mayor and council for their time and their questions.

Public Participation on Agenda items.

Arlene Sciarappa asked about the zoning on the property on Third Ave.

Mayor Brown answered that it is currently zoned for commercial

Kelly Strazdas asked who's the buyer, who currently owns, and who's the property manager.

Everyone from the presentation explained who they were.

Megahn Huryk asked if Wentworth will also manage the property once the site is developed.

Mr. Brown explained that Wentworth hires the self-storage company, that company would then hire the property manager. Wentworth owns, but leases it to the storage company.

Bruce Wescott asked if people would be able to run businesses out of the storage units, or about living quarters.

Mr. Brown explained that people could use it for small businesses as space for inventory, but not have a desk and sell things from the unit. No apartment uses are allowed.

Mayor Brown stated there's minimal impact on the resources of the community, no plow or garbage. The company handles all of that.

Lisa Sudol asked how many units would be put at this site.

Mr. Brown stated about 600.

Lisa Sudol asked if there was any kind of screening process to rent.

Mr. Brown responded that there is no background check, but they do sign an extensive lease that prohibits certain items from being stored at the unit.

Arlene Sciarappa asked if they have done any studies to determine the capacity of units used, whether or not this is going to be filled.

Mr. Brown stated the market is over 90% occupancy at their self-storage facilities.

Jen Coombs asked what the average price per unit was.

Mr. Brown responded that it varies depending on the size of the unit.

Mayor Brown reminded everyone that this is just a presentation, and some of these questions can be asked if they go in front of the land use board, at that point they would probably have more details to provide.

John Pietrunti stated that he did not get to see {the presentation boards}, but it was said there was going to be retail space available. What would that look like, would it be in the front where the windows are?
It was shown on the presentation boards, where the retail would be. The same as it currently sits

Mayor Brown asked if there was any other questions.

Brian Thomas asked what the current projection for ratable increases in town as far as beneficiary for the revenue.

Mr. Brown asked if he meant a special rate for residents.

Brian Thomas corrected himself, in terms of taxes, with property tax appeals and everything on the property.

Attorney Cannon asked if a tax assessment has been done of what the improved value of that property is.

Mr. Brown explained that once they pull construction permits, they will get reassessed, it will be a fairly high increase.

Mayor Brown stated that it will definitely be in the positive from where it is now.

Mr. Rockasano stated that when they just did the work at Stop & Shop they were reassessed, every time you pull a building permit, that's the trigger.

Mayor Brown asked if there were any more questions.

Brian Farry asked if the company Wentworth hires would actually run the day to day operation, would they be on a lease with Wentworth.

Mr. Brown said no

Brian Farry asked if they then were with Wentworth from start to finish.

Mr. Brown said that was correct

Arlene Sciarappa asked how many employees would be at the facility, full time/part time

Mr. Brown responded that depending on the day they could have as many as 2 employees. They are full time positions with a relief manager as well.

Arlene Sciarappa asked about cleaning of the units

Mr. Brown stated they clean them every night.

Patricia McGorry asked what the hours would be

Mr. Brown responded typically 8:00am to 6:00pm, usually staffed between 9:00am to 6:00pm.

Patricia McGorry asked then if she would be able to get in at 9:00 pm

Mr. Brown said no, this would not be a 24-hour facility.

Jen Coombs asked if you would be able to rent U-Haul trucks or buy boxes at the facility.

Mr. Brown responded that rental trucks are not part of their business. We do not want our manager taken away from serving the existing tenants. They may have a van for the facility to help move stuff to and from the homes.

Mayor Brown thanked everyone for the presentation and for everyone's questions.

Old Business

NEW BUSINESS

Resolution 2019-47 Payment of Bills

The resolution was read into the record by title.

C/Lewis offered the resolution and moved its adoption. Seconded by C/Calhoun

There was no discussion and the resolution was approved unanimously by roll call.

Resolution 2019-48 AMMENDING RESOLUTION 2019-30
BOROUGH OF NEPTUNE CITY
SAFE AND SECURE COMMUNITIES PROGRAM
RESOLUTION OF PARTICIPATION FOR 2019

APPROVNG PARTICIPATING WITH THE STATE OF NEW JERSEY A SAFE AND SECURE COMMUNITIES PROGRAM ADMINISTDRED BY THE DIVISION OF CRIMINAL, JUSTICE, DEPARTMENT OF LAW AND PUBLIC SAFETY.

WHEREAS, the Borough of Neptune City wishes to apply for funding of approximately \$60,000.00 with a match of \$255,440.19 for an approximate project total cost of \$315,440.19 for a project under the State of New Jersey Safe and Secure Communities Grant Program, and

WHEREAS, the Mayor and Council have already reviewed the accompanying application and has approved said request, and

WHEREAS, the project File Number 19-1335 is a joint effort between the Department of Law and Public Safety and the Borough of Neptune City for the purpose described in the application for a time period of November 1, 2018-October 31, 2019;

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

1. As a matter of public policy, the Borough of Neptune City wishes to participate to the fullest extent possible with the Department of Law and Public Safety.
2. The Attorney General will receive funds on behalf of the applicant.
3. The Division of Criminal Justice shall be responsible for the receipt and review of the application for said funds.
4. The Division of Criminal Justice shall initiate allocations to each applicant as authorized.

Motion for adoption was made by C/Renee, seconded by C/Kocsis. There was no discussion and the resolution was approved unanimously by roll call.

Resolution 2019-49 PROCLAMATION NATIONAL WEAR RED DAY FOR WOMEN WHEREAS, National Wear Red Day for Women is a massive national public awareness day the first Friday of each February, WHEREAS, Heart disease is the #1 killer of American women. WHEREAS, Women can take action to protect their heart health and prevent heart disease by taking steps to prevent and control the risk factors for the disease. WHEREAS, keeping women healthy and promoting awareness of women's health issues, including heart disease, is an important responsibility and depends on the actions of many organizations and groups in our community. WHEREAS, Women's health remains a priority for families, communities, and government, and our commitment to keeping women healthy is stronger than ever. WHEREAS, National Wear Red Day For Women urges women, people from all walks of life, businesses, towns, schools, the media, buildings and landmarks to "go red" and "glow red" to bring attention to the leading killers of women – heart disease and stroke WHEREAS, the Borough of Neptune City's women need to take action to make heart health a priority for themselves and their families, become aware of their risk for heart disease, and take action to their heart health. NOW THEREFORE BE IT RESOLVED, the Mayor and Council of the Borough of Neptune City do hereby proclaim Friday, February 1, 2019 as National Wear Red

Day® and encourage all citizens to work together to promote and improve the health of women and increase awareness and understanding of women and heart disease.

Motion for adoption was made by C/Renee, seconded by C/Lewis. There was no discussion and the resolution was approved unanimously by roll call.

PUBLIC PARTICIPATION –

Lisa Sudol spoke in regards to status of what is going on with TFH. The Mayor explained, from what he was told, one of their current scrubbers has been down and that is the reason for the recent smell. He is planning on meeting with them again with the business administrator, to bring him up to speed on what is going on.

Kathy McGorry spoke more about the broken scrubber with TFH. There was continued discussion on the issue.

Kelly Strazdas asked if there was an industrial zone in Neptune City, or if it was just commercial. Since TFH is making things there. The Attorney stated it is permitted use in that zone.

Ted Wardell asked if there was a new owner at TFH. The Mayor explained TFH is owned by Central Garden and Pet and have been for years.

Bruce Wescott asked the status on two projects, one of them, Third Ave getting repaved. The Mayor stated yes. The second, that the parks were getting redone. The Mayor also responded yes. The paving should be getting done in the spring. As far as the parks, they are an ongoing process.

Arlene Scirarppa wanted clarify if Memorial Park Beach may be opened up this year, and asked if there would be lifeguards or beach badges. The Mayor said that was not the case, the county had given clean water reports after all of their testing. The Mayor was unsure whether the beach would be reopened or if badges would be sold or lifeguards would be there.

C/Kocsis gave a reminder for brush drop off at the Department of Public Works on February 17 from 8:00am to 10:00 am.

ADJOURN 8:17 p.m.

Motion to adjourn by C/Wardell. Seconded by C/Lewis.

Approved unanimously by roll call.

