

**RESOLUTION NO. 79-2022**  
**AUTHORIZING AGREEMENT WITH JNM HOLDINGS, INC. FOR USE  
OF PARKING LOT AT 1139 OCEAN AVENUE – BLOCK 19, LOTS 2 & 2.01  
FOR THE 2022 SUMMER SEASON**

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

**WHEREAS**, the Borough of Sea Bright recognizes the need to increase parking within the Borough of Sea Bright during the summer season to better serve the needs and convenience of residents and the general public; and

**WHEREAS**, the Borough of Sea Bright and JNM Holdings, Inc. have agreed to use the premises known as 1139 Ocean Avenue (Block 19, Lots 2 & 2.01) for additional parking pursuant to Chapter 130- 49F, " Temporary Uses," of the Code of the Borough of Sea Bright; and

**WHEREAS**, the Borough Administrator negotiated an agreement with JNM Holdings, Inc., attached hereto, outlining the terms and conditions for the use of 1139 Ocean Avenue; and

**WHEREAS**, the Borough Administrator proposed that the fee to park in said lot should be \$25.00 per day and all vehicles must be removed from the lot by 8:00 am the following day or will be subject to towing; and

**WHEREAS**, the Borough Council of the Borough of Sea Bright wish to enter into such an agreement, effective immediately, for the operation of a temporary municipal parking lot at the rate of \$25.00/per day.

**NOW, THEREFORE, BE IT RESOLVED** by the Borough Council of the Borough of Sea Bright, County of Monmouth, State of New Jersey that it does hereby authorize the Borough Administrator to execute an agreement with JNM Holdings, Inc. for the use of the parking lot at 1139 Ocean Avenue according to the terms and conditions in the attached agreement during the 2022 summer season; and

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

1. Finance Manager
2. Beach Manager
3. Borough Attorney
4. JNM Holdings, Inc.
5. Police Department

<b>Roll Call:</b>	Bieber,	Birdsall,	Booker,	Catalano,	Keeler,	Lamia
	Yes	Yes	Yes	Yes	Yes	Yes

April 5, 2022

**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 April 5, 2022.

  
Christine Pfeiffer, Borough Clerk

**PARKING LOT AGREEMENT  
WITH JNM HOLDINGS, INC.  
BLOCK 19, LOTS 2 & 2.01 – 1139 OCEAN AVENUE**

**FOR CONSIDERATION MUTUALLY EXCHANGED** between JNM Holdings, Inc., 95 Avenue of Two Rivers, Rumson, New Jersey and the Borough of Sea Bright, this Agreement is made on this \_\_\_ day of April, 2022.

**WHEREAS**, both parties originally entered into an Agreement March 16, 2020 for the premises known as land which is designated as a portion of Block 19, Lots 2 & 2.01 on the Tax Map of the Borough of Sea Bright, at 1139 Ocean Avenue for parking and both parties desire to renew the Agreement for the 2022 summer season.

**BOTH PARTIES AGREE**, as follows:

1. The Borough will staff and utilize the lots for paid parking.
2. The Borough will stripe and provide signage.
3. The Borough will provide additionally named insured language for insurance purposes.
4. The Borough will reserve 10 (ten) parking spots for Chapel Beach Club staff and/or patrons each day until 12:00 o'clock noon or until an agreed upon time of mutual consent.
5. The cost of agreed upon expenses will be shared by both parties.
6. The parties will split the net proceeds equally.
7. The Borough will also add to our final payment to JNM Holdings, Inc., an amount equal to three months taxes. As agreed, we will revisit this issue if more usage occurs.

**IN WITNESS WHEREOF**, the parties have executed this agreement on the day and year first above written.

JNM Holdings, Inc.

By: \_\_\_\_\_  
Stephen Cutler

Borough of Sea Bright

By: \_\_\_\_\_  
Joseph L. Verruni, Borough Administrator