

**MINUTES  
REGULAR MEETING  
RED BANK REDEVELOPMENT AGENCY  
APRIL 27, 2021  
5:00 P.M.**

**SUNSHINE STATEMENT**

Chairman Huber requested the minutes reflect that, in compliance with Public Law 1975, Chapter 231 (Open Public Meetings Act), notice of this meeting has been provided by notifying the Asbury Park Press, the Two River Times and the Star Ledger and by placing a notice on the bulletin board and filing same with the Borough Clerk.

\*Meeting held via video/telephone conference due to Governor's Executive Order.

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

PRESENT: Commissioners Beebe, Huber, Massey, Wouters, Councilwoman Triggiano and Councilwoman Horgan

ALSO PRESENT: Borough Administrator Shehady, Borough Clerk Borghi, Attorney Gordon, Consultant DeRoberts and Community Development Director Ebanks.

ABSENT: Commission Reynolds-Lewis (joined at 5:09 pm)  
Mayor Menna (joined at 5:11 pm)

GUEST:

**MINUTES & REPORTS**

**MINUTES**

Regular Meeting minutes of 3/23/2021

Commissioner Beebe offered a motion to approve the minutes, seconded by Commissioner Wouters.

**ROLL CALL:**

AYES: Beebe, Huber, Massey, Wouters, Triggiano and Horgan.

NAYS: None.

There being six ayes and no nays, the motion was declared approved.

Executive Session Meeting minutes of 3/23/2021

Commissioner Wouters offered a motion to approve the minutes, seconded by Councilwoman Horgan Wouters.

**ROLL CALL:**

AYES: Beebe, Huber, Massey, Wouters and Horgan.

NAYS: None.

ABSTAIN: Triggiano

There being five ayes, no nays and one abstention, the motion was declared approved.

Report of Executive Director & Consultant

Consultant DeRoberts said the work had been primarily with the subcommittees. He said the Developer Project being reviewed by a subcommittee was waiting for a meeting with the State before the subcommittee would move forward. He said the subject of the Executive Director search would be discussed in Executive Session.

Executive Director Shehady said he did not have anything to add to Mr. DeRoberts report.

Subcommittee review Municipal Facilities—Commissioner Beebe said the subcommittee had consisted of himself along with Commissioners Wouters and Reynolds-Lewis. He said they were recommending Option #2 to renovate the Senior Center at its existing site. He reviewed proposed construction costs and

debt service. He said at this time they were recommending not moving forward with the proposal for a Recreation facility at Count Basie Field. He said they felt that, once the Senior Center component was removed, there was limited utility for the proposed cost. He said they had also not heard a lot of enthusiasm for enclosing the basketball courts. He said they also felt that the Borough's needs, especially for the Department of Public Works facility, seemed more imperative. He said, while the expanded Recreation facility would be a great addition to the town, they were skeptical that any further consideration was warranted until the full scope of impact of the DPW facility was accounted for in the Borough's debt plan.

He said, in order to set the record straight, the subcommittee wanted the minutes to reflect that there was nothing in the original or residual recreation facilities proposal that was in violation of or inconsistent with Green Acres regulations governing park land set asides. He said it was a misapprehension of the Green Acres program to assume that Green Acres classification imposed some absolute prohibition on the building of any kind by the Governing Authority. He said the Green Acre rules in the New Jersey Administrative Code provided for the construction of certain facilities which support indoor and outdoor recreation activities in public gathering spaces. He noted that any such plan, if approved by Mayor and Council, would require Green Acres review. He said they had confirmed the information with the consultant at Collier Engineering and asked him to speak on the issue specifically on the Count Basie plan even though it wasn't the Agency's intention to pursue any planning at that location.

Commissioner Reynolds-Lewis joined during Commissioner Beebe's report at 5:09pm.

Mark Lescavage, Senior Project Manager at Collier Engineering, said they had looked into the issue. He said the current plan was for an 11,000 square foot recreation center. He said a recreation center, just by definition, did not seem to be a deviation from recreational open space purposes. He said they dove into the regulations and, with the fact that the facility would be less than a quarter of an acre, it would not be deemed a change in purpose or use. He said there were some restrictions regarding what could be done in the building when it was approved on a funded or non-funded park land which they would have to look into and comply with. He confirmed that they would have to go to the NJDEP for a public hearing but said the project, as proposed, could go through that process. He said there may be some restrictions on the interior space regarding what could be used as court space or indoor recreation but said they were trying to get a specific determination on that from Green Acres. He said the project as a whole would certainly be within the requirements of the Green Acres regulations.

Chairman Huber thanked Mr. Lescavage for taking the time to look into the question and for following up.

Commissioner Beebe said the Sub-Committee would now turn its attention to the DPW facility. He said they had raised some preliminary questions about the size, scope and cost of the project and what, if any, impacts it would have on the utilization of the West Sunset recycling facility. He said, during the month of May, they expected to be meeting with the Department of Public Works to get a walk-through of the site and have a more in-depth discussion with the consultants and the specifications. He said, in particular, they found the allocation of the Administrative space to be quite large relative to the complex as a whole. He said they would take a look at it and report back with conclusions/recommendations at an upcoming meeting. He said that concluded the Sub-Committee report and asked if the other participating Commissioners had anything to add.

Commissioner Wouters said he agreed with what Commissioner Beebe had said and said he heartily recommended his outline for moving forward.

Commissioner Reynolds-Lewis said she also agreed with Commissioner Beebe's summation and said they should move forward.

Chairman Huber asked if there were any questions for the Sub-Committee.

Councilwoman Triggiano said she was happy to hear that they were moving forward with the Senior Center Building and she thought Option #2 was a sound decision. She said she was glad that it included the needs analysis. She said she was also happy that they were going to look into the DPW facilities and said they were in major need.

Chairman Huber asked if there were any other questions or comments. There were none. He noted that a resolution had not been formally drafted and asked the Attorney to review the procedure.

Attorney Gordon said the Agency would need a motion to adopt the resolution which would be memorialized at the next meeting. He said the resolution would be to recommend to the Mayor and Borough Council to renovate and fix the Senior Center at its current site and they would be tabling any added facilities at the Count Basie Field/Park facility. He said they could put off any decision on the public works facility because it needed more examination and analysis. He asked if there was a motion for the resolution.

Commissioner Beebe made a motion to approve the resolution. Commissioner Reynolds-Lewis seconded.

Chairman Huber asked if there was any questions or discussion. There were none.

ROLL CALL:

AYES: Beebe, Huber, Massey, Reynolds-Lewis, Wouters, Triggiano and Horgan.

NAYS: None.

There being seven ayes and no nays, the motion was declared approved.

**PUBLIC COMMENT**

Chairman Huber opened Public Comment.

No one appearing, Councilwoman Horgan made a motion to close the Public Comment, seconded by Commissioner Wouters.

ROLL CALL:

AYES: Beebe, Huber, Massey, Reynolds-Lewis, Wouters, Triggiano and Horgan

NAYS: None

There being seven ayes and no nays, the motion was declared approved.

**EXECUTIVE SESSION**

Commissioner Beebe offered a motion to adjourn to Executive Discussion to discuss Personnel (Executive Director), seconded by Councilwoman Triggiano.

ROLL CALL:

AYES: Beebe, Huber, Massey, Reynolds-Lewis, Wouters, Triggiano and Horgan.

NAYS: None.

There being seven ayes and no nays, the motion was declared approved.

**RESUME REGULAR BUSINESS**

Commissioner Beebe made a motion to resume Regular Business, seconded by Councilwoman Horgan.

ROLL CALL:

AYES: Beebe, Huber, Massey, Reynolds-Lewis, Wouters, Triggiano and Horgan

NAYS: None

There being seven ayes and no nays, the motion was declared approved.

**ADJOURNMENT**

Councilwoman Horgan made a motion to adjourns, seconded by Commissioner Beebe.

ROLL CALL:

AYES: Beebe, Huber, Massey, Reynolds-Lewis, Wouters, Triggiano and Horgan

NAYS: None

There being seven ayes and no nays, the motion was declared approved.

Respectfully submitted,

Pamela Borghi