

RESOLUTION NO. 159-2019
APPROVING PROPOSAL FROM
COFONE CONSULTING GROUP, LLC
FOR THE PREPARATION OF REDEVELOPMENT AREA PLANS

Councilmember Kelly introduced and offered for adoption the following Resolution; seconded by Councilmember Birdsall:

WHEREAS, the Borough of Sea Bright recognizes the need to prepare Redevelopment Area Plans in accordance with N.J.S.A. 40A:12A-5 as it relates to the "Shrewsbury River" and "Downtown" properties which have been determined to be in need of redevelopment; and

WHEREAS, the Borough Council of the Borough of Sea Bright approved Resolution No. 06-2019 on January 5, 2019 awarding a professional service contract to Christine Cofone, Cofone Consulting Group, LLC to serve as 2019 Borough Planner; and

WHEREAS, Cofone Consulting Group, LLC has submitted a proposal dated August 19, 2019 and updated on September 26, 2019 (attached hereto), consisting of a Project Scope and Timeline to prepare Redevelopment Area Plans for a fee of \$9,500.00 per plan for a total amount not to exceed \$19,000.00 for the following properties; and

PLAN 1: "Shrewsbury River"
Block 13 Lots 13, 14, 15, 18, 20, 21, and 22
Block 14 Lots 12 and 14
Block 15 Lots 5, 8, 10, and 12

PLAN 2: "Downtown"
Block 15 Lots 2, 3, and 4

WHEREAS, it is the recommendation of the Borough Administrator that the proposal dated August 19, 2019 be accepted from Cofone Consulting Group, LLC; and

CERTIFICATION OF FUNDS

I, Michael J. Bascom, Chief Financial Officer of the Borough of Sea Bright, has certified that funds in the amount of \$19,000.00 are available in a Developer's escrow account for the purpose stated herein.



MICHAEL J. BASCOM, CFO

NOW, THEREFORE, BE IT RESOLVED by the Borough Council of the Borough of Sea Bright, in the County of Monmouth, State of New Jersey that the proposal submitted by Cofone Consulting Group, LLC to prepare Redevelopment Area Plans for the "Shrewsbury River" and "Downtown" properties is hereby approved for an amount not to exceed \$19,000.00; and

BE IT FURTHER RESOLVED that a certified copy of this Resolution be forwarded to the following:

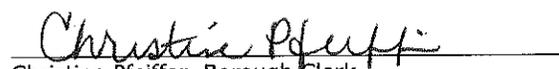
1. Cofone Consulting Group, LLC
2. Finance Manager
3. Planning Board Secretary

Roll Call:	Birdsall,	Keeler,	Kelly,	Leckstein,	Rooney,	Schwartz
	Yes	Yes	Yes	Yes	Yes	Absent

October 15, 2019

Certification

I, Christine Pfeiffer, Borough Clerk, do hereby certify the foregoing is a Resolution adopted by the Borough of Sea Bright, in the County of Monmouth, State of New Jersey, at a Council Meeting held on October 15, 2019.



Christine Pfeiffer, Borough Clerk



CHRISTINE A. COFONE, PP, AICP
Principal

COFONE CONSULTING GROUP, LLC

August 19, 2019

UPDATED TO SEPTEMBER 26, 2019

Ms. Kathy Morris
Planning Board Secretary
Borough of Sea Bright
1167 Ocean Ave
Sea Bright, NJ 07760

Subject: Professional Planning Services
Preparation of Redevelopment Plans
“Shrewsbury River” Properties: Block 13, Lots 13, 14, 15, 18, 20, 21, and 22;
Block 14, Lots 12 and 14; and Block 15, Lots 5, 8, 10, and 12
“Downtown” Properties: Block 15, Lots 2, 3, and 4

Dear Ms. Morris:

On behalf of the Cofone Consulting Group, LLC, we are pleased to submit this proposal for the preparation of Redevelopment Area Plans (“Plans”) in accordance with N.J.S.A. 40A:12A-5 as it relates to the above-captioned, two previously designated redevelopment areas in the Borough of Sea Bright.

We have successfully represented both developers and municipalities pursuing redevelopment investigations and projects throughout New Jersey. We also serve as the current Sea Bright Borough and Planning Board Planner, and we have also previously prepared redevelopment investigations in the Borough for the above-captioned areas.

Please accept the following as our proposal for planning consulting services in connection with the above project for the preparation of two Plans for 1) the “Shrewsbury River” properties and 2) the “Downtown” properties.

PROJECT METHODOLOGY

The Cofone Consulting Group, LLC is a full-service planning and consulting firm that specializes in land use, economic development, and expert report writing. We are intimately familiar with the

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CHRISTINE A. COFONE, PP, AICP
Principal

COFONE CONSULTING GROUP, LLC

planning and redevelopment environment in New Jersey, and my previous work authoring redevelopment investigations and plans for developers provides special insight into land use regulations and the development review process. We have the ability to create innovative, community-based, market-oriented plans, combined with an extensive knowledge of the “nuts and bolts” of New Jersey planning regulations.

PROJECT SCOPE AND TIMELINE

Parameter Setting: The Cofone Consulting Group, LLC will discuss the Plans’ Development with Borough representatives. The Cofone Consulting Group, LLC is committed to flexibility in meeting times and working expeditiously to complete this task. The Cofone Consulting Group, LLC will avail itself aggressively to the initial meeting schedule agreed upon by all parties. Once this phase is completed, we will commence drafting the Plans.

Draft Plans: The Cofone Consulting Group, LLC will first complete a draft of the prior to incorporating the parameters from the above task into the Plans.

Review and Final Plan: The draft Plans will be submitted to the Borough for review and made available to the public for comment. After the completion of the draft Plans, the Cofone Consulting Group, LLC will attend any such required public meetings to present and defend the proposed Plans. Based on feedback, the Plans may be revised. The final Plans will then be submitted for Borough action.

PROJECT BUDGET

We propose a fee of **\$9,500.00** for the project scope and the preparation of each individual Plan (total of **\$19,000.00**), which includes two public hearings and one meeting with Borough/Planning Board officials for each Plan. All additional public hearings and meetings with officials will be billed at **\$250.00** an hour.

Haven at Sea Bright shall be responsible for 60% of the escrow funds fee and The Break shall be responsible for 40% of the escrow funds fee.

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CHRISTINE A. COFONE, PP, AICP
Principal

COFONE CONSULTING GROUP, LLC

Christine A. Nazzaro-Cofone will direct all of the work for this assignment. She is a licensed Professional Planner in New Jersey and has been accepted as an expert witness by hundreds of planning and zoning boards in municipalities throughout New Jersey. She is an adjunct land use instructor for the Rutgers Center for Government Services and most recently was a panelist at the New Jersey American Planning Association (NJAPA) annual conference on how to prepare expert witnesses to deliver exceptional testimony.

Thank you for your consideration and please do not hesitate to contact me with any questions at 732.439.6400. We look forward to providing quality service to the Borough.

Yours sincerely,

Christine A. Nazzaro-Cofone, AICP, PP
Principal

Accepted by an Authorized Agent for the **Borough of Sea Bright**

Date

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