

BEACH HAVEN TAXPAYERS' ASSOCIATION MINUTES

Meeting Date: August 1, 2026

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

Approval of Minutes

The minutes from the meeting of July 11th was approved unanimously.

- **Website Update.**

John reported that the website was updated for the following:

- EOC cost change orders approved by Council June 25th
- EOC cost change orders approved by Council in May
- EOC cost change orders YTD Summary
- MOTION made an approved unanimously to place all EOC cost change orders on the website. As such, EOC cost change orders approved by Council July 30th will be placed on the website
- BESS-
- BESS article from the following links placed on the website.
 - https://lindabonvie.substack.com?utm_source=navbar&utm_medium=web
 - <https://www.thesandpaper.net/articles/bess-activation-creates-large-pushback/>
- Campanelli & Associates P.C.-Resolution at June 25th Council meeting of hiring placed on the website
- NJReal Regulation Update-the following links placed on the 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- A separate tab was placed on the website including the following links:
 - . <https://www.nj.gov/mvc/vehicletopics/ebike.htm>
 - Sandpaper article-<https://www.thesandpaper.net/articles/nj-e-bike-riders-gear-up-for-lengthy-registration-process/>

- **BESS Update-** Discussion ensued of draft letters to Vand Drew's office from BHTA to JCTA for support. JCTA response was to send an Executive Briefing Summary to individual taxpayers' associations to educate, inform and promote. The Executive Summary was discussed and it was opined that edits are required regarding objections to location, dangers of lithium-ion batteries and lack of independent oversight. Jim agreed to edit the Executive Summary and forward to John for JCTA review. It was agreed if JCTA is not willing to sign the letter that we will request of JCTA that the individual taxpayers' associations publicly support opposition to BESS. John will present BHTA position at the next meeting in August.

OPRA request for the assessment study sent to Borough on May 4th. Borough considered the material "deliberative" and is thus exempt. Response from Borough received May 12th. BHTA OPRA appeal sent July 14th. Response received July 30th that study is still in draft.

- EOC-John reported on the following Council approved resolutions and Borough responses:
 - **#190-2026** Approving Change Order Number FIFTEEN Dated July 1, 2026, for the 2025 Emergency Operations Center Renovations Project - \$153,347.37 Demo and replacement of water and sanitary sewer piping throughout
Response: We were hopeful the existing piping could be used but the deep freeze winter we had was no match for the pipes. We have elected to fully replace.
 - **#191-2026** Approving Change Order Number SIXTEEN Dated July 23, 2026, for the 2025 Emergency Operations Center Renovations Project - \$3,423.94 costs associated with replacement of steel stud framing between bathrooms 17 and 21
Response: The steel framed wing walls between two of the dorm room bathrooms had completely rotted away and require replacement.
 - **#192-2026** Approving Change Order Number SEVENTEEN Dated July 24, 2026, for the 2025 Emergency Operations Center Renovations Project - \$-19,044.88 credit associated with replacement of the domestic water line.
Response: The Borough Water Utility will be completing the replacement of the water line instead of the contractor, giving us a credit.

- **Membership Recruitment Letter**- John reported that roughly 344 emails were sent. 24 payments were received via Zeffy and \$50 was received via mail. John followed up via text to 18 taxpayers and will continue follow up activity from the initial correspondence. John indicated he will pursue businesses via door to door. Deb requested that we report on the number of new BHTA members.
- **Treasurers Report**
Steve reported our checking account balance is now \$865.22 after payments received YTD. Brian requested we send him a membership recruitment letter for future follow up.
- **JCTA**
 - NJReal Regulation Update- The following was sent to JCTA
 - NJReal- <https://www.thesandpaper.net/articles/new-jersey-mayors-group-getting-real/>
 - The Board agreed that this article should be placed on our website.
 - **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. This item was tabled for the next meeting.
 - **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. John contacted the Marlin and Tuna Club to encourage a letter in opposition. No further update was provided.
 - Zoom Options-The Board discussed benefits of the following free options:
 - Google Meet
 - Microsoft Teams

MOTION made unanimously to pursue Google Meet due to its benefits

- Jeannie Carullo Resignation- a MOTION was made to unanimously accept Jeannie Carullo resignation. The Board thanked Jeannie for her many years of Board service.

The meeting adjourned at 10:15.