

**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  
 Regular Meeting – January 21, 2019**

HBP President, Carla Cefalo Braswell, called the HBP regular public session of the Board of Directors to order at 7:30PM, due to inclement weather, and read the public meeting notice. Roll call was taken with a quorum of 13 members being present.

<b>Meeting Attendance: P = Present      A = Absent</b>	
Carla Cefalo-Braswell - P	Nikki Berzinskis - P
Jay Cosgrove - P	Staci Gilchrist - P
Rafaella Lee - P	Doug Lentz - P
Kim Slate - P	Garrett Newcomb - A
Jack Bevins- A	Sue Kinsella - P
Nancy Burton - P	Anna Little - P
Leo Cervantes - P	Andrew Stockton – Planning Board Liaison - P
Craig Bahrs - A	Mayor Rick O’Neil (Council Liaison) - P

Also in attendance were Mark Feaster, Scooter Dude, Councilwoman Carolyn Broullon and Donica Basinger, Feed & Seed, John Caruso, 128 & 242 Bay Avenue, & Councilman Ken Braswell, ShoreGrafx, and residents Kim Skorka, Matt Devine & Claudette D’Ariggo.

Carla welcomed Mayor Rick O’Neil as the HBP’s new Council Liaison. Andrew Stockton was reappointed as our Land Use Board Liaison.

A motion was made by Doug Lentz to accept the minutes of the November 19th, 2018 meeting, (emailed to the Board for review on 1/16/2019) and second by Staci Gilchrist. Doug Lentz and Mayor O’Neil abstained. All were in favor and the motion carried.

**TREASURER’S REPORT**

The Treasurer’s report was presented. There is \$3,478.88 in the Valley National Bank checking account, less outstanding checks of \$1,884.45, leaving a balance of \$1,594.43 The Valley National Hope for Highlands account was closed in November 2018. Kim Slate made a motion to accept the reports, Doug Lentz second, all were in favor, none were opposed and the motion carried.

**COMMITTEE REPORTS:**

**Executive Committee**

HBP members of the board met with Mayor O’Neil regarding the ordinance amendments and are working on some additional amendments we approved at our last meeting. The ordinance amendments will be introduced at a future council meeting along with our approved budget that was submitted in November 2018. Carla said she would keep us posted regarding the special meeting date with the Council. Resolution R-19-055 approved the 2019 calendar with the exception of the car show. Resolution R-19-054 approved the goals and objectives.

**Executive Nominating Committee** – The Annual Election is held annually in March. The Executive Committee will serve as the nominating committee for the positions available. If anyone wishes to run for a seat, please contact the office. Packets will be sent to every member of the HBP, according to the by-laws.

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**MARKETING & COMMUNICATIONS**

2019 – 2020 Calendars and Visitor Guides were printed and the distribution is underway. They went to the 12 different NJ Tourism sites, where they are distributed. Jeanne DeYoung, director of Monmouth County Tourism has retired in December. In the past she took our visitor guides and rack cards to many tourism events, the boat show, flower show and other travel shows. We have contacted her replacement to continue the distribution. HBP secured ads in both the Visit Monmouth Guide and the NJ Travel Guide.

HBP was awarded \$16,250 for the Cooperative Marketing Grant, the award letter is provided in the meeting packets. Sponsorship packets for both the St. Patrick's Day Parade and Clamfest fireworks were distributed. We are celebrating the 25<sup>th</sup> Anniversary of Clam Fest. The fireworks display will take place Friday, 8/2 with a rain date of 8/3. Carla asked Board members to distribute the sponsor opportunities to their vendors and colleagues. Staci Gilchrist asked when the Super 50/50's are available; Carla said we would have tickets at the Beef & Brew.

**EVENTS COMMITTEE**

**St. Patrick's Day Fundraisers** – Christopher and Dolores Francy are the 2019 Grand Marshals. The Beef & Brew St. Patrick's Day Parade Fundraisers will be held at Proving Ground on January 27<sup>th</sup>, 3pm. The 7<sup>th</sup> Annual Chili Cook-Off is February 24, 3-7PM at Bahrs Landing. We had originally approved the event to take place at Scuba And the Beast, but since they are closed for the winter we moved the event to Bahrs. The 6<sup>th</sup> Annual Guinness Run will take place at Chubby Pickle on March 9<sup>th</sup> at 2PM.

**ECONOMIC/COMMUNITY DEVELOPMENT**

We restarted the Paint/Signage/Fence Program and have received 3 applications in 2019.

**VISUAL IMPROVEMENT COMMITTEE**

- Diane will reach out to the Borough for spring clean-up prior to parade.
- Ken Braswell is working on a recommendation for the sign ordinance to give to the Mayor and Council. HBP would like to make the size of hanging signs a bit larger. The Council will review the recommendations to the existing sign ordinance that are obstacles for business owners. The existing ordinance is very old and should be updated.

**OLD BUSINESS** – Carla introduced Mark Feaster from Scooter Dudes, a service that provides transportation around town via rechargeable electric scooters that hold up to 6 people. Carla asked Mark to discuss the obstacles he encountered last year when trying to open his business so he can proceed this spring. Mark stated he was unsure what the obstacles were and that he called Borough on multiple occasions and asked what was required from him. He was told they needed \$1,000,000 in liability insurance and possibly a mercantile license, but it was never made clear if they did or did not need that. Carla stated she believed that was because there was not a base of operation it was more under the category of Uber or Lyft. Mark stated that Dave Mercado suggested they would probably need a bond, but that he had never had to get one in other towns he operates in. It was all very unclear what was required and would like to revisit it this year. Mayor O'Neil said that they would iron it out, and for him to make an appointment to discuss it with him and the clerk. Mark said one thing that they were struggling with was trying to find indoor storage, as the salt air can be damaging to the vehicles. Doug Lentz asked how you communicate with customers, Mark explained that there is a number on the vehicle that you can text to get the dispatch center and they will send a vehicle to pick you up. There was a route created last year, which included stops at businesses in town, but not on the highway or any street with a speed limit over 25mph. Doug asked if he had a mercantile license in other towns, he stated he had a business license. Councilman Braswell said that he thought it was important for this type of service to be in Highlands, it would be a great addition from a marketing point of view, it would add a lot of character to the town and is a great feature for destination marketing. The service would run 7pm-midnight and there is a flat fee of \$3.00 to ride the Scooter. He would like to run the Scooters on the day of the St. Patrick's Parade. Carla reached out to businesses that might have storage space.

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**NEW BUSINESS** – Valerie Montecalvo has closed on the purchase of the Methodist Church and will be accepting proposals for different ideas for the space. Also, Joe Amiel's Bay Pointe Inn has closed and Jim Bolleman has been meeting with several restaurateurs and is hopeful to have something open in the spring.

231 Bay Avenue Restaurant will be opening; there is a delay with his liquor license purchase.

Carolyn Broullon asked if there was a status on Chris Grover's commercial property. Mayor O'Neil said that he has spoken to him. Carla asked if there was a limit on site plan approvals, and when was it approved. No one was certain of the year. There is a three-year limit with two one-year extensions.

**PUBLIC COMMENT**- Kim Skorka, resident, had questions on the budget. She stated she heard that Scuba and the Beast are not coming back. Carla said they were closed for the winter as they have a heating issue, are working that out and will be back by April 1<sup>st</sup>. Regarding the budget Kim stated she saw on the revenue side the grants income \$16,250, on the expense side HBP has \$15,000 in economic development grants, and asked if there was a corresponding revenue item. Carla explained, that is a program budget, and as we make revenue from the events we allocate that money back into the community. Kim then asked if we have more detailed support of the budget that she has seen? For instance how much you expect to make from them, which ones are profitable. She added that Kim has seen the profit and loss by class; some of the events are a loss. We did scratch the Car Show because it did not make a profit. Last years Clamfest turned the lowest profit in many years due to added entertainment and storm threats, the Day Trippers did not attend. In past years we had to cancel Oktoberfest all together because of inclement weather, but you still have planning expenses. Carla stated our Mission Statement for those who live and work in the borough, and because we are a shore town and are all so busy during the peak months, we like to do something during the holiday months for the community. The tree lighting is in partnership with the borough and the holiday lights competition expands to the business district, most businesses do decorate, but it's mostly for the community and that the businesses are usually busy after these events, she added that we had a full-page press release in the Journal including all community events such as Breakfast with Santa, First Aid Gift Wrapping, Knights of Columbus Breakfast and HFD Toys for Tots. Kim brought up Highlands has it own restaurant week during January and that it was great to get locals and hopefully get some ferry people.

Kim stated "As the business partnership, she would like to see more promotion of the businesses, that is what the ordinance is for, to support and improve the district, which are the properties that pay into this tax. It is not destination marketing". Carla stated the funds we get from state grant are for destination marketing, and we have to do that to apply for that grant. Kim said she asked for the agenda earlier today all she got was the front page so she will go through and read up more on that, when she got her agenda packet she was very disappointed at how unprepared she was for the meeting. She stated she keeps asking the Council to read the ordinance, which is supposed to be focusing on businesses, you are supposed to be trying to lease space and get people in.

Kim Skorka asked, "How hard is it to open a business in this town?" Councilwoman Broullon stated different businesses have different requirements. Some businesses have to deal with the ABC laws and liquors licenses, others just have to pay \$50 for a mercantile license. Kim Skorka referred to Scooter Dudes and the difficult time he had establishing his business in Highlands, where he had no issue in two other towns. She did not understand why no one called Asbury Park or Red Bank to see how they handled it there. Carla stated at one time it was much harder to open a business here than it is today. Whether it is new people at the helm, a new administrator, better communication, there is a lot more attention to commercial investment. Carla has been requesting a business friendly planning guide, something that we can give to prospective business owners that tells them what they need to do in order to open a business in Highlands. Mayor O'Neil said that "the first place they need to go to is Borough Hall and see the governing body, on the other side, and I've been here a long time, people have come to this town to open a business that have

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no business opening a business. You can tell from the git that it wasn't going to work because they didn't have the background or whatever". "I've seen a lot of guys and I think Andrew [Stockton] would attest to it, that are coming in and are going to do this, and they have nothing but money behind them, when you see them down at borough hall they say 'Mayor, all that money for permits', the permits have always been the same, either you have it or you don't, and you're going to try to do it or you're not, but you can't go half baked." He added he thinks they are going to put more effort into and we can move ahead.

Carla said the one challenge is and has always been the flooding. She thinks the Mayor and Council are on the right track with a substantial investment in the infrastructure. Anna Little stated that it is very hard to open a business when there is a moon tide once a month that brings water to your front door. She added drainage has to be dealt with and another thing we talked about when she was mayor was code enforcement, regarding people that leave things out in their yard all year round. It is hard to entice people to walk a Main St. when you have mattresses hanging out on a fence for example. It's difficult to enforce, you can fine them every day but if they don't have the money they're not going to pay it.

Nancy Burton commented there might be only one or two available properties in our retail business district, so here we are talking about how hard it is to open a business, and we don't have any available real estate. She is hearing that the builders don't know what they are allowed to build or what the new rules are going to be, so there is really no room for prospective businesses to open. Mayor O'Neil said that he tells them "don't come in and need 27 parking spaces with seven, you are wasting your time and saying it's difficult to build in Highlands, that's not the case. He addressed Mr. Caruso and said that he told him that, to come in close to where you have to be, Mr. Caruso said that they need to change that. He asked Mayor O'Neil to tell him one town that is thriving that doesn't have parking meters. He said if you want to thrive like these other cities you must get rid of the parking regulations. Carla asked what happened with the parking impact fee ordinance that we have in place and didn't that allow Chris Grover to be approved. Mr. Caruso said but yes, but it got 5 other people denied. He said "I sat in these meetings and the other people tried to get parking, they did multiple studies, and more multiple studies and one guy walked away, I was building a lawyers office for him next to Katz's, he walked away from the project, he couldn't run fast enough. He sold it to the Chinese guy, now they are going to give him a problem to get his parking, you've got to lighten up on the parking." Mayor O'Neil said that is something you can work with but he knows of developers that are coming in, they want to have 12 units, and they only have parking for 6. And then they get upset when they are denied. Mr. Caruso said "but if the borough changed it first, perhaps one spot per, something tangible, something closer." Kim Skorka added, "The ordinance that council adopted last year requires commercial space on the ground floor, you don't even give the developers nothing to put parking under the building. The town has a parking problem you can't put parking on the ground floor". Councilman Braswell said that isn't true. He added that he had just had a glimpse of the plans for the property that's between the Lusty Lobster and Circle K. They have a plan where the ground level is parking, with about 30 parking spaces. It has two retail, commercial spaces on the next level and two levels of apartments/condos. John Caruso said, "so you are walking down the avenue, see a pair of jeans in the second floor window, and then you have to go upstairs to get them. Anybody here do that? Cause I don't. You walk down the street see them in the window and you get them. Mr. Francy asked him to move the store back and put two spaces in front. What do you have to do, walk around two cars to get in? You have to lighten up on this." Carla said that she agreed with him on the parking, but depending on what type of retail, retail can work on the second floor in many downtowns. It could be professional space, or dance studios. John Caruso said we need storefront. Carla remembered something a former mayor of red bank said at a chamber of commerce meeting, he said the thing that made Highlands unique was that we had free parking, that we should constantly be promoting, but more importantly he said a parking problem is a good problem. That means your town is thriving. Former Mayor Anna Little stated that she remembered visiting the idea of one way parking on Bay Avenue with angled parking. She thinks parking needs to be addressed annually or bi-annually, as more businesses come in and parking requirements change. She added this is a land use and planning board issue.

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John Caruso said, "I am a developer, and I know 10 other developers with the same complaint. They don't want to come here and put money here because they are afraid of the meeting, because you go there and somebody says do a study and it costs you 5 grand. You have to come back 30 days later and no one wants to do that. That is an issue they are trying to straighten up and the parking issue". Andrew Stockton said things to consider with parking with the residential component, it's a state law. The residential site improvement standards tell you what you have to do. Mr. Caruso commented that you could also make exceptions. He used Jersey City as an example saying that "they don't have those uses; they have 10 story buildings with two parking spaces. He said that he "believes in Highlands, that it could be a scenic destination but that it has to start somewhere, are we going to keep arguing about parking, if so we'll be nobody. I firmly believe that. We have to start with parking".

Mayor O'Neil said to return the discussion back to Kim Skorka, she said going back to the check list idea, can we get something together from Borough hall and if the board still thinks it would be helpful. Carla said what she was requesting is that one checklist that is available to post on our website, we have a section "doing business in the borough". "It would help tremendously if both HBP and the borough had a checklist to give interested prospective business owners". Mayor O'Neil said most people that come in are not looking to build businesses; they are looking to build housing and apartments.

Carla mentioned that she thinks there is also confusion regarding the boundaries of our business district; the borough of Highlands Business District encompasses the entire town. It's not the same as business district as in land use and the master plan and zoning. Kim Skorka said that she has been through the list of parcels. Kim said you couldn't hold an event on someone's residential property. She gave the example of having the Clamfest beer garden on residential property. Carla explained a commercial property owner, Randy and Margot Takian, owns the property. Kim said she would double-check that. Kim stated that we couldn't have events in public parks, as they are not part of the business district, Carla explained all of Highlands is included in the business district boundaries. Kim said that it needs to be changed because that's not what it says in the ordinance.

Kim asked regarding the budget if the HBP had underlined reports that she could look at because while she does have our profit and loss there are some expenses that don't get allocated in that report to the various events. She said there is payroll and she knows that payroll goes into the payroll account but she is sure some of that time is spent on planning clamfest and Oktoberfest, parades and planning other various events and there's other marketing expenses that haven't been allocated here. Carla stated that she could be working 40 or 60 hours a week, it doesn't work that way. We don't allocate how much time we're using for each event. Doug added she could be working on four things at once. She is the program manager; she is paid to run the entire program. Jay Cosgrove asked why would we want to do that, and Kim replied so you can see how profitable programs are. Jay added that we are all successful business owners, and we all have a very good sense of profit and loss otherwise we wouldn't be business owners, we are aware of everything and we are fine with it, why are you asking these questions and why are you not fine with it? She answered that she was looking at the expenses and she was just curious and wants to know what events are profitable. Jay confirmed we know which events are profitable and which are not, you only have to ask. He told Kim she could come to as many meetings as she wants, and email us as well.

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John Caruso asked if it was a requirement to detail everything for the IRS. Carla said that we are a non-profit 501c3 are completely compliant; she can have an auditor come to the next meeting if you like. She stated that if you're referring to ShoreGrafx, invoices for web services it's not a conflict as long as it is disclosed. Whether we are paying In the Garden, Proving Ground, Bahrs or ShoreGrafx it is disclosed in the Schedule-O in the 990. She added that a lot of Non-profits aren't required like organizations such as the Arts Council to file a 990. We are because of the assessment money that's collected by the Borough. We are required to not only do a certified audit; we have to file a 990, filed with the IRS. We also have to do a state return and they must be done by a certain time according to the state statute. We were late one year because we were in between auditors and we had to file an extension. Our original auditor upped their fee by \$5,000, so we shopped around to avoid spending \$10,000 on an audit.

Carla asked Kim Skorka is she minded if she addressed a question she had emailed to us regarding the storage trailer we were renting. HBP had a storage shed that was 20 years old, located on Borough property. The former borough administrator, Brian Geoghan, wanted the shed torn down; it was in the way of where the current borough offices sit. It was very old, it had been repaired over the years, but it served its purpose. He gave us a 90-day time frame to have the trailer; it was not permitted to be on borough property. It was a short-term rental, it was never something we would be able to have long term. Storage units of that kind are not permitted. We did not want to spend money on a shed, but we had no choice. We had no shed for storage and the storage container had to go. We worked with Mayor O'Neil on the size, first we were very limited on the size by Mr. Geoghan, and that size would not work for our needs. We have a lot of supplies. A BID is subject to the Local Public Contracts Law in the boroughs right way, meaning streetscape, amenities, the sidewalks, etc. Mayor and Council members worked on the project and the Borough did not tell us we need a quote. So forgive us if we made an error, they were rushing us to get the shed built and trailer out of there. We did visit several web sites and got prices for pre-fab sheds, which were much more than \$15,000 for the size we needed. We ended up going with a local contractor, Joe Burke and Karen Burke is a partner in PK O'Connor Davies, but she did not do our audit. Kim Skorka asked if we looked into renting a trailer. Carla said we were not permitted to have a trailer. Kim said she didn't understand why we couldn't, people get them all the time, and Carla told her that they are permitted for a short time period.

Kim Skorka stated that "in the ordinance it says the BID assessment is for the 'Annual operation and maintenance costs relating to services peculiar to the District, as distinguished from services normally provided by the Borough', in the budget can you tell me what that \$73,000 that's peculiar to the district?" Carla said yes, it is the salaries of the people that operate the program, our insurance, our electric bill, our telephone bill, and now we have a new scanner so we can satisfy OPRA requests. The space is donated, so there is no rent, and we've had legal fees this year, which increased it to \$73,000 from \$70,000. We fundraise to pay for our programs and the events pay for themselves. When you see Clamfest generating \$70,000, it costs \$50,000 to have the event, the stage alone is \$5,000, the electric \$5,000, the bands \$6,000, sanitation and trash patrol to keep the grounds clean. Carla added that she knows some residents believe their tax dollars pay for the police services during clamfest and other events, and that is true, but so do the commercial property owners. If HBP or a Clamfest did not exist, someone like our vice president who pays \$85,000 a year in property taxes also contributes to police services. The "us vs. them" mentality needs to stop; we are all in this together. We are all stakeholders, we love Highlands, and everybody has the common goal. It's really a matter of understanding the HBP program and how it works. If the Mayor decides he wants to charge a fee for police coverage for Clamfest, so be it. We have done a lot of public area improvements; we have paid a lot of money to purchase the materials to replace the boardwalk that was dilapidated even before Sandy. Carla added she assisted in writing the grant for the 2 million dollar sidewalk project, HBP has done a lot to make the town look better and she believes it's starting to pay off. Stacy Gilchrist added we are here to make Highlands better, that's the goal, not the constant bickering and false accusations. Carla added we Shop Local, we spend our money in town, unless we don't have that service in town. Carla referred to the newly revamped Shop Local cards, and told how you can now get your cards stamped at the same establishment, more than once.

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John Caruso said "it is hard to work in Highlands, when you have someone calling up on you everyday, calling the town on you, breaking your balls for the container or spraying for centipedes, all sorts of stuff like that. Also, you own a business, how would you feel if someone is outside your business and says 'his food stinks, don't go in there'. I have proof your President is doing that to me on two and three different occasions. Carla asked what food is that since you do not have a restaurant. I'm a nice guy, I try to help everybody, I went to you Staci and said I have a lot here, if you need to use it for parking, here ya go, I got a lot I'm not using, it's all for you. Staci said yeah, for a charge not for free. That's not offering to help. I offer my services to everybody, I try to do good, but I just have to tell you, ethical-wise, your President has talked two people, I got direct proof of this, she talked two people out of 128 Bay, direct proof, they'll stand here right in front of you and say that. And other stuff too, she represented herself as President of Gravelly Pt. Road, and talked someone out of a building I'm building over there. How do you expect to get business in here and stuff? I'm a developer, I'm in town, I'm doing my thing, and she's doing this." Carla asked John Caruso to please bring the aforementioned people to the next meeting. John agrees, "Carla does a lot for the town, but when you don't want something you push, you bad mouthed me. I want it to stop now". She again asked him to bring the people to a meeting and he refused to do that.

Anna Little addressed Mr. Caruso and said "I am a volunteer on the board, while I sympathize there is something bugging you, I don't have enough information to validate what your saying and neither does anybody at this table. Obviously something personal happened that you have an impression has something to do with Carla. I don't know that, he doesn't know that, they don't know that, and we just listened to you vent on the public record in a meeting about it. There has to be a better way for you to handle that. If you have an issue, send her an email and clear the air. Please don't take my volunteer time to listen to you venting at her. You came here to have a beef with her and that's just not an appropriate use of this meeting in my opinion. And that's not a judgment against you personally, it's just talking about process and procedure, because these people sitting at this table deserve respect to and anything that comes in officially to HBP, we all see. So if you want us to see it, there's a better way to handle that to come in here and get worked up on a public record. Believe me, when I first became Mayor of this town, there was a lot of that going on at just about every council meeting, and we toned it down, because there is a better way to handle things".

John stated, he was sorry, but he just wants it to stop, he is speaking to business people, he is losing business and time over it, and these are things you're not supposed to do, you are supposed to be helping me with my business. Jay Cosgrove asked him how long he has owned businesses in Highlands, John said 19 years, and he has a construction company that develops property. Jay asked how many have you successfully sold; John answered 3 or 4 in Highlands. Jay stated that Highlands is a very small town, obviously unique, all the businesses here have full trust in Carla, otherwise she wouldn't be here and we wouldn't be doing this. Every major business in town knows what Carla is all about and she's very driven in her desire to improve business. So when you come and say something like this to us, maybe someone here is misguided. Whether this entire board or it's you, so maybe we should sit down with Doug and I at Bahrs. Doug stated he has no idea what his accusations are. Jay stated as Vice President, he would never want her job. John said he knows she does a ton of good work.

The Mayor then said that he believes that he is referring to the problem on Gravelly Point and the issue he has had there. Carla stated, that is a residential problem and has nothing to do with HBP and she is getting all the grief because of her position there. If he would like to discuss it, she would love to sit with him and talk about it. She has requested a meeting with Mayor O'Neil and John after the last Council Meeting. Mayor O'Neil said, "not for nothing", we all know the gist of what goes on here, we've seen the meetings and the divisions that there are over this organization here. Part of the reason I was willing to sit at this table was to try to make it go away. Unless we can get straight answers to legit questions, cooperation from each other and move forward we're always going to have this problem. It's never going to go away, the personality conflicts have to be gotten over. That's what has to happen. How it's gonna get done,

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I don't know. I have volunteered, Mr. Stockton has volunteered, Kenny has volunteered, a lot of other issues we deal with and are still dealing and it has to go away. We've all put a lot of time in and in order to go forward, we have to put aside some of the issues that we have with each other personally. Carla said it's all about clearing the air. Mayor O'Neil said, "there are people who don't care for me, not even a little bit and that's ok. But as the position that I sit in, I have to do what's best for the town. I have to make you money, that's the commitment I've made. I like to think that everyone else has made the same commitment. You guys own businesses, this is your nest, your eggs are in these baskets, and they have to succeed. I own a place on the hill, my eggs are all in that basket, and I have to make this town succeed so that's worth as much as it possibly can be when I walk away. Man I thought, I could never get that, the time is here for that, cause you look at the places that you have in town and look at the numbers that they are selling for. \$700,000, \$550,000 on Bay Ave., things are happening. The only thing that's going to stop that is us. If we don't do the right thing. I want you guys to make all the money you can, just like I want to make all the money I can. I was told the other day that the value of this town has gone up 16 million dollars. If you can't jump on the bandwagon in a positive way, and that's just the beginning. We are financially sound in this town; we're going to bond upwards of 10 million dollars to fix that very infrastructure problem that we talked about. That has been a problem since I was a kid, and I have been here longer than most of you, because I am older than most of you. We're addressing that problem. I begged everyone at the council meeting to be patient, not to be patient with the progress of the job, but to be patient that it will get done. It's going to cause some problems; you're not going to be able to park in front of your house some days on certain streets. But in the long run that place you own will be worth more the next day than it was the day before. Just like the parking lot across from your house Kim [Skorka], it's a positive, I know you don't like it, I'm sorry we've had those kind of arguments, but we try to do the best we can. But that is a positive thing.

Carla asked if will there be a construction schedule for Valley Street so that everyone is aware of when the work will occur. Mayor O'Neil said Councilwoman Broullon would be the contact point on that; we are going to know days ahead, hopefully weeks ahead of when and where the job is going to go. Mayor O'Neil said we would get the communications so everyone knows. He said that it would be mostly contained to one area, and would not affect Waterwitch Ave.

A motion was made to adjourn at 8:37 PM by Mayor O'Neil, second by Staci Gilchrist; all were in favor and the meeting adjourned at 8:37 PM.

Submitted by Diane McIlwaine