

## Brick Township Officials Part of the Meeting

1. The **annual Mantoloking Shores Property Owners Associated meeting** commenced at 10:00 am on Saturday 6/29/24 at Sacred Heart Church Auditorium in Bay Head.
  1. There were 89 MSPOA members in attendance representing 54 MSPOA member households.
  2. Thanks to Matilda Palma for signing in members and handling ballots.
  3. Thanks to Bill Diana for water and pastries.
2. **Board members** in attendance introduced themselves:
  1. Paul Appio, Trustee
  2. Lou Carlucci, Vice President
  3. Bill Diana, Trustee
  4. Richard Lange, Trustee
  5. Maria Ferguson, Secretary
  6. Debbie Nappi, Trustee
  7. Jean O'Connell, Treasurer
  8. Tom Palma, Membership
  9. Gina Robertiello, Trustee

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3. Brick Township team lead by **Mayor Lisa Crate** advised:
  1. New Senior Center has opened
  2. Transportation for kidney dialysis treatments now in place
  3. Short Term rental change. Although a 7 day Barrier island exclusion is currently built into the 30-day rental minimum in Brick, there has been a change in information from last meeting
    1. If Mantoloking Shores Membership desires to be part of the 30-day Brick standard, MSPOA needs to get a majority of the 310 homeowners to sign a form, after which it would be required to be brought to reading at two town council meetings before being adopted into law.
    2. JoAnne Bergin to send a sample petition to be used to initiate if MS wants to move forward.
  4. Code Enforcement Officials are available on Saturdays when many violations occur and should be contacted during the day for violations. Violations of light and noise pollution outside of the hours should be brought to the Police attention to address.
    1. Air BnB/VRBO issues need to be reported to code enforcement or Police as they occur.
  5. Former Police Out Stations site: Addressed homeowners concern about the state of the site where the police outstation once stood, near Tide Pond Rd. A new permanent building will be constructed in the next couple of years to address the aesthetics of the area. This project is in the design phase currently.
  6. Brick Beaches are now open 9:30-5:30
    1. Seniors (65+), Veterans, Active military are free with proof.
  7. Trader's Cove Free concert series will be held again, each Wednesday in August, weather permitting. Great oldies music, bring chairs.
  8. Ambulance and EMS services are connected to the Police response teams.
    1. An ambulance will be stationed within the barrier island Fire Station building from 7/1-Labor Day from 9am-6pm

2. Police responded immediately (3-5 minutes) to assess the severity of the situation. “Alert and conscious” are indicators that slower response is acceptable.
  3. Ambulance on the island will expedite response time during the summer months.
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9. Homeowners indicated their tax bill went up by \$2000 this year and asked if this was normal. There was no clear response.
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4. **Police Lt Catalina** indicated:
1. 910 calls were received YTD specifically associated with Mantoloking Shores. 5714 call YTD for all of Brick.
    1. No Car thefts in MS YTD
    2. Flock-style camera system has been implemented in some areas by Brick township
    3. Calls are up by 10%, but most were initiated by police patrolling area.
  2. Summer months increase in Police presence include:
    1. EMS on island coverage from 7/1- Labor Day 9am-6pm
    2. Special Officers 3pm-2am
    3. Crossing guards
    4. Marine unit has two new motors
  3. Youth curfew at 10pm (under 18) is in effect again this year. Police are following “aps” that facilitate large crowds gathering quickly.
  4. Electric bikes have 3 classes and are becoming more prevalent.
    1. Class 3 e-bikes (over 25 MPH) must be registered and insured.
    2. Class 1 and 2 e-bikes have to follow the same rules of the road of vehicles and are considered bicycles essentially.
  5. Non-Emergency Police Phone number is 732-262-1100, press 0 for dispatch
  6. Neighborhood Watch:
    1. There was a signup sheet to be added to the neighborhood watch email blasts. If you missed this and want to be included, send an email to Gina at: [robertiellog@felician.edu](mailto:robertiellog@felician.edu)
    2. Additional/New update signs will be installed on some of our inbound streets.
  7. A request was made by a homeowner regarding visitors frequently turning left heading northbound on southbound Route 35, despite one-way signs. One homeowner suggested a very large one-way arrow on the center island. Brick police indicated Rte. 35 was a state road therefore signs are handled through the state, but that he could communicate the request to the appropriate department.
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5. **Construction Official, Dan Newman** indicated:
1. He will be retiring shortly after 30 years of service
  2. Flood maps are always being reevaluated. Flood insurance is based on the FIRM map. However, the PRELIMINARY MAP drives the FIRM map in the future. He anticipates the flood levels on the barrier island will be raised 2-5 feet in the future due to a 75 year prediction of raised levels.
  3. Construction permits are good for 1 year and may be renewed.
  4. Outstanding permits are public information and can be viewed on SCL portal.

5. No inspection requests for permitted work can be taken by phone. All requests must be in writing through the Brick township portal or via email at inspections@twp.brick.nj.us.
6. Lagoons structures are handled by state approval through the Brick Engineering Dept. DEP needs to approve any variances, complaints or violations.

Notes sent from Daniel Newman after meeting:

As I indicated at your meeting, the DEP is developing new maps that will be used for determining the elevations required by the construction codes. For now, they will be called **Climate Adjusted Flood Elevations (CAFÉ)**. **These maps have not been published yet**, but will be soon. Once published the regulatory process begins and normally takes about a year. I can provide some information, but until the maps are published in the NJ register some of this is speculation. You can get free access to the New Jersey register at: <https://www.nj.gov/oal/rules/accessf/>

Here is some information on the proposal. For some background on this proposal I included the three connected documents. One is an executive order EO- 100 issued by the Governor. It mandates the DEP respond to a variety of climate issues, including sea level rise. Pay attention to page 2 paragraph 2. EO-89 is a previous Executive Order but explains the reasoning for the entire process. The Administrative Order (AO-2020-01) is what the two executive orders promulgated.

To understand what this all means, I have provided a small amount of information. The results of a comprehensive study by Rutgers University, new flood hazards are identified. First is a graph indicating results of the climate change for the sea level rise. As you can see the study indicated that there is a 17% chance of a 5.1-foot sea level rise by 2100. That number is a moderate estimate. The worst-case scenario is more like 8.8 feet. A home built with modern construction methods has an average life expectancy between 50 and 63 years. The study considered the life expectancy to be 75 years; the assumption is construction initiated today may be subject to the hazards of a 5.1-foot sea level rise during its 75-year lifespan.

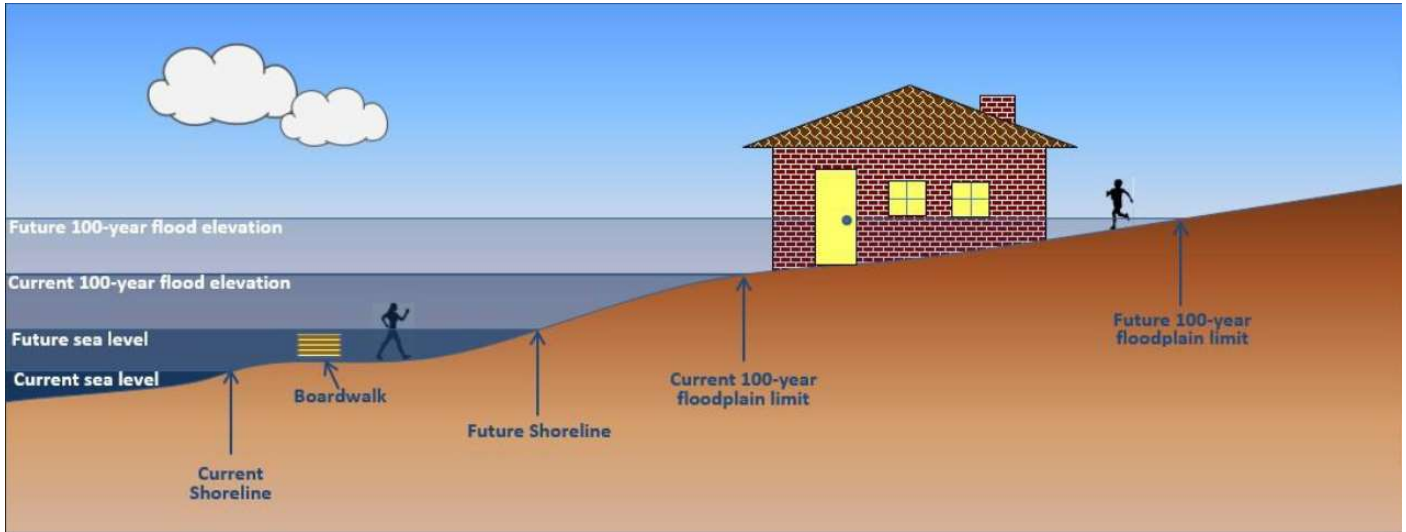
**Sea-level rise:**

**Table ES-1: New Jersey Sea-Level Rise above the year 2000 (1991-2009 average) baseline (ft)\***

		2030	2050	2070			2100			2150		
		Emissions										
Chance SLR Exceeds				Low	Mod.	High	Low	Mod.	High	Low	Mod.	High
Low End	> 95% chance	0.3	0.7	0.9	1	1.1	1.0	1.3	1.5	1.3	2.1	2.9
Likely Range	> 83% chance	0.5	0.9	1.3	1.4	1.5	1.7	2.0	2.3	2.4	3.1	3.8
	~50% chance	0.8	1.4	1.9	2.2	2.4	2.8	3.3	3.9	4.2	5.2	6.2
	<17% chance	1.1	2.1	2.7	3.1	3.5	3.9	5.1	6.3	6.3	8.3	10.3
High End	< 5% chance	1.3	2.6	3.2	3.8	4.4	5.0	6.9	8.8	8.0	13.8	19.6

\*2010 (2001-2019 average) Observed = 0.2 ft

To help visualize the sea level rise, the building in the next illustration shows that the building is not flooded in the current expected 100-year flood plain limit. In the future floodplain limit the house will be flooded. That is the point of the changes.



If the new maps are proposed the result is shown on the illustration.

## CLIMATE ADJUSTED FLOOD ELEVATION (CAFE) IN COASTAL FLOOD HAZARD AREAS

CURRENT	PROPOSED
<ul style="list-style-type: none"> <li>▶ The current design flood elevation is equal to FEMA's base flood elevation                             <ul style="list-style-type: none"> <li>▶ Use effective or newer preliminary map, whichever is higher</li> </ul> </li> <li>▶ Plus one-foot of freeboard for roads and buildings                             <ul style="list-style-type: none"> <li>▶ Therefore, lowest floor of buildings and road surfaces must be elevated or flood-proofed to at least FEMA+1</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>▶ Anticipated 5 feet of Sea-Level Rise would increase flood elevations by 5 feet</li> <li>▶ New Coastal DFE will be equal to FEMA+5, plus one-foot of freeboard                             <ul style="list-style-type: none"> <li>▶ Therefore, lowest floor of buildings and road surfaces will need to be elevated or flood-proofed to at least FEMA +6</li> </ul> </li> </ul>

Again, this is assuming that the maps are published without changes and there are no changes during the regulatory process for adoption.

If you wish more information you should contact New Jersey Department of Environmental Protection, Watershed & Land Management. <https://dep.nj.gov/wlm/>. I hope this helps.

**Daniel F. Newman Jr.**

*Construction Official, Department of Administration, Finance and Public Affairs, Division of Inspections, Township of Brick, 732-262-1030 [dnewman@twp.brick.nj.us](mailto:dnewman@twp.brick.nj.us)*

## MSPOA Business Part of the Meeting

6. **2023 MSPOA Annual minutes** were sent to the membership in advance to save time.
  1. Robert Paz moved to approve 2023 minutes as written, 2<sup>nd</sup> by Lou Carlucci
7. **Membership**, Tom Palma noted:
  1. 80% participation of our members
  2. If you have not received MS emails recently or your email address has changed, notify Tom Palma who maintains the contact list. TomPalma7@gmail.com
8. **Treasurer Jean O'Connell** reviewed the **financial status** of the association.
9. **Recycling tags** were placed in everyone's mailbox Memorial Day weekend.
  1. Extra Recycling tags are available.
  2. Contact Jean O'Connell if you'd like one. 908-432-6570 jeanocx3@gmail.com
10. Gina Robertiello talked briefly regarding the **neighborhood watch** program of which we participate.
  1. Reminders to Target halting techniques are the best deterrent to the crime experienced.
    1. Lock car, remove key fobs
    2. Do not leave the garage door open if all are in the backyard.
11. Garbage retrieval will be limited to paid members of MSPOA effective immediately.
12. Rick Lange provided an update on **Landscaping** this year
  1. 2 "common area" bulkheads will be replace in the next 1-2 years.
  2. Common area near 300 Tide Pond has mulch instead of stones. Board will review and assess if anything should be changed in this area.
  3. It was clarified that homeowners adjacent to common area are NOT permitted to use the bulkhead or that landscaped area to extend their property (unless you have been grandfathered in with lease approval granted many years ago). No new approvals are permitted.
13. Lenny Rocci, a homeowner, questioned if there was a master deed for MS. There is no known master deed. Discussion was to continue after the meeting with the interested homeowner and board member (Bill Diana)
14. Homeowner (Lisa Scallora from Dory lane told of an incident where an aggressive swan attack resulted in a broken wrist and damaged jet ski. She advised all to contact Fish & Wildlife to relocate dangerous swans if you experience anything similar.
15. Lou Carlucci announced that there is an anticipated **open board position**. The board is seeking interested homeowners that are text and email savvy. Send qualifications, including length of MS ownership and reason to join the board, to Secretary: MariaLynnFerguson@gmail.com
16. **Votes** were tabulated by the team. Below are the results of that election:

<b>Name</b>	<b>Position</b>	<b>ELECTED to a term that expires</b>
Jean O'Connell	Treasurer	2027
Bill Diana	Trustee	2027
Debbie Nappi	Trustee	2027

17. Bob Ferguson motioned to **adjourn** the meeting at 11:30 am, which was 2<sup>nd</sup> by Lou Carlucci