

**Highlands Business Partnership  
District Management Corporation  
Highlands Business Improvement District  
PO Box 375, 140 Bay Ave  
Highlands, NJ 07732  
732-291-4713 F/732-872-1031 [www.highlandsnj.com](http://www.highlandsnj.com)**

**Annual Meeting & Election – March 23, 2009**

Registered HBP members' election check-in began at 7pm at the Robert D. Wilson Community Center, 22 Snug Harbor Avenue, Highlands, NJ.

HBP President, Carla Cefalo Braswell, called the HBP 2009 annual meeting public session of the Board of Directors to order at 7:35pm. The meeting was held at the Robert D. Wilson Community Center, 22 Snug Harbor Avenue, Highlands. HBP President, Carla Cefalo-Braswell said the meeting was noticed in the Asbury Park Press and [www.highlandsnj.com](http://www.highlandsnj.com), read the meeting public notice announcement.

<u>Meeting Attendance:</u> P = Present		A = Absent					
L. Bodnar-Nolan	A	J. Cosgrove	P	R. Lee	P	N. Thomas	A
J. Bollerman	P	J. Koenig	A	F. Rosiak	A	W. Weber	P
C. Cefalo-Braswell	P	M. Takian	A	L. Cervantes	A	J. Filip	P
C. Francy	P	L. Rose	P	AJ Solomon	P		

Also in attendance were Mayor Anna Little, Bob Lee, Doug Douty and Carol Bucco. Carol Bucco oversaw election administration. Jennifer Roberts arrived at 7:56 PM, John Bentham at 8:10 PM and Ken Braswell at 8:15 PM.

**Election**

Motion by Jim Filip to close the election portion at 7:30 PM, seconded by Jim Bollerman.

**Waste Management**

Anthony Delleani of Waste Management of NJ accompanied by Jack Randino and Vincent Campbell made a presentation. Tony said he has 8 people already signed up with them. Drivers are drug tested randomly. The cost is based on pounds per yard and service time to pick up. They use single stream recycling (bottles, cans and newspapers) with no additional charges. There is a 7.5% fuel and environmental fee. The company is willing to work with members to fulfill needs. The containers are supplied at no additional charge. The company will have scheduled pick up days and will meet the needs of the businesses. A truck holds 15 – 25 tons and will apply an individual or joint approach for a better rate. They all ready have a rate in mind so that it will reflect that. Jim Filip asked, "What happens if the town changes its mind"? Tony replied that they would honor it. Adjustments for service can be made any time and tailored to the needs of a particular business. These adjustments might be but are not limited to container size, number of times per week, size and frequency of pick up (some trucks have scales on them to determine the load) summer vs. winter (budget). Doug Douty suggested if we had 20 trucks the council might have a problem with it. Presentation completed at 8:05 PM.

**Audit**

The certified audit process has continued with a meeting held on March 20, 2009 in the HBP Office with our designated auditor from Curchin & Co. to review corporate financial records. It will be available to all members upon completion.

**2008 Board Election Results**

Carol Bucco announced election results: Commercial Property owners elected to a three-year term 2009-2012 are AJ Solomon of Solomon Investment Group and Jay Cosgrove of Bahrs. Business Operators elected to a three-year term 2009-2012 are Doug Lentz of Inlet Café and Jim Filip of Doris and Ed's. It was necessary to remove one business operators name at this time so there is still one vacancy. Resident elected to a one-year term is Lynda Rose. Congratulations to all Board members and their efforts to improve Highlands during their term. A Board Packet containing responsibilities, financial disclosures and ethics rules will be distributed to new Board members and must be signed annually.

## **Public Comment**

Jennifer Roberts thanked the HPB for a wonderful parade best ever, and supplying the Band to the Firehouse. It was also noted that the Firehouse sold mugs and distributed beer without an alcoholic beverage license. Is this legal or not?

John Bentham stated that the BID worked for ten years to build up the parade and a Borough Council member (Rebecca Kane) has a letter using Borough stationary left on floats asking for contact information for next years event. John felt the letter was dishonest and tantamount to cheating. He also felt that the BID was bullied, threatened and abused at the Council Meeting of March 18, 2009 since none of the positive comments were posted, only negative.

Carla asked Chris Francy if he knew about the letter when he attended the HBP volunteer meeting on Friday, March 20, 2009 and that another parade volunteer; Jim Parla was distributing the letter to our vendors and participants. Chris responded yes. Chris said Rebecca wrote the letter and put it into envelopes at Borough Hall. Mayor Little stated that Becky is on the public relations committee; an events committee has not been created. AJ said basically it is stealing. Carla said the organization has no way to be self-sustaining should they be forced to cancel events or have them taken away from them.

A very heated discussion followed between Ken Braswell and Chris Francy, Ken Braswell felt the letter was threatening and personal.

Ken stated especially since Chris Francy said at the previous HBP meeting "The Council would only offer the HBP \$20,000 with no Carla". This phrase was repeated several times in the discussion. Ken was asked to leave the meeting by HBP President as it became very disruptive.

AJ re-capped the Borough Council Meeting of March 18, 2009 as a room full of business people and constituents and of the 25 or so who spoke 23 business people made favorable and positive comments and 2 were negative. It was a blatant abuse of power and a slap in the face of the business people. She also pointed out that you can't get a mercantile license because BID and zoning don't agree. She does not want council liaison present when we discuss our position, Jay Cosgrove agreed.

A motion excluding Council members from next meeting of the board was made by Carla Cefalo-Braswell and seconded by Jim Filip. All were in favor.

AJ asked is this a legal issue, there is no legal precedent for what is going on in this town. Embezzlement? Town Council members tell us they want us to self-sustain on March 18<sup>th</sup> and then take away our ability to raise money. Town Council members stealing the hard work and successful events from HBP that provide our only means to sustain is simply unjust.

Chris Francy said more action in economic development by BID is necessary. Business owners are not forceful enough for projects like flooding, getting mercantile through, Blue Bay Inn etc.

It was suggested that HBP write a letter requesting a new Borough liaison since Johnny Urbanski never attends.

Lynda Rose stated that the budget was not adopted even though it was reduced by the HBP.

Motion to adjourn made by Jim Filip seconded by AJ Solomon. All were in favor.

Submitted by Carol Bucco 3/31/2009

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**No executive Session held at this meeting**

**Submitted by Carol Bucco 3/31/2009**