

BEACH HAVEN TAXPAYERS' ASSOCIATION MINUTES

Meeting Date: July 11, 2026

BHTA Board Attendees: John Hailperin, Steve Steiner, Deb Whitcraft, Pat Miller, Jack Gartland Jim Ciulla, Marsia Mason, Arlene Gettlin

Approval of Minutes

The minutes from the meeting of June 9th was approved unanimously as AMENDED by MOTION. Amendments were provided by Jim Ciulla related to BESS Update and Steve Steiner related to the Treasurer Report. Amended minutes were sent to the Board on July 11.

- **Website Update.**

John reported that the website was updated for the following:

- EOC cost change orders approved by Council June 8th
- Petition in opposition to the Battery Energy Storage System (BESS)
- EOC cost change orders approved by Council June 25th
- EOC cost change orders 6-10 resolutions approved by Council in May

The Board agreed as proposed by Jim that a EOC YTD cost change order summary be placed on the website. A MOTION was made and approved unanimously to that affect.

- **BESS Update-** Discussion ensued of 2 potential Clifford Wymbs letter to Vand Drew's office-one dated June 9th and another dated June 30th from BHTA. The Board agreed to forward letters to JCTA for support by placing their name on the letters. Deb suggested it can be forwarded to the Ocean County Mayors Association after JCTA endorsement. John will follow up with Cliff to determine if Atlantic City Electric responded to his questions raised in the June 30th letter.
 - OPRA request for the assessment study sent to Borough on May 4th. Borough considered the material "deliberative" and is thus exempt. The Board agreed to appeal the Borough decision to Sherry Mason. John will forward the appeal to Deb to approve the appeal language. New Borough Attorney Campanelli & Associates P.C. hired by resolution at June 25th Council meeting. It was agreed to send the resolution to the Board including the purpose related to any BESS. actions. The Board agreed to place the resolution on the website.
- **Membership Recruitment Letter-** John reported that roughly 343 emails were sent referencing the marketing letter including the 2016 priorities, the link to the BHTA website and the membership form. 22 payments were received via Zeffy and \$200 were received via mail. John followed up via text to 8 taxpayers and will continue follow up activity from the initial correspondence. John indicated he will pursue businesses via door to door.

- **Treasurers Report**

Steve reported our checking account balance is now \$640.22 after payment of our Directors and Officers insurance of \$608.95.

- **JCTA**

- NJReal Regulation Update-LBT Responses in the Sandpaper were provided by the links below. The Board agreed that these articles should be placed on our website.

- <https://www.thesandpaper.net/articles/njreal-pause-not-real-win-for-waterfront-communities/>

- <https://www.thesandpaper.net/articles/mancini-urges-legislators-mayors-to-challenge-real-plan/>

- **E Bike Rules-NJDMV-** John reported that the NJMVC's e-bike webpage provides details about e-bike registration. <https://www.nj.gov/mvc/vehicletopics/ebike.htm>. He also referenced the Sandpaper article below:

<https://www.thesandpaper.net/articles/nj-e-bike-riders-gear-up-for-lengthy-registration-process/>

The Board agreed to place a E Bike Rules tab on our website including the links above.

- **Old Business-** Increase awareness of residential tear down and pool installation-Climate control concerns-Jack distributed his recommendation to the Board. Jack requested the Board provide comments to him within 7-10 days,
- **New Business-** Waterfront Development- CAFRA Application 550 Leeward Avenue-Liberty Thorofare-Deb reported that increased opposition to this development is mounting due to navigation impediments in the Liberty Thorofare because in part to the extension of a bulkhead. This is a CAFRA-DEP issue. John will follow with the Marlin and Tuna Club to encourage a letter in opposition. The link from the Sandpaper was provided below:

<https://www.thesandpaper.net/articles/opposition-grows-against-proposed-waterfront-development/>

- Zoom Options-John reported that there is a free Zoom option (limited to 40 minutes) or the cost is \$14.16 per month if the time limit is extended. The Board agreed given our financial position to pursue free options such as Microsoft Teams or Google Meet.

The meeting adjourned at 10:30.