

**MINUTES
WORKSHOP MEETING
BOROUGH OF SEA BRIGHT**

FEBRUARY 14, 2024 (Wednesday)

SEA BRIGHT, NEW JERSEY

TO ATTEND THIS MEETING REMOTELY PLEASE USE THE FOLLOWING:

<https://meet.goto.com/930720893>

OR DIAL: (571) 317-3122

Access Code: 930-720-893

Mayor Kelly called the meeting to order at 8:30 a.m. and requested those present to join in the Pledge of Allegiance.

Mayor Kelly 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 8, 2024. 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
Councilmember's Erwin Bieber, Samuel A. Catalano, Heather Gorman,
William J. Keeler, John M. Lamia, Jr., Marc A. Leckstein

OTHERS: Administrator Joseph L. Verruni, Attorney Richard Shaklee,
Engineer Greg Blash, 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: Tim Anfuso – Tax Assessments

ACTION: Borough Tax Assessor, Tim Anfuso joined the meeting to update Council on the recent tax assessments in the Borough. Mr. Anfuso explained that he is required to conduct annual reassessments to reflect current market value for all properties. The County Board of Taxation must approve the submitted assessments. The ratio, which is the assessment compared to the sales price, has to be between 95%-105% for a two-year average – which ours was. However, Mr. Anfuso explained that the County has another requirement for certification which said he had to raise the net valuation taxable equal to the amount of your directive ratio (every time a sale occurs, they take the assessment divided by the sales price and come up with a ratio) which is an average of all the sales that have occurred. Mr. Anfuso said his average was at 82% so the County rejected his books and he had to go back and raise all the assessments by about 18% in order for the County to approve his books, therefore resulting in an overall assessment increase.

SUBJECT: Ryan Murphy – Emergency Management Plan

ACTION: Deputy OEM Coordinator, Ryan Murphy, presented a brief overview of the Borough's Emergency Management Plan. The role of the OEM Coordinator is to be the liaison between all of the local, county, state, and federal agencies during any type of emergency. Once the plan is completed and approved by the County, the Governing Body will need to adopt a resolution approving the plan.

Borough Clerk Christine Pfeiffer reminded Council to stop by Sgt. Chad Murphy's office after the meeting to get a photo ID which would be useful in an emergency situation.

SUBJECT: Capital Projects Update
- Amended Redevelopment Agreement
- Collier's proposal for Beach Street Viewing Platform

ACTION: Administrator Verruni explained that we need to adopt by resolution an amendment to the redevelopment agreement so that Toll Brothers can assume responsibility pertaining to the construction of the single family and townhouses in the Haven Development. This does not include portions of the project including the multifamily dwellings, the sewers, sidewalks, and all other public improvements, which will ultimately be the responsibility of Denholtz. Mr. Verruni anticipates that once these documents are finalized, the project will begin in 30-60 days. Colliers Engineering submitted a proposal to rebid for the Beach Street viewing platform and a resolution will be prepared for approval at the February 20th meeting. Mr. Verruni also stated that he and Borough Engineer Greg Blash met with the Department of Transportation last week regarding the check valves along Ocean Avenue – he feels it was a positive meeting, the residents were present whose properties were affected, however, it is frustrating because the DOT wants to do them all at once or none at all. The Engineer said it could be a full calendar year before this gets underway.

SUBJECT: Public Safety & Public Works Updates

ACTION: Police Chief Friedman commended Public Works for clearing the snow-covered roads yesterday and said he has other items to be discussed in executive session. Regarding the Governing Body's role with the OEM plan – he stressed their role will be to tap resources from higher level contacts at the County and State levels.

Fire Department Chief Murphy reported 659 total calls for service in 2023 (233 were to surrounding municipalities) with an average response time of 4 minutes and 10 seconds from the time you call 911 to the time they arrive at your door. So far in 2024 they have had 73 calls for service which compared to 39 last year. Chief Murphy also reported 43,753 total man hours for 2023 with 6800 training hours. The Department is currently classified as a class 3 for ISO insurance and he is working on getting to a class 2 which will decrease in homeowners insurance.

EMS Member Dan Drogin reported 14 calls for service so far this year and is working with their Medical Director to schedule training for their members. They have a Blood Drive scheduled for May 14th from 1:00pm -7:00pm at the Rec Center. The Fire Department has been a big help when they are short drivers – they hop in the ambulance and drive when needed. Mr. Verruni asked EMS to look into the Monmouth County Sherriff's new program to assist with ambulatory services.

Public Works Director Dave Bahrle reported the Borough experienced seven northeast storm events in the last month which all required some form of clean up. They ordered a new tractor for the beach rake and a dump truck which are estimated to arrive sometime in June. Snow fencing has been installed in north beach and they will be picking up dune grass for the March planting. A full-time member of the department, Randy Allen, will be retiring at the end of the month – he will be missed. Mr. Verruni requested that the snow fence be installed along south beach and Councilman Catalano would like the fencing to also be in portions of Anchorage and the main beach. Deputy Director Rob Smith explained that residents with walkways over the sea wall have been cutting through the fencing to access the beach. Councilwoman Gorman would like dune preservation awareness to be included in the upcoming mailer.

Ira Shussheim, resident in north beach was present and commented on the dune fencing and debris on the beach.

SUBJECT: Proposal for Affordable Housing Administrative Services

ACTION: Mr. Verruni stated that the Affordable Housing Alliance will no longer be providing services to the Borough and recommends we authorize a contract with Community Grants, Planning & Housing for an amount not to exceed \$10,000. A resolution will be prepared for approval at the February 20th meeting.

SUBJECT: Proposal for the Preparation of Land Use Ordinances

ACTION: Councilman Leckstein explained that in 2017 the Borough updated their Master Plan but never updated our ordinances to align with the plan. He asked Borough Planner Jennifer Beahm to put together a proposal to prepare the updates for the land use ordinances. Mr. Verruni stated that previously T&M updated some ordinances but he will speak with CFO Michael Bascom about the funding for additional amendments at the budget meetings on Friday.

SUBJECT: Court Facilities

ACTION: Councilman Keeler recommends renewing our shared services agreement with Oceanport for Court services as they have added to staff and are in better shape to handle our workload.

SUBJECT: 2024 Summer Business Parking

ACTION: Councilwoman Gorman has been speaking with property owners throughout the town for potential business parking opportunities for the summer. One potential property would need to relocate boat trailers so she will reach out to some marina owners. Chief Friedman stated that he has a few ideas that he is working on however he would like everyone to keep in mind that not every town provides parking for their businesses. Mr. Verruni fears that if we do not come up with a solution our parking lot will be full of business employees and significantly reduce spaces for visitors and beach goers which will reduce revenue.

SUBJECT: Salary Ordinance

ACTION: Mr. Verruni explained that every three years we are required to update salary ranges for all positions in the Borough.

SUBJECT: Mural Proposal for Community Center

ACTION: Councilwoman Gorman reported that there were multiple submissions for a mural on the south side of the rec center, and one in particular stood out by an artist, Jay Alders. The cost of the mural would be \$15,000 and would be funded through beneficiary funds received for Sandy recovery. The mural would be displayed on the south facing wall. Councilman Leckstein said he likes the way the building looks now – so he would not be in favor of a mural – Councilmen Bieber, Catalano and Lamia would be yes votes. Mayor Kelly would like to see the funds used for new signage on the west side of the rec center – Council agreed.

SUBJECT: Recreation Grant

ACTION: Councilwoman Gorman explained that they are applying for a grant to make further improvements to the rec center including bathroom enhancements, new front doors, locks, etc. The grant application must be submitted by February 22nd – a resolution will be prepared authorizing the grant for approval at the February 20th meeting.

SUBJECT: E-bike Ordinance

ACTION: Mr. Verruni stated that the E-bike ordinance is almost ready for introduction. Attorney Shaklee made some recommendations to the definition section and to the age restrictions. Council agreed that this law should apply to riders of all ages. Lt. McCue explained he took the definitions from the State model and will remove the age limit from the ordinance. Councilman Bieber explained that our biggest issue is the use of e-bikes on the splash pad and asked Council to provide him any additional recommendations and he will work with Lt. McCue to finalize an ordinance. The Police department does not want to force people to ride on Route 36 however they need to safely ride on the splash pad alongside patrons - we need to control it as best as possible. Councilman Leckstein does not want to adopt an ordinance that we can not enforce and recommends the installation of signage along the splash pad.

SUBJECT: Dune Fencing

ACTION: This item was addressed in the Public Works update.

SUBJECT: Anchorage Beach Emergency Declaration

ACTION: This item will be discussed in executive session.

SUBJECT: Wire identification in alleyway in center of town

ACTION: This item will be discussed in executive session.

SUBJECT: Right on Red at Rumson Bridge

ACTION: Council is looking into signage for the Rumson Bridge.

SUBJECT: Resolutions

1. Authorizing 2024 Junior Lifeguard Program
2. Refund of Bank Error for 2023 Building Permit Payment
3. Certification of Compliance with the United States Equal Employment Opportunity Commission's "Enforcement Guidance on the Consideration of Arrest and Conviction Records in Employment Decisions Under Title VII of the Civil Rights Act of 1964"
4. Donation of 2024 Beach Badges
5. Authorizing Hiring of Police Officers Designation of Special Law Enforcement Officers – Class I
6. Authorizing the County of Monmouth Mosquito Control Division to Conduct Aerial Mosquito Control Operations within the Borough of Sea Bright
7. Authorizing the Purchase of Personal Protective Equipment for the Sea Bright Fire Department
8. Appropriation Reserve Transfers
9. Accept the Performance Guarantee(s) for Block 22, Lot 1 – Woody's Ocean Properties, LLC

ACTION: The above resolutions will be prepared for approval at the February 20th meeting.

THE FOLLOWING DISCUSSION ITEMS WILL BE CARRIED TO A SPECIAL WORKSHOP MEETING ON FEBRUARY 20TH AT 6:00PM;

- 2024 Summer Business Parking
- Alcohol at Farmers' Market – resolution update
- Tree Preservation Ordinance
- Salt Storage Ordinance
- Cleaning Schedule & scope for all municipal spaces
- Bulk/Solid Waste Ordinance
- Borough Communication
- Technological Upgrades for Borough
- Rental of Borough Buildings
- Borough Storage/Shredding

EXECUTIVE SESSION:

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

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

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

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

Roll Call:	Bieber,	Catalano,	Gorman,	Keeler,	Lamia,	Leckstein
	Yes	Yes	Yes	Yes	Yes	Yes

***10:45am Councilwoman Gorman left the meeting.**

***11:00am Mayor Kelly left the meeting.**

ADJOURNMENT:

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

Roll Call:	Bieber,	Catalano,	Gorman,	Keeler,	Lamia,	Leckstein
	Yes	Yes	Absent	Yes	Yes	Yes

Respectfully submitted,

Christine Pfeiffer
Borough Clerk