

**MINUTES  
WORKSHOP MEETING  
BOROUGH OF SEA BRIGHT**

**MAY 11, 2023 (Thursday)**

**SEA BRIGHT, NEW JERSEY**

**TO ATTEND THIS MEETING REMOTELY PLEASE USE THE FOLLOWING:**

<https://meet.goto.com/418027757>

OR DIAL: (224) 501-3412

Access Code: 418-027-757

**Council President Keeler** called the meeting to order at 8:30 a.m. and requested those present to join in the Pledge of Allegiance.

**Council President Keeler** read the following Compliance Statement:

**COMPLIANCE STATEMENT (N.J.S.A. 10:4-18)**

**Good Morning Ladies and Gentlemen. This Meeting Is Now Called to Order: In Line With The Borough Of Sea Bright's Longstanding Policy Of Open Government, And In Compliance With The "Open Public Meetings Act" I Wish To Advise You That Adequate Notice Of This Regularly Scheduled Meeting Was Sent to the Asbury Park Press and other local newspapers on January 10, 2023. In each instance, the Date, Time, And Location of This Meeting Were Provided in the Notice. This Meeting Is Open to The Public."**

- PRESENT:** Mayor Brian P. Kelly (arrived late)  
Councilmembers, Erwin Bieber, Heather Gorman,  
William J. Keeler, John M. Lamia, Jr.
- ABSENT:** Councilmembers Jefferey M. Booker Sr., Samuel A. Catalano
- OTHERS:** Attorney Richard Shaklee, Administrator Joseph Verruni,  
Borough Engineer Greg Blash, Borough Clerk Christine Pfeiffer

**REMARKS FROM THE AUDIENCE: (limited to 3 minutes)**

The Public Comment portion of this meeting allows members of the audience to bring their concerns or comments to the Mayor and Council's attention. Pursuant to Borough Ordinance 3-2011, a member of the public who wishes to speak shall give his/her name and address for the record and may have up to three minutes to state his/her comments to the Mayor and Council as a Body. If additional time or information is requested, an appointment can be made with the Administrator's office during regular business hours.

**No one wished to be heard.**

**ITEMS FOR DISCUSSION:**

**SUBJECT:** Capital Projects Update

**ACTION:** Administrator Verruni stated that the DOT Road Program project has been mostly completed and there are only a few punch list items remaining for the contractor. He distributed the spreadsheet below listing the items discussed at the five-year capital plan meeting including the estimated cost, funding source, and anticipated timeline for each. Mr. Verruni went through each item, discussed their priority, and recommends Council take a closer look prior to discussing the items further at the upcoming workshop meeting in June. Councilwoman Gorman would like to add parking to this list as we are losing two lots that we rent at the end of this summer season.

PROJECT	AMOUNT	FUNDING SOURCE	2023	2024	2025	2026	2027
2022 Roadway Paving	\$35,000	Bond	\$35,000				
Manhole Reconstruction McLoones	\$25,000	Ord. No. 15-2015	\$25,000				
Downtown Ocean Avenue Relining	\$240,000	American Rescue \$140,000 Bond \$100,000	\$240,000				
DPW Building	\$500,000	Bond	\$100,000 Engineering & Permitting	\$400,000 Construction			
Anchorage Ramp Repairs	\$10,000	Ordinance?	\$10,000				
Pump Station Trash Rack	\$18,000	Bond	\$18,000				
GIS Mapping	\$25,000	Grant	\$15,000	\$10,000			

Bulkhead Engineering	\$450,000	Bond/Grant Private	\$100,000	\$350,000			
Snow Shields 1099 Ocean Avenue	\$8,000	Budget			\$8,000		
Sanitary Sewer Downtown Relining	\$310,000	Bond		\$120,000	\$120,000	\$120,000	
Stormwater Pump Station Generators	\$1,200,000	Bond			\$400,000 (Beach St)	\$400,000 (Center St)	\$400,000 (Osborne)
Bathroom 1167 Ocean Avenue	\$120,000	Bond/CDBG Grant		\$120,000			
Rumson/Sea Bright Sanitary Sewer Relining	\$290,000			\$40,000 Engineering	\$250,000 Construction		
Downtown Check Valves	\$50,000	Ord. No. 20-2007	\$50,000				
North Beach Check Valves	?	DOT Funded		X			
Middle Pump Station Pump	\$12,000	Ord. No. 01-2014	\$12,000				
Soffit & Painting 1099 Ocean Avenue	\$10,000	Ord. No.		\$10,000			
Public Access Stairs	\$120,000	Bond/Ord. No.	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000
Lifeguard Stands	\$150,000	Bond		\$50,000	\$50,000	\$50,000	
Beach Street Stormwater Valve	\$38,000	Ord. No. 20-2007	\$38,000				
North Pump Station Repairs and Pump	\$120,000	Bond		\$10,000 Engineering	\$41,000 Repairs		\$70,000 New Pump
Firetruck Replacement & Retrofit	\$1,500,000	Bond		\$60,000		\$1,000,000	\$400,00
Stormwater Pump Station River St.	\$600,000	Bond		\$100,000 Engineering	\$500,000 Construction		

**SUBJECT:** Public Safety Update (Police, Fire, EMS)

**ACTION:** Police Chief Friedman reported 405 calls for service for the month of April including multiple arrests for domestics, assaults, DWIs, and disorderly conduct. We have Class I and II officers ready for the summer once they complete their training at the academy. Paid parking begins Monday, May 15<sup>th</sup> and everything is ready to go. They began issuing resident and business parking passes yesterday. The Church Street lot will be for business parking and the River Street lot will be for "Borough Employees" – lifeguards, first responders, Borough staff, etc. Mr. Verruni will discuss contract negotiations in closed session for finalization of the agreement for the River Street parking lot. Chief Friedman also reported that there will be a meeting with the Monmouth County Prosecutor's Office and the Monmouth County Office of Emergency Management for the fireworks next Wednesday at 2:00pm.

**\*Mayor Kelly arrived at 9:30am\***

Fire Chief Murphy reported 48 calls for service for the month of April which is busy for an off-season month. Last weekend they had water rescue training with Sea Bright Ocean Rescue near the Sea Bright/Rumson bridge – an instructor assisted in a total of 20 training hours and the following day there was a boat accident and they were able to put their training into action. There is another training scheduled for June 16<sup>th</sup> and 17<sup>th</sup>. Both Chief Friedman and Chief Murphy agree that it is a very dangerous situation under the bridge. Chief Murphy recommends contacting the Engineer of the bridge project and the Coast Guard to come up with a solution to mitigate the dangerous situation with the busy boating season approaching. The Fire Department's seasonal academy starts next weekend and the Fireman's Fair starts tonight – there was an issue with the ride company two weeks ago but they were able to get a replacement. Long Branch has requested an MOU for mutual aid which he would like to discuss with the Governing Body in closed session.

**SUBJECT:** Anchorage Park Improvements

**ACTION:** Councilman Bieber explained that Phase II of the Shrewsbury Riverfront Park project included a pavilion, electric power, an irrigation system for watering and planting for beautification purposes. We went out to bid and received 2 bids that exceeded the budget. The team is regrouping and revisiting the pavilion design – they are interested in making it appear like a historic Sea Bright train station. The original Sea Bright train station was operational from 1871-1945. The donations that have been collected for the park will cover the total cost of the train station/pavilion with no additional funding and no CAFRA modifications would be necessary. He provided the Council with options of train station building “kits” that are readily available on the market. We would need to involve our Engineers and verify we have adequate funding. The Governing Body is comfortable with the concept.

**SUBJECT:** Community Center/Pavilion Fees

**ACTION:** Mr. Verruni and Borough Clerk Christine Pfeiffer went over the community Center/Pavilion fee schedule as it is difficult to establish user fees for every group in every situation. Council agreed to the proposed fees and understood it is subject to change going forward. A resolution will be prepared for approval at the May 16<sup>th</sup> meeting. Fees for the beach pavilion are still under review.

Councilwoman Gorman would like to see the current meeting room in the rec center be turned into a game room for the children of Sea Bright and would like to loan the pictures in the old Council Chambers to the Historical Society to display. Councilman Bieber is concerned with the transition into a game room because many HOA’s use that room for meetings....thought will have to be given to where those groups would meet.

**SUBJECT:** Community Development Block Grant Agreement

**ACTION:** Mr. Verruni explained our three year agreement ends this year so it is time to renew so we will be eligible to apply for CDBG grants. A resolution authorizing renewing the agreement will be prepared for the May 16<sup>th</sup> meeting.

**SUBJECT:** Library Program Reserved Parking

**ACTION:** Councilwoman Gorman stated that on Mondays there are children’s programs at the library and asked if we could rope off some parking spots for participants. Mr. Verruni suggested she speak to the Librarians to see how many spots/passes they anticipate they will need and will coordinate with Chief Friedman.

**SUBJECT:** 2024 NJDOT State Aid Road Program

**ACTION:** Borough Engineer Greg Blash and Public Works Director Dave Bahrle will report back at the next meeting with street recommendations for the 2024 program. The 2023 road program is wrapping up this week.

**SUBJECT:** ABC License Renewals (Special Conditions)

**ACTION:** Mr. Verruni explained that many of our licensees have special conditions and asked if anyone would like to make any changes – Council agreed to keep the existing conditions for this upcoming renewal.

Mayor Kelly questioned the status of the noise ordinance litigation with Tommy’s Tavern and Tap and Attorney Shaklee explained that it has been in the hands of the Judge for years.

**SUBJECT:** Employee Annual Raises

**ACTION:** Mr. Verruni recommends giving our public employees a 3% increase. A resolution will be prepared for the upcoming meeting.

**SUBJECT:** FYI - Bond Ordinance for financing purchase of EMS equipment

**ACTION:** Mr. Verruni stated that we need to put funding in place for \$100,000 for EMS equipment and \$30,000 for improvements to old Borough Hall – a bond ordinance will be prepared for the May 16<sup>th</sup> meeting. Council discussed adding signage and other cosmetic improvements to the building.

**SUBJECT:** Municipal Hotel Occupancy Tax

**ACTION:** Mr. Verruni stated that when we were discussing the short-term rental tax we briefly discussed the benefits of the hotel occupancy tax – it was put on the back burner but we have the ability to obtain an additional 3% tax. Councilman Bieber questioned if this will negatively affect the business of the hotel and would recommend holding off. Council agreed to review this again in the future.

**SUBJECT:** Resolutions

1. Chapter 159 Budget Amendment State of New Jersey Stormwater Assistance Grant
2. Donation of 2024 Beach Badges
3. Authorizing the Purchase of Polaris Ranger 1000 Utility Vehicle (UTV) for the Sea Bright Beach Department
4. Approving Proposal for Engineering Services FY2023 Municipal Aid Program for Road Improvements Island View Way, Garden Way, and Longview Way
5. Authorizing Hiring of Police Officers Designation of Special Law Enforcement Officer - Class I
6. Authorizing an Agreement with Surf Rider Beach Club for 2023 Ocean Rescue Lifeguard Services

- 7. Authorizing Receipt of Bids for a Summer Business – Evening Yoga to Operate on the Sea Bright Municipal Beach
- 8. Authorizing Agreement with River Street Realty, LLC for use of Property at 4 River Street – Block 15, Lot 4 for Additional Employee Parking in the 2023 Summer Season – **NOT ATTACHED**
- 9. **TENTATIVE** - Consideration of Proposal Received for Professional Appraisal Services for 2023 State Tax Court Appeals

**ACTION:** The above resolutions will be prepared for approval at the May 16<sup>th</sup> meeting.

**EXECUTIVE SESSION:**

Councilmember Bieber offered a motion to enter in to Closed Session; second by Councilmember Keeler:

**WHEREAS**, Section 8 of the Open Public Meeting Act, N.J.S.A. 10:4-12 permits the exclusion of the public from a meeting in certain circumstances; and

**WHEREAS**, it is recommended by the Borough Attorney and Administrator that the Borough Council go into executive session to discuss matters set forth hereinafter which are permissible for discussion in executive session.

**NOW, THEREFORE, BE IT RESOLVED**, by the Borough Council of the Borough of Sea Bright, County of Monmouth, State of New Jersey, that they meet in closed session to discuss the issues as herein set forth:

- 1. Personnel
- 2. Litigation
- 3. Contracts
- 4. Real Estate

**BE IT FURTHER RESOLVED**, minutes will be kept and once the matter involving the confidentiality of the above no longer requires that confidentiality, then the minutes can be made public; and

**BE IT FURTHER RESOLVED**, that the Mayor and Council may come back into Regular Session to conduct additional business.

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

**ADJOURNMENT:**

Councilmember Keeler offered a motion to Adjourn the Workshop meeting; seconded by Councilmember Gorman:

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

Respectfully submitted,

Christine Pfeiffer  
Borough Clerk