



## **The Avalon Home and Land Owners Association**

**OCTOBER 2009 – DAVE ELLENBERG – BUSINESS CONDITIONS**

Councilman Ellenberg gave a comprehensive overview of Avalon's major efforts, achievements and challenges. Most significant were:

The effort to clean the beaches of medical waste needles during several days of the summer of 2008. Multitudes of Borough workers and community volunteers worked tirelessly to clean and reopen the beaches that were temporarily closed.

The two-day effort during the summer of 2009 to locate a missing man with memory problems. The effort turned out very positive with the man's recovery on the second day as a result of the efforts of volunteers from Avalon and surrounding communities.

2009 saw the completion of the Public Safety Building on time and on budget. New Police, Fire and Rescue facilities must adhere to new standards that are significantly more comprehensive than those for similar facilities built just a few years ago.

The business community is generally doing well given the current economic climate. Real estate sales are picking up. Rentals during 2009 saw a downturn in seasonal rentals, but an upturn in shorter term rentals. Many of the new condos on Dune Drive have recently sold. Leases are being negotiated for stores that were vacant in 2009.

The beach at the north end of the island remains a significant challenge. There are no firm plans to restore these beaches.

The Council on Affordable Housing (COAH) also remains a challenge as compliance rules seem to change seasonally. Avalon has a plan that complies with the current rules.

Councilman Ellenberg fielded questions at the conclusion of his comments.