

**BOROUGH OF DEAL
MONMOUTH COUNTY, NJ**

**MAYOR AND COMMISSIONERS
Special Meeting - Friday, February 14, 2025 @ 9:00 AM**

CALL TO ORDER/SALUTE TO FLAG/PUBLIC ANNOUNCEMENT

The Mayor and Commissioners convened for this **Special Meeting** of the Borough of Deal in the Deal Municipal Court Room on **Friday, February 14, 2025 at 9:00 AM.**

The Pledge of Allegiance was led by Mayor Cohen and the Public Announcement was read:
In accordance with the provisions of the Open Public Meetings Act, N.J.S.A. 10:4-6, notice of this meeting of the Mayor and Board of Commissioners has met the requirements of the law as part of the Borough of Deal's annual meeting notice published in the Coaster on January 9, 2025, and published in Asbury Park Press on February 12, 2025 of this special meeting, and on the borough website at www.dealborough.com, with all documents made available in the Office of the Municipal Clerk for public viewing.

ROLL CALL

Mayor Sam Cohen – Present	Commissioner David Simhon – Present	Commissioner Jack A. Kassin – Present
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Staff Present: Borough Attorney Ian Goldman, Borough Administrator/Chief of Police Ronen Neuman, Borough Clerk Jo Anna Myung

ORDINANCES

ORDINANCE NO. 2025-8: AMENDMENT TO ORDINANCE 2025-6 AMENDING CONOVER PAVILION MEMBERSHIP FEES – “PENALTIES” (1st READING/INTRODUCTION)

MOTION BY: Commissioner Simhon

SECONDED BY: Commissioner Kassin

At a public meeting of the Borough of Deal Mayor and Commissioners on February 14, 2025, the following ordinance was introduced:

6-6.5 Hours and Locations – Admission to the Beach

The beachfront area includes all sand areas above the high tide line, extending from the southern border of Deal to Long Branch to the northern border of Deal to Allenhurst.

Beach badges or daily passes are mandatory from Memorial Day weekend through Labor Day and are required seven days a week.

Members of the Deal Casino, Conover Pavilion, and season pass holders must possess a beach pass or daily bracelet during the following times:

Monday through Thursday: 10:00 AM – 6:00 PM
Friday, Saturday, Sunday, and all major holidays: 9:00 AM – 6:00 PM

All individuals 12 years of age and older are required to have a valid beach pass during these designated hours.

It is strictly prohibited to replicate, alter, or tamper with daily bracelets. Additionally, walking on or across a dune is not permitted.

6-6.6 Penalties

Beach Admission Violation: Individuals without a valid beach badge or daily pass will be issued a summons of \$80.00, escorted from the beach, and prohibited from returning until they obtain the required pass.

Dune Violation: Any person found walking on or across a dune will be subject to a \$500.00 fine.

ROLL CALL VOTE: (Ayes): Cohen, Simhon, Kassin

MOTION APPROVED

ORDINANCE 2025-9: AMENDING ORDINANCE UNDER DEVELOPMENT COMMITTEE – CHAPTER 30 DEVELOPMENT REGULATIONS 30-6: DEFINITIONS AND WORD USAGE – “DEAL CASINO COMMITTEE” (1st READING/INTRODUCTION)

MOTION BY: Mayor Cohen

SECONDED BY: Commissioner Kassin

At a public meeting of the Borough of Deal Mayor and Commissioners on February 14, 2025, the following ordinance was introduced:

Section 1. Purpose: This ordinance establishes within the Borough of Deal for the Mayor to appoint members of the community, residing within the municipality, and/or Deal Casino Beach Club members to form a Committee. This Committee will serve at the pleasure of the Mayor and Commissioners and dedicated to the Redevelopment efforts of Deal Casino and Beach Club. The Committee shall outline a preliminary and total scope of the redevelopment efforts, and obtain all necessary documentation detailing deliverables that can most accurately provide a total estimated cost of the project, for the Mayor and Commissioners' review.

Section 2. Definitions:

Committee: A group of individuals appointed by the Mayor to study, advise and make recommendations on redevelopment efforts, renovation, and areas in need of rehabilitation within the guidelines of New Jersey State Law. This Committee shall consist of at least one member of the governing body, at least one member from the Deal Casino Beach Club, at least one member from law enforcement, at least one member of the borough staff, and members of the community. Committee Members may serve multiple terms. This Committee will abide by Roberts' Rules of Order and Rules of Order as adopted by the Borough of Deal.

Section 3. Meetings: The Committee shall hold regular meetings as needed, with public notices provided in accordance with New Jersey State Law, Open Public Meetings Act.

Section 4. Reporting Requirements: The Committee shall submit periodic status reports to the Mayor and Commissioners detailing their activities, findings, and recommendations. This report shall take into account New Jersey State and Public Contracts Law (N.J.S.A. 40A:11); and given that the Borough of Deal is in the coastal zone, to abide by the Coastal Zone Management Rules (N.J.S.A. 13:19-1).

Section 5. Removal from Committee: A Committee member may be removed for cause, including but not limited to non-attendance at meetings, conflict of interest, or failure to fulfill Committee responsibilities.

Section 6. Effective Date: This ordinance shall take effect immediately following its adoption and publication as required by law.

ROLL CALL VOTE: (Ayes): Cohen, Simhon, Kassin

MOTION APPROVED

ORDINANCE 2025-10: CAPTIAL ORDINANCE PROVIDING FOR THE PURCHASE OF AN AMBULANCE AND APPROPRIATING \$300,000 THEREFOR, AND PROVIDING THAT SUCH SUM APPROPRIATED SHALL BE RAISSED FROM CAPITAL IMPROVEMENT FUND IN AND BY THE BOROUGH OF DEAL, IN THE COUNTY OF MONMOUTH, NEW JERSEY (1st READING/INTRODUCTION)

MOTION BY: Commissioner Kassin

SECONDED BY: Commissioner Simhon

At a public meeting of the Borough of Deal Mayor and Commissioners on February 14, 2025, the following ordinance was introduced:

WHEREAS, the Board of Commissioners of the Borough of Deal, in the County of Monmouth, New Jersey (the "Borough") has determined to provide for the purchase of and various improvements to Deal First Aid Squad equipment; and

WHEREAS, the Borough has available funds in the Borough's Capital Improvement Fund.

NOW, THEREFORE, BE IT ORDAINED by the BOARD OF COMMISSIONERS OF THE BOROUGH OF DEAL, IN THE COUNTY OF MONMOUTH, STATE OF NEW JERSEY, AS FOLLOWS:

Section 1. The improvements described in Section 2 of this ordinance are hereby authorized as general capital improvements to be undertaken in and by the Borough of Deal, in the County of Monmouth, New Jersey (the "Borough"). For the improvements or purposes described in Section 2, there is hereby appropriated \$300,000, said sum being inclusive of \$300,000 from the Borough's Capital Improvement Fund.

Section 2. The improvements hereby authorized to be undertaken consist of the Purchase of an Ambulance equipment necessary for the safety of employees and efficiency of maintaining the various systems of the Borough of Deal, together with all purposes necessary, incidental or appurtenant thereto, all as shown on and in accordance with contracts, plans, specifications or requisitions therefore on file with or through the Borough Clerk, as finally approved by the governing body of the Borough.

Section 3. The 2025 temporary capital budget of the Borough will conform to the provisions of this ordinance to the extent of any inconsistency herewith. The resolution in the form promulgated by the Local Finance Board showing full detail of the amended capital budget and capital program as approved by the Director of the Division of Local Government Services is on file with the Borough Clerk and is available there for public inspection.

Section 4. An aggregate amount not exceeding \$0 for interest on said obligations, costs of issuing said obligations, engineering costs, legal fees and other items of expense listed in and permitted under N.J.S.A. 40A:2-20 is included as part of the cost of said improvements and is included in the estimated cost indicated herein for said improvements.

Section 5. Any grant or similar moneys from time to time received by the Borough for the improvements or purposes described in Section 2 hereof, shall be applied either to direct payment of the cost of the improvements within the appropriation herein authorized or to payment of the obligations issued pursuant to this ordinance. The amount of obligations authorized but not issued hereunder shall be reduced to the extent that such funds are received and so used.

Section 6. The Borough Attorney and other Borough officials and representatives are hereby authorized to do all things necessary to accomplish the purposes of the appropriation made herein.

Section 7. This ordinance shall take effect as provided by law.

ROLL CALL VOTE: (Ayes): Cohen, Simhon, Kassin

MOTION APPROVED

PUBLIC COMMENTS: Borough Administrator and Police Chief Ronen Neuman thanked Ms. Barbara Coffey for her attendance and asked if she had any comments regarding the ordinances. None.

RESOLUTIONS

RESOLUTION 25-57: APPROVAL OF TEMPORARY CAPITAL BUDGET

MOTION BY: Commissioner Kassin

SECONDED BY: Commissioner Simhon

At a public meeting of the Borough of Deal Mayor and Commissioners on February 14, 2025, the following ordinance was introduced: **TEMPORARY CAPITAL BUDGET**

Whereas, it is desired to adopt a temporary capital budget,

Now, Therefore Be It Resolved, by the Board of Commissioners of the Borough of Deal, County of Monmouth, that the following temporary capital budget be adopted:

RECORDED VOTE:

AYES: Mayor Sam Cohen, Commissioner David Simhon, Commissioner Jack A. Kassin

Nays: None.

Abstain: None.

Absent: None.

**CAPITAL BUDGET (Current Year Action)
2025**

1 PROJECT	2 PROJECT NUMBER	3 ESTIMATED TOTAL COST	4 AMOUNTS RESERVED IN PRIOR YEARS	5 PLANNED FUNDING SERVICES FOR CURRENT YEAR 2025					6 TO BE FUNDED IN FUTURE YEARS
				5a 2023 Budget Appropriations	5b Capital Improvement Fund	5c Capital Surplus	5d Grants In Aid and Other Funds	5e Debt Authorized	
Purchase of an Ambulance	1	300,000			300,000			0	
TOTALS ALL PROJECTS		300,000		0	300,000			0	

**3 YEAR CAPITAL PROGRAM 2025 - 2027
Anticipated PROJECT Schedule and Funding Requirement**

1 PROJECT	2 PROJECT NUMBER	3 ESTIMATED TOTAL COST	4 Estimated Completion Time	5 Funding Amounts Per Year					
				Budget Year 2025	2026	2027	20__	20__	20__
Purchase of an Ambulance	1	300,000	2025						
TOTALS ALL PROJECTS		300,000		0					

**3 YEAR CAPITAL PROGRAM 2025-26
SUMMARY OF ANTICIPATED FUNDING SOURCES AND AMOUNTS**

1 PROJECT	2 Estimated TOTAL COST	3 Budget Appropriations		4 Capital Improvement Fund	5 Capital Surplus	6 Grants In Aid and Other Funds	7 BONDS AND NOTES			
		Current Year 2025	Future Years				General	Self- Liquidating	Assessment	School
Purchase of an Ambulance	300,000			300,000						
TOTALS ALL PROJECTS	300,000			300,000						

BE IT FURTHER RESOLVED, that two certified copies of this resolution be filed forthwith in the Office of the Director of Local Government Services.

ROLL CALL VOTE: (Ayes): Cohen, Simhon, Kassin

MOTION APPROVED

RESOLUTION 25-58: APPOINTMENT TO APPOINT CLASS I SPECIAL OFFICER: SAMUEL FAGAN

MOTION BY: Mayor Cohen

SECONDED BY: Commissioner Simhon

At this public meeting of the Borough of Deal Mayor and Commissioners on February 14, 2025,

WHEREAS, Borough Ordinance 4-9 permits the appointment of Special Police Officers; and

WHEREAS, Police Chief Ronen Neuman has recommended the appointment of Samuel Fagan as a Class I Special Police Officer in the Borough of Deal.

WHEREAS, Samuel Fagan will be completing his course of instruction at the Monmouth County Police Academy.

NOW THEREFORE BE IT RESOLVED, that Class I Special Police Officer, Samuel Fagan, after having successfully completed his course of instruction, will be appointed a special police officer for a term of (1) one-year, effective May 1, 2025, unless removed from office by the Chief of Police before the end of the one-year term. Special Officer Fagan is to be assigned his duties by the Chief of Police consistent with the laws of the State of New Jersey and the Ordinance of the Borough of Deal.

ROLL CALL VOTE: (Ayes): Cohen, Simhon, Kassin

MOTION APPROVED

RESOLUTION 25-59: APPOINTMENT TO APPOINT CLASS I SPECIAL OFFICER: JADE LUCIANI

MOTION BY: Mayor Cohen

SECONDED BY: Commissioner Simhon

At this public meeting of the Borough of Deal Mayor and Commissioners on February 14, 2025,

WHEREAS, Borough Ordinance 4-9 permits the appointment of Special Police Officers; and

WHEREAS, Police Chief Ronen Neuman has recommended the appointment of Jade Luciani as a Class I Special Police Officer in the Borough of Deal.

WHEREAS, Jade Luciani will be completing her course of instruction at the Monmouth County Police Academy.

NOW THEREFORE BE IT RESOLVED, that Class I Special Police Officer, Jade Luciani, after having successfully completed her course of instruction, will be appointed a special police officer for a term of (1) one-year, effective May 1, 2025, unless removed from office by the Chief of Police before the end of the one-year term. Special Officer Luciani is to be assigned her duties by the Chief of Police consistent with the laws of the State of New Jersey and the Ordinance of the Borough of Deal.

ROLL CALL VOTE: (Ayes): Cohen, Simhon, Kassin

MOTION APPROVED

RESOLUTION 25-60: APPOINTMENT TO APPOINT CLASS I SPECIAL OFFICER: BROOKE MCCHESENEY

MOTION BY: Mayor Cohen

SECONDED BY: Commissioner Simhon

At this public meeting of the Borough of Deal Mayor and Commissioners on February 14, 2025,

WHEREAS, Borough Ordinance 4-9 permits the appointment of Special Police Officers; and

WHEREAS, Police Chief Ronen Neuman has recommended the appointment of Brooke McChesney as a Class I Special Police Officer in the Borough of Deal.

WHEREAS, Brooke McChesney will be completing her course of instruction at the Monmouth County Police Academy.

NOW THEREFORE BE IT RESOLVED, that Class I Special Police Officer, Brooke McChesney, after having successfully completed her course of instruction, will be appointed a special police officer for a term of (1) one-year, effective May 1, 2025, unless removed from office by the Chief of Police before the end of the one-year term. Special Officer McChesney is to be assigned her duties by the Chief of Police consistent with the laws of the State of New Jersey and the Ordinance of the Borough of Deal.

ROLL CALL VOTE: (Ayes): Cohen, Simhon, Kassin

MOTION APPROVED

RESOLUTION 25-61: APPOINTMENT TO APPOINT CLASS I SPECIAL OFFICER: DANIEL RAMIREZ

MOTION BY: Mayor Cohen

SECONDED BY: Commissioner Simhon

At this public meeting of the Borough of Deal Mayor and Commissioners on February 14, 2025,

WHEREAS, Borough Ordinance 4-9 permits the appointment of Special Police Officers; and

WHEREAS, Police Chief Ronen Neuman has recommended the appointment of Daniel Ramirez as a Class I Special Police Officer in the Borough of Deal.

WHEREAS, Daniel Ramirez will be completing his course of instruction at the Monmouth County Police Academy.

NOW THEREFORE BE IT RESOLVED, that Class I Special Police Officer, Daniel Ramirez after having successfully completed his course of instruction, will be appointed a special police officer for a term of (1) one-year, effective May 1, 2025, unless removed from office by the Chief of Police before the end of the one-year term. Special Officer Ramirez is to be assigned his duties by the Chief of Police consistent with the laws of the State of New Jersey and the Ordinance of the Borough of Deal.

ROLL CALL VOTE: (Ayes): Cohen, Simhon, Kassin

MOTION APPROVED

RESOLUTION 25-62: APPOINTMENT AS PART-TIME DISPATCHER: KEVIN MEAGHER

MOTION BY: Mayor Cohen

SECONDED BY: Commissioner Simhon

At this public meeting of the Borough of Deal Mayor and Commissioners on February 14, 2025,

WHEREAS, Kevin Meagher, has applied for the position Part-Time Police Dispatcher with the Deal Police Department; and

WHEREAS, Kevin Meagher is going through a back ground check and once successfully completed he will be hired as a Part-Time Dispatcher.

NOW THEREFORE BE IT RESOLVED that Kevin Meagher upon completing a background check will hereby appointed as a Police Dispatcher in the Police Department of the Borough of Deal, New Jersey, effective February 15, 2025, at an hourly rate of \$17.00; and

BE IT FURTHER RESOLVED that this approval is granted subject to the provisions of the statutes of New Jersey and the Ordinance establishing the police department in the Borough of Deal and the rules and regulations governing the Police Department.

ROLL CALL VOTE: (Ayes): Cohen, Simhon, Kassin

MOTION APPROVED

RESOLUTION 25-63: APPROVAL OF ONE (1) RAFFLE LICENCE FOR INTERFAITH NEIGHBORS, INC.

MOTION BY: Mayor Cohen

SECONDED BY: Commissioner Simhon

At this public meeting of the Borough of Deal Mayor and Commissioners on February 14, 2025,

WHEREAS, Interfaith Neighbors Inc, 810 4th Avenue, Asbury Park, NJ 07712, submitted proper application for the following Raffle Licenses; and

WHEREAS, said applications contain the required number of designation(s) furnished by the Legalized Games of Chance Control Commission; and

WHEREAS, the Police Department of the Borough of Deal has confirmed that a background check and criminal history record was conducted;

NOW, THEREFORE BE IT RESOLVED that upon payment and receipt of licensing fees as provided by Statute, and upon filing with the Borough Clerk, she is hereby authorized to issue a license for Raffles in accordance with said application:

1. RAD 2025-03 Off Premise 50/50 Raffle License

ROLL CALL VOTE: (Ayes): Cohen, Simhon, Kassin

MOTION APPROVED

RESOLUTION 25-64: PERMITTING A SECOND AMENDMENT TO LEASE BETWEEN THE DEAL SEPHARDIC YOUTH CENTER, INC AND THE BOROUGH OF DEAL

MOTION BY: Commissioner Simhon

SECONDED BY: Commissioner Kassin

At this public meeting of the Borough of Deal Mayor and Commissioners on February 14, 2025,

WHEREAS, the Borough (hereinafter "Landlord) has a need to provide exterior parking lot lighting at the Deal Sephardic Youth Center (a/k/a "DSN" hereinafter "Tenant") due to a trip and fall lawsuit which occurred on said property and is currently in litigation;

WHEREAS, Landlord and Tenant are parties to that certain Lease dated July 13, 2015 for the Deal Tennis Courts east of Ocean Avenue (the "Lease") pursuant to which Landlord leases to Tenant and Tenant leases from Landlord, approximately 54,000 square feet of space ("the Premises") located in the Borough of Deal, as more particularly described in the Lease as the Deal tennis courts east of Ocean Avenue.

WHEREAS, Landlord and Tenant amended by that certain First Amendment to Lease dated June 30, 2018 ("First Amendment") (collectively "the Lease") for certain premises located on Ocean Avenue in Deal, New Jersey; and

WHEREAS, Landlord and Tenant now desire to amend the Lease in accordance with the terms and conditions set forth below.

NOW, THEREFORE, BE IT RESOLVED, that the Borough of Deal has negotiated with the Tenant that Tenant is to:

1. **Improvements to Property.** Within seventy-five (75) days from the date herein, or no later than May 1, 2025, Tenant shall deliver to Landlord for Landlord's review and approval, in Landlord's sole and absolute discretion, a detailed concept plan depicting the proposed construction of a lighting improvements to the existing parking lot due to a trip and fall which resulted in a lawsuit to the Borough. Tenant shall complete the construction of the lighting plan at its sole cost and expense, no later than July 3, 2025. The Landlord shall not contribute to the costs of undertaking the parking lot and landscape improvements, nor shall the Landlord reimburse the Tenant for any expenditure made to construct the lighting plan. Tenant shall be solely responsible to obtain all governmental permits and approvals that are required for the construction of the lighting plan and will be required to conform to the labor laws of the State of New Jersey and the various acts amendatory and supplemental thereto, and if applicable, in accordance with the New Jersey Department of Labor and Industry Prevailing Wage Rate Determination. If it is determined that the New Jersey's prevailing Wage Statute, N.J.S.A. 34:11-56.25 et seq. is applicable to the proposed construction of the lighting plan, then the rate of wages for all laborers employed by Tenant and/or its contractor and subcontractors, if any, shall not be less than the prevailing rate so established for work to be performed under the terms of this Lease Amendment and a copy of the Determination of the Wage and Hour Bureau or other documents specifying the prevailing wages is considered as incorporated by reference as part of this Lease Amendment.
2. Tenant agrees to obtain insurance for any and all work done on the property and will name Landlord as an additional insured. Tenant agrees to indemnify and Landlord for any and all claims related to the Lease, amendments as well as any work related to these improvements.
3. Tenant acknowledges that in the event any liens are filed on the property, Landlord has the right (but not the obligation) to pay for same and seek reimbursement (including but not limited to actual legal fees) from Tenant.
4. Consideration. In consideration of Landlord undertaking the Lighting improvements which is for the health, welfare, and safety of the public, the Lighting improvements will be considered payment in lieu of outstanding beach fees from the 2024 season.
5. **Utilities.** The Tenant shall continue to pay all utilities associated with the lighting improvements during the lease term.

ROLL CALL VOTE: (Ayes): Cohen, Simhon, Kassin

MOTION APPROVED

RESOLUTION 25-65: APPROVAL OF BILLS AND CLAIMS FROM FEBRUARY 13, 2025 BILLS LIST

MOTION BY: Commissioner Kassin

SECONDED BY: Commissioner Simhon

At this public meeting of the Borough of Deal Mayor and Commissioners on February 14, 2025,

WHEREAS, the Borough of Deal received bills and claims for the proper management and maintenance of borough facilities and equipment;

NOW, THEREFORE BE IT RESOLVED, by the Board of Commissioners of the Borough of Deal to approve the bills and claims received to keep current.

ROLL CALL VOTE: (Ayes): Cohen, Simhon, Kassin

MOTION APPROVED

OLD BUSINESS:

Route 71/Norwood Avenue lighting: There is interest to beautify Norwood Avenue by installing light fixtures to illuminate approximately 80 trees on Norwood Avenue – Tabled.

NEW BUSINESS:

Boundary survey at 80 Runyan Avenue: There is a section of borough property (Block 35, Lot 27) next to DPW that is not being utilized, and the borough is looking at different options to make use of it. The Mayor and Commissioners approved a boundary survey to be conducted by our Borough Engineer/Planner, and for an appraisal to be done by our Tax Assessor. Resolution# 2025-70 has been earmarked for this approval to conduct a Boundary Survey and Appraisal by our Borough Engineer/Planner and Tax Assessor respectively. Mayor Cohen made a motion to approve the survey and appraisal to be conducted, and Commissioner Simhon seconded.

ROLL CALL VOTE: (Ayes): Cohen, Simhon, Kassin

MOTION APPROVED

Creation of a Deal Casino Beach Club Committee by Appointments made by the Mayor: Borough Attorney Goldman explained that Deal Casino Beach Club is facing major potential NJDEP issues that need to be addressed and remedied. Borough Attorney suggested that the borough form a Committee with appointments made by the Mayor, that would be dedicated to the redevelopment, renovation and rehabilitation efforts of Deal Casino Beach Club. Mayor Cohen commented that the scope and undertaking for this project will be massive, and the borough is faced with rapidly approaching and more stringent coastal zone regulations by the NJDEP. Commissioner Simhon summarized that the aggressive changes in NJDEP regulations would basically and enormously impact all of the cabanas on the beach as it stands, and the borough needs to have in place some kind of design or redevelopment efforts planned before our Coastal Zone Management CAFRA permit expires. Mayor Cohen interjected that the cabanas need to be raised by 5 feet at the very least to be in compliance. Commissioner Kassin expressed the urgency in gathering the most qualified and experienced experts with NJDEP insights to better understand the scope of what needs to be done within their environmental guidelines. Borough Attorney further explained that this Committee will comprise of members appointed by the Mayor, unpaid, have no voting power, and follow the Open Public Meetings Law in order to be transparent, and to garner as many opinions as possible. Mayor Cohen made a motion to approve Ordinance 2025-10 for the creation of a Deal Casino Beach Club Committee, and Commissioner Kassin seconded.

ROLL CALL VOTE: (Ayes): Cohen, Simhon, Kassin

MOTION APPROVED

PUBLIC COMMENTS:

Several members of the public expressed interest in being on the Committee.

Ms. Irene Gilman, Oakhurst - Ocean Township, asked if members of this Committee would only be open to Deal residents. Mayor Cohen responded that they have not yet discussed criteria for selection, but he assumes appointments would be based on those with the most knowledge and expertise of Deal Casino Beach Club, and contribute the most to a shared vision.

Mr. Richard Cummings, 10 Roseld Court, inquired if this is the construction of a whole new casino club. Mayor Cohen responded that the main building would be renovated, but this redevelopment effort is mainly to brainstorm about the cabanas that need to be brought under NJDEP compliance. Mayor Cohen further elaborated that they need to evaluate impervious coverage, new plantings that would do well in coastal regions with native species in mind and downsizing the number of cabanas.

Ms. Raina Grossman, 5 Poplar Avenue, inquired how they would raise funding for new cabanas and why they were eliminating 100 cabanas. Commissioner Simhon responded that one proposal they are looking into is building larger cabanas which has a bigger footprint thus require more space and eliminating the smaller "closet" sized cabanas.

Ms. Katie Williams, 1203 Franklin Parkway - Manasquan, asked when the Committee members will be announced, and if this would be done via private or public funding.

Borough Attorney Goldman responded that this was all too pre-mature to discuss financing, but the borough will be working closely with the CFO and with guidance from other professionals such as McManimon, Scotland and Baumann who have extensive experience in financing redevelopment projects and handling transactional matters associated with land use. Borough Attorney Goldman reiterated that the Committee will be formed by appointment of the Mayor and hopefully they should have a preliminary list of members by the next month or two.

Ms. Barbara Coffey, 85 Norwood Avenue, inquired when renderings and accounting would be publicly disclosed as it appears the borough is paying professional service contractors \$10K per person. Ms. Coffey stated that in last month's resolution, the borough has already slated to spend \$44K on Debra Tantleff alone. Per Commissioner Kassin's recollection, the borough had spent approximately \$33K thus far, which involved retaining qualified professionals in order to obtain preliminary assessments and to understand the scope of what the borough is faced with in light of pressing NJDEP regulations fast approaching. Commissioner Simhon stated that they have been trying to be fiscally responsible and have received at least two quotes for professional services. Commissioner Kassin commented that he, the Mayor and Commissioner Simhon had personally invested, without burdening taxpayers or using borough money, to move this project forward in order to stay ahead of the game.

Ms. Joelle Levine, 28 Richman Avenue, inquired whether prices would be grandfathered in. Commissioner Simhon responded that it has not yet been determined. Commissioner Simhon commented that he had not forgotten that Ms. Levine was working on gathering historic photos for a commemorative.

Borough Attorney Goldman introduced Mr. Matthew Jessup from McManimon, Scotland & Baumann, LLC who was in the audience and one of the highly specialized attorneys with extensive experience in public finance, handling redevelopment matters of high complexity, and extensive experience in working with government agencies.

Mr. Matthew Jessup thanked Borough Attorney Goldman for the introduction, and the Mayor and Commissioners for the opportunity to introduce his professional services to the borough. Mr. Jessup provided a short presentation of his firm's background and experience. He communicated that there are many challenges due to pending NJDEP issues the Borough of Deal is faced with especially with our CAFRA permit expiring fast. Mr. Jessup stated this may not completely follow the typical workflow under local public contracts law and the typical process is not always the best process. Especially when the borough is working under a very tight window of approval before the cut off for NJDEP. The borough needs to hire and retain the best contractors, to gain approvals within a tight timeframe, and/or get "grandfathered" in before the borough even looks into procurement. For this type of redevelopment effort, criteria and expertise more than the lowest bid needs to be factored in. Mr. Jessup suggested a hybrid public selection process to help map out hiring the best team for the borough's vision to make the cut off, because once you're in, you're in and there is no "stop timeline" after getting the application approvals in place and offered his proposal for review.

Borough Attorney Goldman communicated that Mr. Jessup is a highly regarded Attorney for revitalization, can facilitate getting things in line, and suggested that a governing body would need someone of his expertise and caliber to undertake a project of this size and scope. Furthermore, Borough Attorney Goldman stated that the borough has been obtaining at least two quotes from different landscape architects for professional service contractors to satisfy NJ Local Public Contracts Law in obtaining professionals for the borough.

Steven Kassin, on behalf of his father Commissioner Jack A. Kassin clarified the reasoning for the specialized and highly experienced team of professionals that are required for the redevelopment of much needed new and updated cabanas, renovation of the Casino Club and beach rehabilitation efforts to be in compliance with NJDEP at Deal Casino Beach Club. Mr. Steven Kassin explained that there simply was not another project in similar size and scope that could be compared to the massive undertaking, nor a way to capture with financial clarity in totality, of what is required. Furthermore, he argued that many professional contractors that handle these types of massive projects are difficult to work with and their designs are not economically feasible to build. Mr. Steven Kassin provided a summary of why these particular teams of professionals have been lined up and recommended to undertake this project.

CLOSED PUBLIC COMMENTS.

RESOLUTION 25-68: APPROVE PROPOSAL OF MCMANIMON, SCOTLAND & BAUMANN, LLC TO PROVIDE REDEVELOPMENT, PROCUREMENT AND PROJECT FINANCE SERVICES

MOTION BY: Commissioner Kassin

SECONDED BY: Commissioner Simhon

At this meeting of the Borough of Deal Mayor and Commissioners held on February 14, 2025;

WHEREAS, there exists a need for specialized redevelopment, procurement and project financial services for the Borough's potential Deal Casino and Beach Club Project; and

WHEREAS, Local Public Contracts Law (N.J.S.A. 40A:11) specifies the authorization of awarding contracts for professional service contractors without going out for competitive bids; and

WHEREAS, the MS&B contract is available for public inspection; and

WHEREAS, Matthew D. Jessup from McManimon, Scotland & Baumann, LLC ("MS&B") has provided a proposal to serve the Borough of Deal as Counsel in connection with the Borough's potential Deal Casino and Beach Club Project and redevelopment efforts; and

WHEREAS, MS&B has extensive experience and expertise in redevelopment and rehabilitation matters including selection of developers, negotiation, easement, use and occupancy agreements, financing of redevelopment projects and handling land use and transactional matters associated with redevelopment; and

WHEREAS, MS&B is in compliance with the New Jersey Law Against Discrimination pertaining to Public Contracts, the New Jersey Affirmative Action Rules, the New Jersey Equal Employment Opportunities Act, the Americans with Disabilities Act, et al, and have considerable experience in working with similar municipalities in the area; such as with the Borough of Allenhurst, Town of Westfield, and Township of Berkeley Heights.

WHEREAS, subject to satisfactory qualifying documents being received by the Borough within thirty (30) days from the date of this resolution, or same, shall be declared null and void; and

NOW, THEREFORE BE IT RESOLVED upon MS&B furnishing all the required documents as specified under the New Jersey Public Contracts Law to the Borough of Deal, the Proposal with McManimon, Scotland & Baumann, LLC meets the statute and regulations governing the award.

ROLL CALL VOTE: (Ayes): Cohen, Simhon, Kassin

MOTION APPROVED

RESOLUTION 25-69: TO APPROVE THE PROPOSAL OF CLB PARTNERS LLC

MOTION BY: Commissioner Kassin

SECONDED BY: Commissioner Simhon

At this meeting of the Borough of Deal Mayor and Commissioners held on February 14, 2025;

WHEREAS, there exists a need for specialized redevelopment, procurement and project financial services for the Borough's potential Deal Casino and Beach Club Project; and

WHEREAS, Local Public Contracts Law (N.J.S.A. 40A:11) specifies the authorization of awarding contracts for professional service contractors without going out for competitive bids; and

WHEREAS, CLB Partners' contract is available for public inspection; and

WHEREAS, David Glass, Partner of CLB Partners has provided a proposal to serve the Borough of Deal as Counsel in connection with the Borough's potential Deal Casino and Beach Club Project and redevelopment efforts; and

WHEREAS, CLB Partners has extensive experience and expertise in redevelopment and rehabilitation matters including selection of developers, negotiation, easement, use and occupancy agreements, financing of redevelopment projects and handling land use and transactional matters associated with redevelopment; and

WHEREAS, CLB Partners is in compliance with the New Jersey Law Against Discrimination pertaining to Public Contracts, the New Jersey Affirmative Action Rules, the New Jersey Equal Employment Opportunities Act, the Americans with Disabilities Act, et al, and have considerable experience working with the NJDEP; and

WHEREAS, subject to satisfactory qualifying documents being received by the Borough within thirty (30) days from the date of this resolution, or same, shall be declared null and void; and

NOW, THEREFORE BE IT RESOLVED upon CLB Partners furnishing all the required documents as specified under the New Jersey Public Contracts Law to the Borough of Deal, the Proposal with CLB Partners meets the statute and regulations governing the award.

ROLL CALL VOTE: (Ayes): Cohen, Simhon, Kassin

MOTION APPROVED

Mayor Cohen would like some time to review the landscape architect proposals that have been received.

- Resolution 25-66 To Approve Proposal of LVF Landscape Architects, PLLC – Tabled.
- Resolution 25-67 To Approve Proposal of Melillo-Bauer-Carman (“MBC”) – Tabled.

PUBLIC COMMENTS: None.

COMMUNICATIONS/CORRESPONDENCES RECEIVED:

1. Request for approval – Garden State Fireworks Inc. on behalf of a couple getting married at 2 White Hall Avenue on June 19th to have fireworks and drones display on the barge in the water at 10:45PM. The requested time for fireworks display is very late and need to be done much earlier. Prior approvals in coordination with Fire Official and Fire Department would need to be managed as well as the Coast Guard be notified. This vendor would need to complete an application, and provide certificate of insurance as well as sign a hold harmless agreement. Request on hold until further information could be obtained.
2. Request for approval – Permission for kite flying and carnival themed games and snack event

UNFINISHED BUSINESS:

- Request For Proposal regarding Deal Casino Beach Club open-air restaurant proposal – tabled.
- Addendum to Agreement for Establishment of a Joint Meeting for Deal Lake Commission – approved.

NEW BUSINESS:

1. New janitorial/cleaning service for borough hall and police department – In the process of receiving estimates and proposals.
2. Surf Camp – Approval to go out for bid (Request for Proposal packets to be prepared)
3. Borough website update, network administration, maintenance/hosting and support services evaluation – In the process of receiving estimates and proposals.
4. New Municipal Court recording system upgrade – Proposal from BIS Digital which is the only court approved recording system – Approved.
5. Proposal from Becker's Tree Service, Inc. – Tabled for further discussion.

MONTHLY REPORTS:

Municipal Court – February Financial Disbursement on file with Court Administrator Krystle Reiner.
Police Chief's Report – Police report on file with Police Chief Ronen Neuman.

PUBLIC COMMENTS: None.

EXECUTIVE/CLOSED SESSION: Not needed.

ADJOURNMENT: Upon a Motion by Mayor Cohen, Seconded by Commissioner Simhon and approved by Commissioner Kassin, the meeting of the Borough of Deal adjourned at 9:40AM.

Respectfully Submitted,

Jo Anna Myung
Municipal Clerk