

**APPROVED MINUTES
REGULAR MEETING OF THE SEA BRIGHT PLANNING/ZONING BOARD
TUESDAY, January 24, 2023**

Call to Order and Flag Salute

Chairman Cunningham called the meeting to order at 7:30 p.m. and requested those present to join in the Pledge of Allegiance.

Open Public Meetings Statement

Good evening, Ladies and Gentlemen,
This Meeting Is Now Called to Order. The Borough of Sea Bright, in compliance with the Open Public Meetings Act, has provided adequate notice of the time, date, and location of this meeting to the Asbury Park Press and Link News on January 12, 2023, filed notice with the Borough Clerk, and posted notice in the Borough Office and on the Borough website. This Meeting Is Open to The Public.

ADMINISTRATIVE MATTERS

Oaths of Office

Mayor Brian Kelly administered the following Oath Appointments:

1 Year Term Class II

Frank Lawrence January 1, 2023 through December 31, 2023

4 Year Term Class IV

David DeSio January 1, 2023 through December 31, 2026

4 Year Term Class IV

Peggy Bills January 1, 2023 through December 31, 2026

Unexpired 4 Year Term Class IV

Elizabeth DeGiulio January 1, 2023 through December 31, 2023

2 Year Term Class IV (Alternate #1)

Jon Schwartz January 1, 2023 through December 31, 2024

Unexpired 2 Year Term Class IV (Alternate #2)

Mark Zelina January 1, 2023 through December 31, 2023

Attendance Roll Call

Present: Bieber, Bills, Cashmore, Cunningham, DeGiulio, DeSio, Kelly, Lawrence, Leckstein
Schwartz, Zelina

Absent: none

Also in attendance: Board Engineer David J. Hoder, Board Planner Jennifer C. Beahm, and Board Secretary Candace B. Mitchell

Board Appointments

Election of Chairperson

Mr. Leckstein offered a motion to elect C. Lance Cunningham as Chairman of the Planning/Zoning Board. Second was offered by Mr. Cashmore, and the motion was adopted upon the following roll call vote:

Ayes: Bieber, Bills, Cashmore, Cunningham, DeGiulio, DeSio, Kelly, Lawrence, Leckstein Schwartz, Zelina

Nayes: None

Election of Vice Chairperson

Chairman Cunningham offered a motion to elect David DeSio as Vice Chairman of the Planning/Zoning Board. Second was offered by Mr. Leckstein, and the motion was adopted upon the following roll call vote:

Ayes: Bieber, Bills, Cashmore, Cunningham, DeGiulio, DeSio, Kelly, Lawrence, Leckstein Schwartz, Zelina

Nayes: None

Appointment of Board Secretary

Chairman Cunningham offered a motion to appoint Candace B. Mitchell as Secretary to the Planning/Zoning Board. Second was offered by Mr. Leckstein, and the motion was adopted upon the following roll call vote:

Ayes: Bieber, Bills, Cashmore, Cunningham, DeGiulio, DeSio, Kelly, Lawrence, Leckstein Schwartz, Zelina

Nayes: None

Professional Appointments

Resolution No. 2023-02 Appointing a Board Engineer

Mr. Leckstein offered a motion to appoint David J. Hoder of Hoder Associates as Engineer for the Planning/Zoning Board. Second was offered by Chairman Cunningham, and the motion was adopted upon the following roll call vote:

Ayes: Bieber, Bills, Cashmore, Cunningham, DeGiulio, DeSio, Kelly, Lawrence, Leckstein Schwartz, Zelina

Nayes: None

Resolution No. 2022-03 Appointing a Board Planner

Chairman Cunningham offered a motion to appoint Jennifer C. Beahm of Leon S. Avakian, Inc. as Planner for the Planning/Zoning Board. Second was offered by Mr. Leckstein and the motion was adopted upon the following roll call vote:

Ayes: Bieber, Bills, Cashmore, Cunningham, DeGiulio, DeSio, Kelly, Lawrence, Leckstein Schwartz, Zelina

Nayes: None

Resolution No. 2021-04 Approving Meeting Dates for the Calendar Year 2023

Mr. Leckstein offered a motion to approve the 2023 Annual Schedule Notice. Second was offered by Ms. Bills, and the motion was adopted upon the following roll call vote:

Ayes: Bieber, Bills, Cashmore, Cunningham, DeGiulio, DeSio, Kelly, Lawrence, Leckstein Schwartz, Zelina

Nayes: None

**MEETING DATES OF UNIFIED PLANNING BOARD
BOROUGH OF SEA BRIGHT
2023 ANNUAL SCHEDULE NOTICE**

The dates, as set forth below, comprise the **Annual Unified Planning Board Schedule Notice** of regular meetings which will be held at **7:30 P.M.** prevailing time, in the Sea Bright Beach Pavilion, third floor meeting room, located at 1097 Ocean Ave., Sea Bright, New Jersey.

Meetings will be held on the following Tuesdays:

January	10 and 24
February	14 and 28
March	14 and 28
April	11 and 25
May	9 and 23
June	13
July	11
August	22
September	12 and 26
October	10 and 24
November	28
December	12

Reorganization Meeting January 9, 2024

Designation of Official Newspapers for the Calendar Year 2023

Chairman Cunningham offered a motion to designate the following newspapers as the official newspapers for the 2023 calendar year: Asbury Park Press and Two River Times. Second was offered by Mr. Leckstein, and the motion was adopted upon the following roll call vote:

Ayes: Bieber, Bills, Cashmore, Cunningham, DeGiulio, DeSio, Kelly, Lawrence, Leckstein
Schwartz, Zelina

Nays: None

ITEMS OF BUSINESS

Approval of 12/13/22 Regular Meeting Minutes

Councilman Bieber offered a motion to approve the minutes. Second was offered by Ms. DeGiulio, and the motion was adopted on the following roll call vote of eligible members:

Ayes: Bieber, Bills, Cashmore, Cunningham, DeSio, Lawrence, Leckstein, Schwartz

Nays: none

New Application - to be carried to 2/14/23

No. 2022-08 Preliminary Subdivision and Preliminary and Final Site Plan Approval

The Haven at Sea Bright, Denholtz Acquisitions

Bl. 13, Lots 13 - 18, 20 - 21; Bl. 14, Lots 12 & 14; Bl. 15, Lots 5 and 8 - 12

Chairman Cunningham announced this application is carried to the meeting of 2/14/23 with no further notice.

Public Comments

Brad O'Connor, 932 Ocean Avenue, said that he has concerns about his neighbor's bulkhead. He said there is an ordinance in place stating that the town is supposed to monitor bulkheads. Chairman Cunningham said there is a Borough engineer who inspects bulkheads. Mr. O'Connor said that this bulkhead was inspected, it failed, and the town has yet to do something about it. Mr. Leckstein suggested Mr. O'Connor go to a Borough Council meeting and tell them about it.

Executive Session

RESOLUTION
EXECUTIVE SESSION

Enter Executive Session:

Board member Marc A. Leckstein offered the following motion to enter into closed session and moved its adoption; seconded by Board Chairman Lance Cunningham.

WHEREAS, Section 8 of the Open Public Meeting Act, NJSA 10:4-12 permits the exclusion of the public from a meeting in certain circumstances; and

WHEREAS, this public body is of the opinion that such circumstances presently exist.

NOW, THEREFORE, BE IT RESOLVED by the Unified Planning/Zoning Board of the Borough of Sea Bright, New Jersey, that they meet in closed session to discuss the issues as herein set forth, and when the need for confidentiality no longer exists the decisions made therein will be made available to the public.

1. The public shall be excluded from discussion of and action upon the hereinafter specified subject matter.
2. The general nature of the subject matters to be discussed are as follows:
Personnel matters
3. It is anticipated at this time that the subject matters will be made public, if and when confidentiality is no longer needed. Action may be taken.
4. This Resolution shall take effect immediately.

Roll Call:

Ayes: Bieber, Bills, Cashmore, Cunningham, DeGiulio, DeSio, Kelly, Lawrence, Leckstein, Schwartz, Zelina

Nays: none

Close Executive Session:

BE IT FURTHER RESOLVED that the Unified Planning-Zoning Board may come back into regular session to conduct additional business.


Board member Marc A. Leckstein offered the following motion to end the closed session and enter into regular session, seconded by Board member Peggy Bills and adopted upon a unanimous voice vote.

There being no other business before the Board, the Chairman made an announcement of the next meeting date, which is February 14, 2023.

Adjournment

The meeting was adjourned at 8:15 p.m. on a motion offered by Mr. Cashmore, seconded by Mr. Leckstein, and carried upon a unanimous voice vote by the Board members.

Respectfully submitted,

A handwritten signature in black ink that reads "Candace B. Mitchell". The signature is written in a cursive, flowing style.

Candace B. Mitchell
Board Secretary