

**Borough of Highlands
Mayor & Council
Special Meeting
May 8, 2013**

Meeting Location: Henry Hudson Regional High School, 1 Grand Tour, Highlands.

Note: This meeting was not electronically recorded.

Mayor Nolan called the meeting to order at 7:01 p.m.

Mayor Nolan asked all to stand for the Pledge of Allegiance.

ROLL CALL:

Present: Ms. Ryan, Mr. Redmond, Mayor Nolan

Late Arrival: Ms. Kane and Mr. Francy both arrived at 7:06 p.m.

Also Present: Carolyn Cummins, Borough Clerk
Bruce Padula, Esq., Borough Attorney
Stephen Pfeffer, CFO
Tim Hill, Borough Administrator
Dale Leubner, Borough Engineer's Office

Mrs. Cummins made the following statement: As per requirement of P.L. 1975, Chapter 231, notice is hereby given that this is a Special Meeting of the Mayor and Council and all requirements have been met. Notice has been transmitted to the Asbury Park Press and the Two River Times. Notice has been posted on the public bulletin board.

Hurricane Sandy Assessments & Recovery Efforts

Mr. Hill explained where the borough is in terms of working on the FEMA worksheets. He spoke about the municipal facilities damage, temporary repairs needed for First Aide building, sewer lines that needed to be cleaned, flood damage to parks, mitigation to S. Bay and Waterwhitch pump stations, emergency temporary measures and road subgrade damage. He also spoke about private property debris. He also stated that flood elevation certificates were issued for the municipal building, community center and dpw building and the flood insurance annual premiums costs that he received were \$20,745 for municipal building, \$1,924 per year for DPW building and \$134,440 for the community center.

Discussion on flood proofing buildings and how that would affect insurance rates.

Mr. Hill explained cost to repair as is \$225,000 for the community center, which does not include lifting up the utilities. He said Chuck Cassidy is willing to come to a Council Meeting.

Mr. Francy – we had no flood insurance. The cost to repair community center is \$250,000 so we can repair with no flood insurance for two years and would recoup costs.

Mr. Hill stated that he did not have the repair cost yet for the borough hall building. The Work Force Development program has been extended to January 2014, if needed. He also explained how the work force employees cannot work over the six month term and that they could not be extended. Monmouth County System Grant, last year we received grant for beach access at the community center beach and that funding is still in place. Beaches, we will be ok as long as we have life guards in place. He spoke about the number serviced by the Solution Center for the period of February through March.

Mayor Nolan stated that we have a FEMA Coordinator here this evening.

Peter _____ from FEMA explained that they are a division of FEMA, after disaster and damage assessments. They offer all types of services to get you organized. They are here to help and will do sit down with Mr. Hill and Mr. Pfeffer to assess the needs, and then they will put a

**Borough of Highlands
Mayor & Council
Special Meeting
May 8, 2013**

team in place to assist the borough. There are all different services available from technical engineering, community recovery strategies, etc.

Mr. Francy questioned if they could deal with the flood proofing issues for commercial buildings on Bay Ave.

Peter _____ explained that they are currently in nine different communities and they have hired 2- local Architect, Professional Planners and Engineers.

Ms. Ryan asked if we pay a fee.

Peter _____ - no

Ms. Kane asked if they have financial information for homeowners and to get answers for people.

Peter _____ we will assign 1 or 2 people here to meet with public.

Carla Cefalo-Braswell asked if they would have technical help for flood proofing for commercial properties.

Peter _____ we can get the information for you once we get here then we can get started.

Mayor Nolan informed Peter _____ that he would hear from the borough within 48 hours as to a start date.

Mr. Hill explained that with regard to the borough's phone system the technicians will be coming on May 15th to get phone up and running. He then explained that there will be shut down of the phones during.

Council further discussed.

Carla-Cefalo Braswell spoke about the various grants applied for and are looking at more. The Robin Hood Foundation has \$200,000.00. They can service 40 residents with \$5,000.00 grants. They have hired a Community Professional Specialist whose focus will be on the Robin Hood Foundation. She spoke of her resume and her hours available at the 19 Bay Avenue office. She will work 25 hours a week. The Robin Hood Foundation is for code compliant issues.

Ms. Ryan asked about the deadline for applying.

Ms. Braswell stated that it will be done in the order the application is received and proper documentation and qualifications are met.

Mr. Hill said it is based on the HUD Home Repair Program guidelines. The Robin Hood Foundation did weigh in and approved these guidelines.

Further discussion continued regarding guidelines.

Ms. Braswell spoke of the process for the Hope for Highlands program. Receipts and documentation was required. She further spoke of the businesses and restaurants that are open or opening soon. The Bay Avenue cleanup will start Memorial Day weekend and continue to October. The Taste of Highlands will be held on Saturday, June 22nd. Event calendars are available at Borough Hall Trailers and Solution Center.

Ms. Braswell asked for a current flood plan to put on website. She further stated that she would like the website to be easier to navigate and would like direction from council.

Discussion continued.

**Borough of Highlands
Mayor & Council
Special Meeting
May 8, 2013**

Mr. Leubner will provide a flood map for Ms. Braswell. He said an updated map will be out in about two months. They will have public hearings on the maps. When the final maps come out in September, they have to be adopted. It will be up to the resident to lift to current recommendations or wait to see what the new recommendations will be.

Mayor Nolan mentioned that the town sets height limits.

Mr. Leubner said the ordinance will be based on changes to the FEMA map. The State requires one foot above ABFE. The maps coming out are advisory only. If anyone is interested in getting on the grant list to please email him. He also spoke of the substantial damage letters and if you want to appeal it, please do so soon. There are also two grants, \$150,000 and \$10,000 available. They will look at all of your assets to qualify.

Discussion continued.

Chief Blewett spoke of the number of rentals in town and that not many would meet requirements. Who will be helped by the grant?

Mr. Leubner explained that there other grants to help more people.

Mr. Hill stated that he received a letter from Senator Kyrillos's office that this grant has been approved and signed by FEMA. It will be brought to the Borough of Highlands for a signature also.

Mr. Leubner said that the State DOT announced that we were successful in receiving the grant to resurface Shore Drive from Waterwitch to Locust St. for \$200,000.00

Mr. Pfeffer stated that we have applied for Community Disaster Loan Program thru FEMA. We have past the first part to qualify for maximum amount of loan. The loan is to stabilize the budget. He would like to make this money last for three years. The loan amount is over \$4 million is special emergency money which 75% backed by FEMA. We are in various stages with applications with FEMA. We are on hold with the budget. He would like to finalize any extra potential services to help rebuild the town. Borough facilities would have to be funded temporarily to get them started. We are in the middle of a billing tax quarter. He will have figures at the end. This money will help the shortfall in collected taxes, sewer and any extra services. We will have to put up 5% as a down payment. The large flood insurance premiums will have a huge impact on the cap. The loan will help.

Mr. Pfeffer continued to explain the loan process. We are pending bond council with the sale of a note and demo program. He spoke of the money we will need and how to fund it. We have \$1.4 million left in the emergency money fund. He wants to be able to introduce a stabilized budget.

Tara Ryan left the meeting at 8:30 p.m.

Arnie Fuog of 52 Valley Street spoke of Shore Drive paving and if someone needs to cut into it.

Mr. Leubner explained that there will be a moratorium of seven years unless an emergency or approval from council. They will have to repave the portion of the road.

Don Manrodt 268 Bayside Drive asked if they will fix the section by the bank where the line comes down under the road and into the creek.

Mr. Leubner will look at all storm sewers.

Don Manrodt said his homeowner's insurance policy was cancelled. This will be a major problem for the town and insurance rates will be high.

Tara Ryan returned to the meeting at 8:35 p.m.

**Borough of Highlands
Mayor & Council
Special Meeting
May 8, 2013**

Mayor Nolan stated that they are in discussion and aware that it is a serious concern

Unknown Woman asked about the grant list and if you have to wait to rebuild to be eligible.

Mr. Leubner stated that in the past you did have to wait but there has not been anything definitive.

Pete Dosil – passed.

Carla Cefalo-Braswell spoke about our website and problems with database since her server is down. She would like to change the contact page to a static page. It would then not be affected by her database.

Mary Ellen _____ asked how to find her flood zone.

Mr. Leubner gave out Region2coastal website information.

Mary Ellen asked about the time frame to raise your house.

Mr. Leubner said you have to 2014.

Maureen Welch – passed.

Arnie Fuog asked if you are eligible for the grant even if not substantially damaged.

Mr. Leubner said that substantially damaged homes would have first priority.

Arnie Fuog asked if you own your home can the town make you raise it.

Mayor Nolan explained that there is a process to go thru to fight it.

Mr. Leubner spoke of the effects on the town if you do not raise your house.

Mr. Padula stated that you cannot force raising of houses.

Discussion continued.

Carol Breen of 47 Bay Avenue said that there isn't any program for landlords.

Mr. Redmond said if you fixed your house, you can rent it again.

Carla Cefalo-Braswell said it is a gray area and will look in to it.

Barbara of Bay Avenue spoke of flooding on Bay Avenue and when will this be addressed.

Mr. Redmond responded that we did have a lot of rain in a short period of time. The water also comes down from the hill.

Mayor Nolan stated that we are waiting for funding. It is in the works.

Discussion continued.

There were no further questions.

Mayor Nolan offered a motion to adjourn, seconded by Mr. Francy and all were in favor.

The meeting adjourned at 8:55 p.m.

Debby Dailey, Deputy Clerk

**Borough of Highlands
Mayor & Council
Special Meeting
May 8, 2013**

HIGHLANDSNJ.COM