

**BOROUGH OF DEAL  
MONMOUTH COUNTY, NEW JERSEY**

**ORDINANCE# 2025-9**

**OFFERED BY: Mayor Sam Cohen**

**AN ORDINANCE TO AMEND DEVELOPMENT COMMITTEE - CHAPTER 30 DEVELOPMENT REGULATIONS**

**30-6: DEFINITIONS AND WORD USAGE (1<sup>st</sup> READING/INTRODUCTION)**

**MOTION: Commissioner Jack A. Kassin      SECONDED BY: Commissioner David Simhon**

At this meeting of the Borough of Deal Mayor and Commissioners held on February 14, 2025;

**BE IT ORDAINED** by the Borough of Deal as follows:

**Section 1. Purpose:** This ordinance establishes within the Borough of Deal for the Mayor to appoint members of the community, residing within the municipality, to form a Committee; such as a Committee dedicated to the Redevelopment of Deal Casino and Beach Club. The Committee shall outline a preliminary total scope of the redevelopment efforts, and obtain all necessary documentation detailing deliverables that can most accurately provide a total estimated cost of the project, for the Mayor and Commissioners' review.

**Section 2. Definitions:**

**Committee:** A group of individuals appointed by the Mayor to study, advise and make recommendations on redevelopment efforts, renovation, and areas in need of rehabilitation within the guidelines of New Jersey State Law. This Committee shall consist of at least one member of the governing body, at least one member from the Deal Casino Beach Club, at least one member from law enforcement, at least one member of the borough staff, and members of the community. Committee Members may serve multiple terms. This Committee will abide by Roberts' Rules of Order and Rules of Order as adopted by the Borough of Deal.

**Section 3. Meetings:** The Committee shall hold regular meetings as needed with public notice provided in accordance with New Jersey State Law, Open Public Meetings Act.

**Section 4. Reporting Requirements:** The Committee shall submit periodic status reports to the Mayor and Commissioners detailing their activities, findings, and recommendations. This report shall take into account New Jersey State and Public Contracts Law (N.J.S.A. 40A:11); and given that the Borough of Deal is in the coastal zone, to abide by the Coastal Zone Management Rules (N.J.S.A. 13:19-1).

**Section 5. Removal from Committee:** A Committee member may be removed for cause, including but not limited to non-attendance at meetings, conflict of interest, or failure to fulfill Committee responsibilities.

**Section 6. Effective Date:** This ordinance shall take effect immediately following its adoption and publication as required by law.

**ROLL CALL VOTE: (Ayes):      Cohen, Simhon, Kassin**