

**MINUTES  
REGULAR MEETING  
BOROUGH OF SEA BRIGHT**

**FEBRUARY 20, 2024**

**SEA BRIGHT, NEW JERSEY**

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

<https://meet.goto.com/251932365>

OR DIAL: (571) 317-3112

Access Code: 251-932-365

**Mayor Kelly** called the meeting to order at 7:00 p.m. and requested those present to join in the Pledge of Allegiance.

**Mayor Kelly** read the following Compliance Statement:

**Good Evening 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  
Councilmembers, Erwin Bieber, Samuel A. Catalano, Heather Gorman,  
William J. Keeler, Marc A. Leckstein

**ABSENT:** Councilmember John M. Lamia, Jr.

**OTHERS:** Attorney Richard Shaklee, Administrator Joseph Verruni,  
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.

Susana Markson, resident, stated that riding your bike in north beach during the summer is incredibly dangerous but feels that banning e-bikes on the splash pad would be un-enforceable. She recommends signage and slowing people down rather than banning them altogether.

**CONSENT AGENDA**

Councilmember Leckstein offered a motion to approve the items that are considered routine in nature under the consent agenda; seconded by Councilmember Bieber:

**Minutes**

01-16-2024	Regular Meeting
01-16-2024	Executive Session

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

**Resolutions:**

**No. 45-2024                      Accept the Performance Guarantee(s) for Block 22, Lot 1, 1 East Church Street - Woody's Ocean Properties, LLC**

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

**WHEREAS**, the Borough of Sea Bright Planning Board has granted minor subdivision and minor site plan approval with variance relief to Woody's Ocean Properties, LLC, for improvements on Block 22, Lot 1, also known as 1 East Church Street; and

**WHEREAS**, Planning Board Engineer, David Hoder of Hoder Associates Consulting Engineers, prepared a performance guarantee estimate dated February 1, 2023, for the development project at 1 East Church Street; and

**WHEREAS**, in accordance with N.J.S.A. 40:55D-53, Woody's Ocean Properties, LLC posted said performance guarantees in cash as follows: performance bond in the amount of \$11,298.00, Safety and Stabilization Bond in the amount of \$5,000.00 and the estimated engineering inspection fees in the amount of \$1,260.75 which were deposited with the Borough in accordance with the ordinances of the Borough of Sea Bright.

**NOW, THEREFORE, BE IT RESOLVED** by the Borough Council of the Borough of Sea Bright, County of Monmouth, State of New Jersey, that the requirements for entering into a developer's agreement are hereby waived; and

**BE IT FURTHER RESOLVED** that the performance guarantees as referenced above are hereby accepted.

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

- 1. Hoder Associates
- 2. Construction Official
- 3. Finance Manager
- 4. Planning Board Secretary
- 5. Christopher Wood

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

**No. 46-2024                    Authorizing the County of Monmouth Mosquito Control Division to Conduct Aerial Mosquito Control Operations within the Borough of Sea Bright**

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

**WHEREAS**, the Monmouth County Board of Chosen Freeholders, pursuant to N.J.S.A. 26:9-27 et seq. has elected through its Mosquito Control Division to perform all acts necessary for the elimination of mosquito breeding areas and/or to exterminate mosquitoes within the County; and

**WHEREAS**, the County has instituted an Integrated Pest Management Program consisting of surveillance, water management, biological control, and chemical control to exterminate the mosquito population within the County of Monmouth; and

**WHEREAS**, prior to conducting aerial dispensing operations over a designated "congested area," the County is required, pursuant to Federal Aviation Administration Regulation (FAR Part 137.51), to secure prior written approval from the governing body of the political subdivision over which the aircraft is to be operated; and

**WHEREAS**, the Borough of Sea Bright is designated as a "congested area" by the Federal Aviation Administration and the County has requested that this governing body consent to its proposed aerial dispensing operations.

**NOW, THEREFORE, BE IT RESOLVED** that the Borough Council of the Borough of Sea Bright in the County of Monmouth, State of New Jersey, does hereby authorizes the County of Monmouth Mosquito Control Division or its agent to apply pesticides by aircraft for mosquito control in certain areas of the municipality designated by the County as being either larval mosquito habitat or areas harboring high populations of mosquitoes constituting either a nuisance, a health hazard, or both with the understanding that:

- a. the County shall utilize pesticides, application equipment and aircraft that are approved for aerial applications by the applicable Federal (USEPA) and State (NJDEP) agencies, and
- b. such operations will be performed in compliance with applicable Federal and State regulations, and
- c. the County will notify the police department of each municipality over which aerial pesticide operations are planned prior to commencement of such operations.

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

- 1. Monmouth County Mosquito Extermination Commission
- 2. Chief of Police
- 3. Director of Public Works

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

**No. 47-2024                    Donation of 2024 Beach Badges**

Councilmember Leckstein offered the following resolution and moved for its adoption; seconded by Councilmember Bieber:

**WHEREAS**, the Governing Body of the Borough of Sea Bright wish to support the fundraising efforts for the local organizations listed below by donating six (6) 2024 beach badges as requested:

- 1. Bayview Elementary School PTA **2 Badges**  
Fundraising Event – March 16, 2024
- 2. Lincroft Elementary PTA **2 Badges**  
Fundraising Event – April 12, 2024
- 3. Oceanport PTO **2 Badges**  
Fundraising Event – March 8, 2024

**WHEREAS**, the Borough Auditor has been informed and advised that a resolution should be considered in order to donate 2024 Season Beach Badges.

**NOW, THEREFORE, BE IT RESOLVED**, that the Borough Council of the Borough of Sea Bright, County of Monmouth, State of New Jersey authorize the donation of six (6) 2024 Season Beach Badges to the aforementioned charitable organizations; and

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

- 1. Borough Administrator
- 2. Borough Auditor
- 3. Individual Requestors

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

**No. 48-2024 Appropriation Reserve Transfers**

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

**WHEREAS**, N.J.S.A. 40A:4-4-59 provides that all unexpended balances carried forward after the close of the fiscal year are available, until lapsed at the close of the succeeding year, to meet specific claims, commitments or contracts incurred during the preceding fiscal year, and allow transfers to be made from unexpended balances to those which are expected to be insufficient during the first three months of the succeeding year;

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Council of the Borough of Sea Bright, in the County of Monmouth, State of New Jersey, 2/3 of the majority of the full membership concurring herein that the following transfers be authorized amongst 2023 Budget Appropriation Reserves as follows:

<u>ACCOUNTING CODE</u>	<u>CURRENT FUND</u>	<u>TO</u>	<u>FROM</u>
01-21-180-200	Planning Board OE	\$2,000.00	
01-25-265-200	Volunteer Fire OE	\$2,900.00	
01-28-370-200	Parks & Recreation OE	\$1,100.00	
01-31-430-270	Electric	\$900.00	
01-20-100-010	Admin S&W		\$6,900.00
		<b>\$6,900.00</b>	<b>\$6,900.00</b>

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

**No. 49-2024 Sea Bright Ocean Rescue – Authorizing 2024 Jr. Lifeguard Program**

Councilmember Leckstein introduced and offered for adoption the following resolution; seconded by Councilmember Bieber:

**WHEREAS**, established in 2004, the Sea Bright Junior Lifeguard Program has provided a safe and fun way for children to learn about beach and ocean safety, improve upon their swimming abilities and develop high confidence levels in the surf and open water; and

**WHEREAS**, Sea Bright Beach Manager, Don Klein, has authorized the schedule and fees listed below for the 2024 Junior Lifeguard Program; and

**WHEREAS**, there will be no refunds once a Junior Guard participant is registered; and

**Junior Lifeguard Program - \$250 per session (includes 1 rash guard)**

**Dates:**       **Session 1** July 8 – July 12  
**Session 2** July 15 – July 19  
**Session 3** July 22 – July 26  
**Session 4** July 29 – August 2  
**Time:**       9:00 am to 12:00 pm  
**Age:**        7-16 years old  
(must pass a swim test on the first day in order to participate)

**Junior Lifeguard "Nipper" Program - \$250.00 (includes 1 rash guard)**

**Dates:**       August 5 - August 9  
**Time:**       9:00 am to 5:00 pm  
**Age:**        10-16 years old  
(must successfully complete one of the Junior Lifeguard sessions and tryout for the program)

**WHEREAS,** the monies collected from the Sea Bright Junior Lifeguard Program will be deposited in the Beach Trust account.

**NOW THEREFORE BE IT RESOLVED,** that the Borough Council of the Borough of Sea Bright, County of Monmouth, State of New Jersey, does hereby authorize Beach Manager, Don Klein, to operate the 2024 Junior Lifeguard Program, as described above, and collect the appropriate fees to be deposited in the Beach Trust Account; and

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

- 1. Beach Manager
- 2. Finance Manager
- 3. P. Spahr

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

**No. 50-2024                    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”**

Councilmember Leckstein introduced and offered for adoption the following resolution; seconded by Councilmember Bieber:

**WHEREAS,** N.J.S.A. 40A:4-5 as amended by P.L. 2017, c.183 requires the governing body of each municipality and county to certify that their local unit’s hiring practices comply 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,” *as amended*, 42 U.S.C. § 2000e *et seq.*, (April 25, 2012) before submitting its approved annual budget to the Division of Local Government Services in the New Jersey Department of Community Affairs; and

**WHEREAS,** the members of the Governing Body in the Borough of Sea Bright have familiarized themselves with the contents of the above-referenced enforcement guidance and with their local unit’s hiring practices as they pertain to the consideration of an individual’s criminal history, as evidenced by the group affidavit form of the Governing Body attached hereto.

**NOW, THEREFORE BE IT RESOLVED,** that the Governing Body of the Borough of Sea Bright, County of Monmouth, State of New Jersey, hereby states that it has complied with N.J.S.A. 40A:4-5, as amended by P.L. 2017, c.183, by certifying that the Borough of Sea Bright's hiring practices comply with the above-referenced enforcement guidance and hereby directs the Clerk to cause to be maintained and available for inspection a certified copy of this resolution and the required affidavit to show evidence of said compliance.

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

**No. 51-2024                    Authorizing Hiring of Police Officers - Designation of Special Law  
Enforcement Officers - Class I**

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

**WHEREAS,** there exists a need for Class I Special Officers in the Police Department in the Borough of Sea Bright; and

**WHEREAS**, Chief Brett Friedman requested that the following be appointed as Class I Special Law Enforcement Officers after fulfilling the required training at the Monmouth County Police Academy.

**CLASS I SPECIAL LAW ENFORCEMENT OFFICERS**

- Michael Alvator
- Griffin Falco
- Jacob Herschenfeld
- Logan Keefer

**CERTIFICATION OF FUNDS**

I, Michael J. Bascom, Chief Financial Officer of the Borough of Sea Bright, do hereby certify that funds are available in Police S/W for the purpose stated herein:



**MICHAEL J. BASCOM, CFO**

**NOW, THEREFORE, BE IT RESOLVED** that the Borough Council of the Borough of Sea Bright, County of Monmouth, State of New Jersey, does hereby approve the appointment of the above-mentioned Class I Special Law Enforcement Officers at an hourly rate of pay as specified in Ordinance No. 04-2021; and

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

- 1. Khristi Jacobs, Finance Manager
- 2. Brett Friedman, Police Chief
- 3. Appointees

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

**No. 52-2024      Authorizing the Purchase of Personal Protective Equipment for the Sea Bright Fire Department**

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

**WHEREAS**, the Sea Bright Fire Department is in need of additional personal protective equipment; and

**WHEREAS**, in accordance with the requirements of the Local Public Contract Law, N.J.S.A. 40:11-12 et seq., and the regulations promulgated thereunder, the purchase of goods and services by local contracting units without competitive bids is authorized from vendor(s) with state contracts; and

**WHEREAS**, the Sea Bright Fire Department wishes to purchase equipment under State Contract No. 17-FLEET-00810 specified in the proposal attached hereto from Skylands Area Fire Equipment and Training, LLC of Riverdale New Jersey for the total amount of \$49,827.16, and

**CERTIFICATION OF FUNDS**

I, Michael J. Bascom, Chief Financial Officer of the Borough of Sea Bright, have certified that funds in the amount of \$49,827.16 are available in Bond Ordinance No. 12-2023 for the purpose stated herein.



**MICHAEL J. BASCOM, CFO**

**NOW, THEREFORE, BE IT RESOLVED** that the Borough Council of the Borough of Sea Bright, County of Monmouth, State of New Jersey, does hereby authorize the aforementioned equipment be purchased through State Contract No. 17-FLEET-00810 from Skylands Area Fire Equipment & Training, LLC for a total amount of \$49,827.16; and

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

- 1. Fire Department Chief
- 2. Finance Manager
- 3. Skylands Area Fire Equipment & Training, LLC

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

**No. 53-2024 Refund of 2023 Building Permit Payment**

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

**WHEREAS**, a payment by check was received for a building permit from the resident listed below and the check was duly deposited; and

**WHEREAS**, due to a bank error with the deposit, a refund needs to be issued as follows:

<b>YEAR</b>	<b>AMOUNT</b>	<b>PAID BY</b>
2023	\$703.00	Sanjiv & Bindu Sharma 1332 Ocean Avenue, Unit 6 Sea Bright, NJ 07760

**NOW, THEREFORE BE IT RESOLVED**, that the Borough Council of the Borough of Sea Bright, County of Monmouth, State of New Jersey, does hereby authorize the Finance Manager to refund \$703.00 to Sanjiv & Bindu Sharma, 1332 Ocean Avenue, Unit 6, Sea Bright, New Jersey; and

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

1. Finance Manager
2. Sanjiv & Bindu Sharma

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

**No. 54-2024 Authorizing the Borough of Sea Bright to Apply for a Grant from the Department of Community Affairs for Renovations to the Cecile F. Norton Community Center**

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

**WHEREAS**, the Borough of Sea Bright desires to apply for and obtain a grant from the New Jersey Department of Community Affairs for approximately \$50,000.00 to carry out a project to provide upgrades to the Community Center.

**NOW THEREFORE BE IT RESOLVED**,

- 1) that the Borough of Sea Bright, County of Monmouth, State of New Jersey, does hereby authorize the application for such a grant; and
- 2) recognizes and accepts that the Department may offer a lesser or greater amount and therefore, upon receipt of the grant agreement from the New Jersey Department of Community Affairs, does further authorize the execution of any such grant agreement; and also, upon receipt of the fully executed agreement form the Department, does further authorize the expenditure of funds pursuant to the terms of the agreement between the Borough of Sea Bright and the New Jersey Department of Community Affairs.

**BE IT FURTHER RESOLVED**, that the persons whose names, titles, and signatures appear below are authorized to sign the agreement, and any other documents necessary in connection therewith:

_____ Brian P. Kelly, Mayor	_____ Christine Pfeiffer, Borough Clerk
--------------------------------	--

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

**No. 55-2024 Approving Proposal for Additional Engineering Services for Street End Viewing Platform on Beach Street - Colliers Engineering & Design**

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

**WHEREAS**, the Borough of Sea Bright has a need for professional engineering and construction administration services associated with the construction of a street-end viewing platform adjacent to the Shrewsbury River at the terminus of Beach Street; and

**WHEREAS**, by way of Resolution No. 72-2023 on April 18, 2023, the Borough Council approved a proposal submitted by William H.R. White, III, Colliers Engineering and Design for professional engineering services, including bidding services and construction administration, for the street-end viewing platform in the amount of \$7,000.00; and

**WHEREAS**, bids documents were prepared and advertised by Colliers Engineering and Design to be received by the Borough on July 13, 2023; and

**WHEREAS**, by way of Resolution No. 123-2023 on July 18, 2023, Borough Council rejected the one bid received as it exceeded budget estimates for the project and authorized the Borough Clerk to re-advertise for the receipt of bids for the construction of a viewing platform on Beach Street; and

**WHEREAS**, William H.R. White III, of Colliers Engineering & Design submitted a proposal dated February 6, 2024 for re-bidding services for the construction of a viewing platform at the terminus of Beach Street in an amount not to exceed \$4,000.00; and

**WHEREAS**, the Borough Administrator has reviewed and recommends Council approve the proposal received from Colliers Engineering & Design, attached hereto.

**CERTIFICATION OF FUNDS**

I, Michael J. Bascom, Chief Financial Officer of the Borough of Sea Bright, do hereby certify that funds in the amount of \$4,000.00 are available in Bond Ordinance No. 14-2021 for the purposes stated herein.

  
MICHAEL J. BASCOM, CFO

**NOW, THEREFORE, BE IT RESOLVED** by the Borough Council of the Borough of Sea Bright, in the County of Monmouth, State of New Jersey, that the Borough Council hereby approves the proposal submitted by Colliers Engineering and Design dated February 6, 2024 for re-bidding services for the construction of a street-end viewing platform adjacent to the Shrewsbury River at the terminus of Beach Street, for the sum of \$4,000.00; and

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

- 1. Finance Manager
- 2. William White, Colliers Engineering & Design

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

**No. 56-2024      Approving Proposal from Leon S. Avakian, Inc. to Prepare Land Use Ordinance Amendments Consistent with the 2017 Master Plan**

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

**WHEREAS**, the Borough of Sea Bright’s current Master Plan was re-written in 2017 to implement the Borough’s recovery strategies from Super Storm Sandy, including providing for safety from coastal flooding and storms; and

**WHEREAS**, the Borough Council is in need of professional planning services to amend land use ordinances as referenced in the 2017 Master Plan; and

**WHEREAS**, the Borough Planner, Jennifer Beahm of Leon S. Avakian, Inc., has submitted a proposal dated January 24, 2024, for professional planning services to prepare land use ordinances as recommended by the 2017 Master Plan Land Use Element for an amount not to exceed \$5,750.00; and

**WHEREAS**, the Borough Council wishes to approve the proposal submitted by Jennifer Beahm from Leon S. Avakian, Inc., attached hereto; and

**CERTIFICATION OF FUNDS**

I, Michael J. Bascom, Chief Financial Officer of the Borough of Sea Bright, do hereby certify that funds in the amount of \$5,750.00 will be available in Budget Line Item Engineering O&E for the purpose stated herein.

  
MICHAEL J. BASCOM, CFO

**NOW, THEREFORE, BE IT RESOLVED** by the Borough Council of the Borough of Sea Bright, in the County of Monmouth, State of New Jersey, that the Borough Council hereby approves the proposal submitted by Leon S. Avakian, for professional planning services, including ordinance preparation for an amount not to exceed \$5,750.00 as outlined in the January 24, 2024 proposal; and

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

- 1. Leon S. Avakian
- 2. Finance Manager
- 3. Building Department

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

**No. 57-2024 Approving Proposal from Community Grants, Planning & Housing for Affordable Housing Administrative Agent Services**

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

**WHEREAS**, under the authorization of the New Jersey Fair Share Housing Act (N.J.S.A.52:27D-301, et seq., hereafter the "Act") the Borough has implemented a program to provide qualified affordable housing units to low and moderate income households desiring to live within the Borough; and

**WHEREAS**, a Title 5, Chapter 80, Subchapter 26 of the New Jersey Administrative Code, the State has promulgated affordability controls in regulations designated to implement the Act, by assuring that low and moderate income units that are created under the Act are occupied by low and moderate income households for an appropriate period of time (the "Rules"); and

**WHEREAS**, Section 5:80-26.14 of the Rules provides that affordability controls may be administered by an administrative agent acting on behalf of a Borough; and

**WHEREAS**, Community Grants, Planning & Housing of Cranbury, New Jersey, submitted a proposal dated December 28, 2023, for affordable housing administrative services for an amount not to exceed \$10,000 per calendar year; and

**WHEREAS**, the Borough Council wishes to approve the proposal submitted by Community Grants, Planning & Housing which is on file in the office of the Borough Clerk; and

**CERTIFICATION OF FUNDS**

I, Michael J. Bascom, Chief Financial Officer of the Borough of Sea Bright, do hereby certify that funds are available in A/E Contractual Services Budget Line Item #4-01-20-100-220 for the purposes stated herein.



**MICHAEL J. BASCOM, CFO**

**NOW, THEREFORE, BE IT RESOLVED**, by the Borough Council of the Borough of Sea Bright, County of Monmouth, State of New Jersey, do hereby approve the proposal and authorize the Mayor and Borough Clerk to execute an agreement with Community Grants, Planning & Housing for an amount not to exceed \$10,000.00 per calendar year effective, nunc pro tunc, February 1, 2024 through January 31, 2025; and

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

- 1. Community Grants, Planning & Housing
- 2. Jennifer Beahm, Borough Planner
- 3. Roger McLaughlin, Borough Attorney

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

**No. 58-2024 Resolution of the Borough Council of the Borough of Sea Bright Approving the Partial Assignment and Amendment of Redevelopment Agreement With Denholtz Acquisition LLC and Partial Assignment of Financial Agreement with Haven at Sea Bright Urban Renewal LLC to Toll Sea Bright Urban Renewal LLC, for the Sea Bright River Properties Redevelopment Plan**

Councilmember Leckstein introduced and offered for adoption the following resolution; seconded by Councilmember Bieber:

**WHEREAS**, pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the "**LRHL**"), Block 13, Lots 13, 14, 15, 17, 18, 20, 21 and 22; Block 14, Lots 12 and 14; and Block 15, Lots 5 (formerly Lots 5, 6, and 7), 8, 9, 10, 11 and 12 as identified on the tax maps of the Borough have been designated by the Mayor and Council as an "area in need of redevelopment" ("**Redevelopment Area**"); and



**WHEREAS**, on October 9, 2020, by Ordinance No. 10-2020, the Mayor and Borough Council approved a redevelopment plan for the revitalization and redevelopment of the Redevelopment Area entitled Sea Bright River Properties Redevelopment Plan, as amended by Ordinance No. 13-2022, adopted December 20, 2022 (the "**Redevelopment Plan**"), a copy of which is on file with the Borough Clerk; and

**WHEREAS**, on April 25, 2023, the Borough entered into a redevelopment agreement with the Denholtz Acquisition LLC ("**Denholtz Redeveloper**"), governing the redevelopment of the Redevelopment Area pursuant to the Redevelopment Plan (the "**Redevelopment Agreement**"), pursuant to which to Denholtz Redeveloper, will construct, or cause to be constructed thereon, the "**Project**" (as more specifically defined in the Redevelopment Agreement); and

**WHEREAS**, on February 28, 2023, Denholtz Redeveloper secured site plan approval (the "**Site Plan Approval**") for development of the Redevelopment Area with the construction of forty-four (44) residential units, including one building consisting of fifteen (15) units, twenty-five (25) townhouse style units and four (4) detached single family units, along with associated parking, landscaping, infrastructure, common areas and public amenities and spaces, as more specifically set forth in the Site Plan Approval; and

**WHEREAS**, Denholtz Redeveloper formed an affiliated entity, Haven at Sea Bright Urban Renewal LLC ("**Denholtz Entity**"), as an urban renewal entity to undertake the development of the Project, to which Denholtz Redeveloper has assigned its rights under the Redevelopment Agreement, pursuant to Section 6.1(u) of the Redevelopment Agreement; and

**WHEREAS**, Denholtz Entity filed an application seeking a long term tax exemption pursuant to the Long Term Tax Exemption Law, N.J.S.A. 40A:20-1 et seq. ("**LTTE Law**") and approval of a financial agreement; and

**WHEREAS**, by Ordinance # 06-2023, adopted on May 16, 2023, the Borough Council approved Denholtz Entity's application and authorized the execution of a financial agreement, executed by the Borough and Denholtz Entity on May 25, 2023 (the "**Financial Agreement**"); and

**WHEREAS**, Denholtz Redeveloper has entered into an agreement with Toll Entity, or its affiliate, to sell a portion of the Redevelopment Area (the "**Toll Property**") that will comprise the twenty-five (25) townhouse style units and four (4) detached single-family units to Toll Entity, with Toll Entity to undertake the development of the units on the Toll Property (the "**Toll Project**"), as more specifically set forth in Exhibit B to the form of Partial Assignment and Amendment of Redevelopment Agreement, attached to this Resolution, and Denholtz Entity will retain the remaining portion of the Redevelopment Area (the "**Denholtz Property**") and undertake the development of the fifteen (15) unit building, as well as undertaking the development of the Infrastructure Improvements (other than Infrastructure Improvements and other site improvements and amenities that are specifically and exclusively associated with the Toll Project), as more specifically set forth in Section 2.6 of the Redevelopment Agreement and the Affordable Units at the Affordable Site, as more specifically set forth in Section 7.1 of the Redevelopment Agreement (the "**Denholtz Project**"); and

**WHEREAS**, the Borough has reviewed Toll Entity's qualifications and has determined that Toll Entity has the requisite qualifications and experience to undertake the Toll Project, pursuant to Section 6.1(t) of the Redevelopment Agreement; and

**WHEREAS**, the Borough further determined, pursuant to Section 8.1(b) of the Financial Agreement, that Denholtz Entity is in full compliance with the Financial Agreement and the LTTE Law and that Toll Entity is qualified to assume the obligations under the Financial Agreement, with respect to the Toll Property; and

**WHEREAS**, in furtherance of completion of both the Denholtz Project and the Toll Project, and to facilitate the transaction between Denholtz Entity and Toll Entity, the Parties wish to partially assign the rights and obligations under the Financial Agreement to the Toll Entity and to partially assign the Redevelopment Agreement to Toll Entity and to amend the Redevelopment Agreement to specifically delineate the parties' respective rights and obligations therein; and

**WHEREAS**, the Borough Council now wishes to approve and authorize the Partial Assignment and Assumption of Financial Agreement and the Partial Assignment and Amendment to Redevelopment Agreement, in the form attached hereto.

**NOW, THEREFORE, BE IT RESOLVED** by the Borough Council of the Borough of Sea Bright that:

1. The Borough finds, pursuant to Section 6.1(t) of the Redevelopment Agreement, that Toll Sea Bright Urban Renewal LLC has the requisite qualifications and experience to undertake the Toll Project upon the Toll Property and hereby designates Toll Sea Bright Urban Renewal LLC as the exclusive Redeveloper for the Toll Project upon the Toll Property.

2. The Mayor and Clerk are hereby authorized to execute the Partial Assignment and Amendment to Redevelopment Agreement between the Borough of Sea Bright, Haven at Sea Bright Urban Renewal LLC and Toll Sea Bright Urban Renewal LLC, in the form attached hereto.

3. The Borough finds, pursuant to Section 8.1(b) of the Financial Agreement, that Haven at Sea Bright Urban Renewal LLC is in full compliance with the Financial Agreement and the LTTE Law and that Toll Sea Bright Urban Renewal LLC is qualified to assume the obligations under the Financial Agreement with respect to the Toll Property and the Toll Project.

4. The Borough hereby approves the partial assignment of the Financial Agreement to Toll Sea Bright Urban Renewal LLC with respect to the Toll Property and the Toll Project.

5. The Borough has reviewed the Partial Assignment of Assumption Agreement between Haven at Sea Bright Urban Renewal LLC and Toll Sea Bright Urban Renewal LLC and finds it to be in acceptable form so as to accomplish the partial assignment of the Financial Agreement, as approved by this Resolution.

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

**No. 59-2024                    Authorizing the Sea Bright Dune Committee to Solicit Sponsors for Dune Sustainability and Enhancement and Display Sponsor's Names at Beach Access Points**

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

**WHEREAS,** the Sea Bright Dune Committee along with hundreds of volunteers have been working diligently since Super Storm Sandy to restore our beautiful beaches and dunes to protect the community from storm surge and wave run-up and to create a safe habitat for wildlife; and

**WHEREAS,** the Dune Committee for the Borough of Sea Bright recognizes the need to continue efforts to maintain a coherent and protective dune system; and

**WHEREAS,** the Dune Committee is in need of financial support to finance the necessary projects under consideration for the upcoming year; and

**WHEREAS,** the Dune Committee is soliciting members of our community to support their efforts with a \$1000 contribution and are offering said supporters the opportunity to have a sign displaying their name at beach access points; and

**WHEREAS,** Michael Bascom, CFO has indicated that contributions are to be deposited into the Beautification account for the purposes stated herein; and

**NOW THEREFORE, BE IT RESOLVED,** that the Borough Council of the Borough of Sea Bright, County of Monmouth, State of New Jersey, do hereby recognize the importance of dune restoration for the resilience of the community and support the solicitation efforts of the Sea Bright Dune Committee; and

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

- 1. Dune Committee

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

**No. 60-2024                    Approving the use of the Cecile F. Norton Community Center for Ross Brewing Company LLC to Sell and Sample Licensed Alcoholic Beverages at the Seasonal Farm Market**

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

**WHEREAS,** Pursuant to P.L. 2021 c. 15 and SR 2021-01, the Division of Alcoholic Beverage Control (the "Division") may issue permits allowing the holders of certain manufacturing licenses to sell those licensees' products in original containers at seasonal farm markets for consumption off the premises of the seasonal farm market and to offer samples for sampling purposes, all subject to conditions of SR 2021-01 and of the particular permit; and,

**WHEREAS,** The Division issued to Ross Brewing Company LLC (Ross Brewing) seasonal farm market - annual permit no. 112286 (the "Seasonal Farm Market Permit") on December 29, 2023, expiring March 31, 2024 permitting Ross Brewing to sell licensed products at the seasonal farm market at the Cecile F. Norton Community Center (the "Center") subject to certain conditions; and,

**WHEREAS**, those conditions include that the products must have been produced in Ross Brewing’s licensed premises, that the products must be sold in their original containers at the seasonal farm market to be consumed off premises and that Ross Brewing may offer samples for sampling purposes to persons of the legal age to consume alcoholic beverages in specified amounts; and,

**WHEREAS**, the Borough Code provides at Chapter 57 “Alcoholic Beverages”, Article III “Prohibited Acts”, § 57-23 “Alcoholic Beverages in Public Places”, subsection B that “No person shall consume or possess any alcoholic beverage in any building owned by the Borough of Sea Bright, except pursuant to a permit issued in accordance with regulations adopted by the Mayor and Borough Council (The Code Section); and,

**WHEREAS**, this resolution shall act as a permit pursuant to The Code Section allowing the consumption and possession of alcoholic beverages as allowed by the Seasonal Farm Market Permit, SR 2021-01 and this resolution, and subject to any and all conditions stated in each and/or all of those.

**NOW THEREFORE BE IT RESOLVED**, by the Borough Council of the Borough of Sea Bright, County of Monmouth, State of New Jersey, as follows:

1. Ross Brewing is permitted to possess and sell alcoholic beverages at the Seasonal Farm Market at the Center through March 31, 2024 subject to and all the conditions of the Seasonal Farm Market Permit, SR 2021-01 and this resolution.
2. Ross Brewing is permitted to offer samples for sampling purposes at the Center at the seasonal farm market through March 31, 2024 subject to all the conditions of the Seasonal Farm Market Permit, SR 2021-01 and this resolution.
3. The conditions include, but are not limited to, the following:
  - a. Ross Brewing may only sell its own products that are produced on its licensed premises;
  - b. Ross Brewing may only sell its products in their original containers for consumption off premises;
  - c. Ross Brewing may offer samples of the products only to persons of the legal age to consume alcoholic beverages;
  - d. Ross Brewing shall not sell, serve or allow service of any alcoholic beverages to any person under the legal age to consume alcoholic beverages nor to any person who is actually or apparently intoxicated; and
  - e. The Seasonal Farm Market Permit must be conspicuously displayed;
4. This Permit may be canceled at the discretion of the Borough Administrator and/or the Chief of Police if any violations of the Seasonal Farm Market Permit, SR 2021-01 or this resolution occur or if other good cause exists.

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

1. Farmers’ Market Manager
2. Ross Brewing Company LLC
3. Chief of Police – Sea Bright

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

**ORDINANCE(s):**

**Public Hearing:** Mayor Kelly to read the ordinance by title:

**ORDINANCE NO. 01-2024**  
**AN ORDINANCE AMENDING AND SUPPLEMENTING THE GENERAL**  
**CODE OF THE BOROUGH OF SEA BRIGHT, CHAPTER 3, ENTITLED**  
**“ADMINISTRATIVE CODE”**

Councilmember Leckstein offered a motion to open the public hearing on Ordinance No. 01-2024; seconded by Councilmember Keeler:

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

**Public Hearing (Ord. No. 01-2024)**

**No one wished to be heard.**

Councilmember Leckstein offered a motion to close the public hearing on Ordinance No. 01-2024; seconded by Councilmember Keeler:

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

Councilmember Leckstein offered a motion to adopt Ordinance No. 01-2024 and advertise according to law; seconded by Councilmember Bieber:

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

**BE IT ORDAINED**, by the Mayor and Council of the Borough of Sea Bright that the following revisions to the General Code of the Borough of Sea Bright shall be enacted:

**SECTION ONE:** Chapter 3, Administrative Code, Sub-section 3-11. Meetings. shall be amended to read as follows with all other sections not mentioned to remain the same:

**3-11. Meetings.**

There shall be one Regular meeting of the Council and one Workshop meeting each month and adequate notice will be provided according to law. A recessed meeting shall be considered a continuation of a preceding meeting, and the business of the Council shall resume where it was last acted upon. Special meetings can be called by the Mayor or Council and when necessary and adequate notice will be provided according to law. An annual re-organization meeting, known as "Re-organization day," will be held on the first Saturday following January 1<sup>st</sup>.

**SECTION TWO.** If any section, paragraph, clause, or provision of this ordinance shall be adjudged invalid, such adjudication shall apply only to die section, paragraph, clause or provision so adjudged and the remainder of the ordinance shall be deemed valid and effective.

**SECTION THREE.** All ordinances or parts of ordinances inconsistent with or in conflict with this ordinance are hereby repealed to die extent of such inconsistency.

**SECTION FOUR.** This ordinance shall take effect after final passage and publication as provided by law.

**I HEREBY CERTIFY** this to be a true and correct Ordinance of the Mayor and Borough Council of the Borough of Sea Bright, introduced on January 16, 2024 and will be further considered after a Public Hearing held on February 20, 2024 at the Municipal Building, 1097 Ocean Avenue, at 7:00 p.m.

**Public Hearing:** Mayor Kelly to read the ordinance by title:

**ORDINANCE NO. 02-2024**  
**CALENDAR YEAR 2024**  
**ORDINANCE TO EXCEED THE MUNICIPAL BUDGET APPROPRIATION**  
**LIMITS AND TO ESTABLISH A CAP BANK**  
**(N.J.S.A. 40A: 4-45.14)**

Councilmember Bieber offered a motion to open the public hearing on Ordinance No. 02-2024; seconded by Councilmember Leckstein:

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

**Public Hearing (Ord. No. 02-2024)**

**No one wished to be heard.**

Councilmember Leckstein offered a motion to close the public hearing on Ordinance No. 02-2024; seconded by Councilmember Keeler:

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

Councilmember Keeler offered a motion to adopt Ordinance No. 02-2024 and advertise according to law; seconded by Councilmember Leckstein:

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

**WHEREAS**, the Local Government Cap Law, N.J.S. 40A: 4-45.1 et seq., provides that in the preparation of its annual budget, a municipality shall limit any increase in said budget up to 2.5% unless authorized by ordinance to increase it to 3.5% over the previous year’s final appropriations, subject to certain exceptions; and,

**WHEREAS**, N.J.S.A. 40A: 4-45.15a provides that a municipality may, when authorized by ordinance, appropriate the difference between the amount of its actual final appropriation and the 3.5% percentage rate as an exception to its final appropriations in either of the next two succeeding years; and,

**WHEREAS**, the Borough Council of the Borough of Sea Bright in the County of Monmouth finds it advisable and necessary to increase its CY 2024 budget by up to 3.5% over the previous year’s final appropriations, in the interest of promoting the health, safety and welfare of the citizens; and,

**WHEREAS**, the Borough Council hereby determines that a 3.5% increase in the budget for said year, amounting to \$57,339.63 in excess of the increase in final appropriations otherwise permitted by the Local Government Cap Law, is advisable and necessary; and,

**WHEREAS** the Borough Council hereby determines that any amount authorized hereinabove that is not appropriated as part of the final budget shall be retained as an exception to final appropriation in either of the next two succeeding years.

**NOW THEREFORE BE IT ORDAINED**, by the Borough Council of the Borough of Sea Bright, in the County of Monmouth, a majority of the full authorized membership of this governing body affirmatively concurring, that, in the CY 2024 budget year, the final appropriations of the Borough of Sea Bright shall, in accordance with this ordinance and N.J.S.A. 40A: 4-45.14, be increased by 3.5%, amounting to \$200,678.21. and that the CY 2024 municipal budget for the Borough of Sea Bright be approved and adopted in accordance with this ordinance; and,

**BE IT FURTHER ORDAINED**, that any that any amount authorized hereinabove that is not appropriated as part of the final budget shall be retained as an exception to final appropriation in either of the next two succeeding years; and,

**BE IT FURTHER ORDAINED**, that a certified copy of this ordinance as introduced be filed with the Director of the Division of Local Government Services within 5 days of introduction; and,

**BE IT FURTHER ORDAINED**, that a certified copy of this ordinance upon adoption, with the recorded vote included thereon, be filed with said Director within 5 days after such adoption.

**Introduction:** Mayor Kelly to read the ordinance by title:

**ORDINANCE NO. 03-2024**  
**AN ORDINANCE TO FIX THE COMPENSATION OF OFFICERS AND EMPLOYEES OF THE BOROUGH OF SEA BRIGHT, COUNTY OF MONMOUTH, STATE OF NEW JERSEY FOR THE CALENDAR YEARS 2024 through 2026**

Councilmember Bieber offered a motion to introduce Ordinance No. 03-2024 for a public hearing to be held on March 19, 2024 and advertise according to law; seconded by Councilmember Leckstein:

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

**ORDINANCE NO. 03-2024**  
**AN ORDINANCE TO FIX THE COMPENSATION OF OFFICERS AND EMPLOYEES OF THE BOROUGH OF SEA BRIGHT, COUNTY OF MONMOUTH, STATE OF NEW JERSEY FOR THE CALENDAR YEARS 2024 through 2026**

**BE IT ORDAINED, BY THE BOROUGH COUNCIL OF THE BOROUGH OF SEA BRIGHT IN THE COUNTY OF MONMOUTH AND THE STATE OF NEW JERSEY AS FOLLOWS:**

**SECTION ONE:** The purpose of this Ordinance is to set the salary and wage ranges for officers and employees within the Borough of Sea Bright. Unless otherwise noted, all salaries and wages shall be paid semi-monthly.

	2024	2025	2026
<b>GROUP I – Part Time Employees</b>	1,000 – 37,000	1,000 – 38,500	1,000 – 40,000
• Assessment Searches			
• Administrative Assistant			
• Board of Health Secretary			
• Emergency Management Coordinator/Deputy			
• Assistant Code Enforcement			
• Beach Manager			

- Chief Financial Officer
- Code Enforcement
- Collection Operator
- Construction Officer
- Electrical Inspector
- Fire Department Administrator
- Fire Official/Fire Marshall
- Fiscal Officer
- Fire Sub-code Official Inspector
- Flood Plain Manager
- Housing Inspector
- Municipal Court Judge
- Plumbing Sub Code Official
- Public Building Custodian
- Recreation Director
- Registrar of Vital Statistics
- Deputy Registrar of Vital Statistics
- Recycling Coordinator
- Tax Assessor
- Tax Search Officer
- Water Safety Director
- Zoning Officer

	2024	2025	2026
<b>GROUP II – <u>Hourly Employees</u></b>	15.13 – 53.50	15.13 – 54.50	15.13 – 55.50
• Administrative Assistant Secretary			
• Construction Department Secretary Assistant			
• Custodian			
• Library Cultural Arts Assistant			
• Library Cultural Arts Director			
• Planner			
• Recreation Assistant			
<b>ROUP III – <u>Permanent Fulltime Employees</u></b>	5,000 – 75,000	5,000 – 77,500	5,000 – 80,000
• Administrative Assistant			
• Construction Department Secretary and Technical Assistant			
• Deputy Borough Clerk			
• Deputy Court Administrator			
• Finance Manager			
• Payroll/Account Payable Clerk			
• Planning/Zoning Board Secretary			
<b>GROUP IV – <u>Public Works Employees</u></b>	5,000 – 90,000	5,000 – 93,000	5,000 – 96,000
• Beach Maintenance Supervisor			
• Certified Public Works Manager			
• Deputy Director			
• Equipment Operator			
• Public Works Maintenance			
• Working Forman			

**REGULAR MEETING**

**FEBRUARY 20, 2024**

	2024	2025	2026
<b>GROUP V – <u>Police</u></b>	<b>25,000 – 148,000</b>	<b>25,000 – 152,000</b>	<b>25,000 – 156,000</b>
• <b>Captain</b>			
• <b>Lieutenant</b>			
• <b>Sergeant</b>			
• <b>Corporal</b>			
• <b>Detective</b>			
<b>GROUP VI - <u>Police - HOURLY</u></b>			
• <b>Crossing Guard</b>	<b>15.13 – 16.00</b>	<b>15.13 – 17.00</b>	<b>15.13 – 18.00</b>
• <b>Special 1<sup>st</sup> Class</b>	<b>15.13 – 16.00</b>	<b>15.13 – 17.00</b>	<b>15.13 – 18.00</b>
• <b>Special 2nd Class</b>	<b>17.00 – 20.00</b>	<b>17.00 – 21.00</b>	<b>17.00 – 22.00</b>
• <b>Police Matron</b>	<b>15.13 - 16.00</b>	<b>15.13 - 17.00</b>	<b>15.13 -- 18.00</b>
	<b>2024</b>	<b>2025</b>	<b>2026</b>
<b>GROUP VII – <u>Department Head</u></b>	<b>20,000 – 171,000</b>	<b>20,000 – 176,000</b>	<b>20,000 – 181,000</b>
• <b>Borough Administrator</b>			
• <b>Borough Clerk</b>			
• <b>Director of Public Works</b>			
• <b>Municipal Court Administrator</b>			
• <b>Police Chief</b>			
• <b>Sewer Clerk</b>			
• <b>Tax Collector</b>			
<b>GROUP VIII - <u>Seasonal - HOURLY</u></b>			
• <b>Assistant to the Beach Manager</b>	<b>13.73 – 20.00</b>	<b>14.00 – 21.00</b>	<b>15.00 – 22.00</b>
• <b>Beach Maintenance</b>	<b>13.73 – 18.00</b>	<b>14.00 – 18.00</b>	<b>15.00 – 18.00</b>
• <b>Beach Office Attendant</b>	<b>13.73 – 16.00</b>	<b>14.00 – 16.00</b>	<b>15.00 – 16.00</b>
• <b>Gate Attendant</b>	<b>13.73 – 16.00</b>	<b>14.00 – 16.00</b>	<b>15.00 – 17.00</b>
• <b>Lifeguards</b>			
<b>Tier 1 - Rookie - year 2</b>	<b>13.73 – 16.00</b>	<b>14.00 – 17.00</b>	<b>15.00 – 18.00</b>
<b>Tier 2 - Beginning year 3 - 5th year</b>	<b>13.73 – 18.00</b>	<b>14.00 – 18.00</b>	<b>15.00 – 20.00</b>
<b>Tier 3 - Beginning year 5 and up</b>	<b>13.73 – 18.00</b>	<b>14.00 – 19.00</b>	<b>15.00 – 20.00</b>
• <b>Lifeguard Officer</b>			
<b>Tier 4 - Supervisors</b>	<b>15.00 – 20.00</b>	<b>15.00 – 21.00</b>	<b>15.00 – 22.00</b>
<b>Tier 5 – Captains</b>	<b>18.00 - 25.00</b>	<b>18.00 - 26.00</b>	<b>18.00 – 27.00</b>
	<b>2024</b>	<b>2025</b>	<b>2026</b>
<b>GROUP IX - <u>Other</u></b>	<b>1,000 – 3,000</b>	<b>1,000 – 3,000</b>	<b>1,000 – 3,000</b>
• <b>Mayor</b>			
• <b>Borough Council</b>			

**SECTION TWO:** All Ordinances or parts thereof inconsistent with the provisions of this Ordinance are hereby repealed to the extent of such inconsistencies.

**SECTION THREE:** If any section, subsection, paragraph, sentence or other portion of this Ordinance be adjudged by a Court of competent jurisdiction to be invalid, such judgment shall not affect, impair or invalidate the remainder of this Ordinance.

**SECTION FOUR:** This Ordinance shall take effect immediately upon its passage and publication as required by law.

**BE IT FURTHER ORDAINED** that this Ordinance shall take effect upon passage and publication as required to Law.

INTRODUCED: February 20, 2024

PUBLIC HEARING: March 19, 2024

ADOPTION:

**INDIVIDUAL ACTION/New Business:**

**Vouchers: \$ 1,245,997.07**

Councilmember Keeler offered a motion to approve the Voucher List dated February 20, 2024 as submitted by the Finance Manager; seconded by Councilmember Gorman:

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

**REGULAR MEETING****FEBRUARY 20, 2024**

3129	AB RICHARDS INC.		
23-01281	11/28/23 Streets & Roads	Open	525.00
2703	ACTION UNIFORM CO.		
24-00127	01/24/24	Open	220.00
00218	ALICE'S KITCHEN		
24-00221	02/15/24 A&E	Open	300.00
02113	AMERICAN WATER		
24-00187	02/12/24 SEWER	Open	331.41
02227	APOLLO SEWER & PLUMBING, INC.		
24-00083	01/16/24 Beach	Open	175.00
24-00084	01/16/24 Beach	Open	700.00
24-00086	01/16/24 Buildings & Grounds	Open	250.00
24-00087	01/16/24 Beach	Open	550.00
24-00088	01/16/24 Beach	Open	750.00
24-00089	01/16/24 Beach	Open	450.00
24-00090	01/16/24 Beach	Open	380.00
24-00091	01/16/24 Buildings & Grounds	Open	563.00
			-----
			3,818.00
2806	AUTOMATED BUILDING CONTROLS		
24-00118	01/24/24 Buildings & Grounds	Open	1,166.79
2626	AUTOMATIC PROTECTION SYSTEMS		
23-00171	02/10/23 SEWER	Open	343.00
24-00148	01/31/24 Sewer	Open	850.00
24-00160	02/06/24 Sewer	Open	1,472.00
			-----
			2,665.00
01241	BAIN'S HARDWARE, INC.		
24-00205	02/12/24 HARDWARE	Open	136.15
02036	BAHRLE, DAVID		
24-00110	01/18/24 DPW	Clsd	66.00
2640	BATHGATE, WEGENER & WOLF		
24-00192	02/12/24 LEGAL SERVICES	Open	2,940.66
01957	BENEMAX BENEFIT MANAGEMENT CO.		
24-00185	02/09/24 HEALTH	Open	360.00
01631	BOROUGH OF OCEANPORT		
24-00200	02/12/24 COURT	Open	6,500.00
01565	BOROUGH OF SEA BRIGHT		
24-00203	02/12/24 ADMIN FEES	Open	5,677.50
01974	BOROUGH OF SEA BRIGHT COURT		
24-00219	02/15/24 COURT	Open	168.85
00530	BULLET LOCK & SAFE CO., INC.		
24-00145	01/31/24 Sewer	Open	68.50
3133	CALIBRE PRESS		
24-00129	01/24/24	Open	398.00
01614	CENTRAL JERSEY REGISTRARS' ASSN		
24-00206	02/12/24 CLERK	Open	40.00
00230	CERTIFIED SPEEDOMETER		
24-00074	01/16/24	Open	220.00
24-00077	01/16/24	Open	1,086.00
			-----
			1,306.00
2801	CHIEF TECHNOLOGIES, LLC		
24-00133	01/24/24 2024 Subscription	Open	1,500.00
2680	CINTAS		
24-00072	01/16/24 Buildings & Grounds	Open	142.63
24-00098	01/16/24 Buildings & Grounds	Open	174.26
24-00116	01/24/24 Buildings & Grounds	Open	820.09
24-00143	01/31/24 Buildings & Grounds	Open	137.94
			-----
			1,274.92
00982	CITY OF LONG BRANCH		
24-00109	01/18/24 GASOLINE	Clsd	4,160.78
00982	CITY OF LONG BRANCH		
24-00180	02/09/24 GASOLINE	Open	5,159.55
00256	CLEARY, GIACOBBE, ALFIERI &		
24-00171	02/06/24 LEGAL	Open	1,067.00
24-00216	02/15/24 LEGAL	Open	822.50
			-----
			1,889.50
01493	COOPERATIVE INDUSTRIES, L.L.C.		
24-00157	02/01/24 NAT.GAS	Clsd	254.47



**REGULAR MEETING****FEBRUARY 20, 2024**

2390	COSTA, VALERIA		
24-00120	01/24/24 Buildings & Grounds	Open	2,600.00
02253	DAVID HODER ASSOCIATES		
24-00210	02/15/24 ENGINEER	Open	2,450.00
2631	ECO-CLEAN		
24-00075	01/16/24 Buildings & Grounds	Open	1,875.00
01754	EDMUNDS & ASSOCIATES, INC.		
24-00178	02/07/24 TAX	Open	34.00
01068	EDWARD J. ALBERT & SON, INC.		
24-00095	01/16/24 Sewer	Open	1,137.74
24-00096	01/16/24 Sewer	Open	887.74
24-00097	01/16/24 Sewer	Open	375.00
			-----
			2,400.48
3117	FLAMINGO FIT LLC		
24-00190	02/12/24 LIBRARY	Open	300.00
02101	GANNETT NY/NJ LOCALI-Q		
24-00170	02/06/24 DPW	Open	34.32
24-00208	02/15/24 CLERK	Open	35.20
			-----
			69.52
02181	GATEWAY PRESS		
24-00106	01/16/24 Business Cards - Leckstein	Open	48.00
24-00107	01/18/24 TAX	Open	168.00
			-----
			216.00
01549	GENERAL CODE, LLC		
24-00213	02/15/24 A&E	Open	49.00
00314	GPANJ		
24-00151	01/31/24 FINANCE	Open	100.00
2281	GRAINGER		
24-00125	01/24/24	Open	346.83
2562	HARD ROCK HOTEL & CASINO		
24-00104	01/16/24 Clerks Conference Rooms	Open	524.00
01887	HEIM ELECTRONICS, INC.		
24-00071	01/16/24 Buildings & Grounds	Open	500.00
24-00081	01/16/24 Buildings & Grounds	Open	4,831.00
24-00082	01/16/24 Buildings & Grounds	Open	3,602.40
24-00092	01/16/24 Buildings & Grounds	Open	500.00
24-00131	01/24/24 Sewer	Open	344.25
			-----
			9,777.65
2478	HOLISTIC WELLNESS, LLC		
24-00189	02/12/24 LIBRARY	Open	400.00
2710	HOLMDEL TOWNSHIP		
24-00201	02/12/24 FISCAL OFFICER	Open	3,656.34
01285	HOME DEPOT CREDIT SERVICES		
24-00094	01/16/24 Buildings & Grounds	Open	34.91
24-00117	01/24/24 Sewer	Open	301.93
24-00121	01/24/24 Streets & Roads	Open	302.76
24-00132	01/24/24 Buildings & Grounds	Open	83.82
24-00173	02/06/24 GYM	Open	359.20
			-----
			1,082.62
2791	HUDSON ENERGY SERVICES		
24-00217	02/15/24 ELECTRIC	Open	135.31
00421	IIA-FIRE DEPT. TESTING SERVICE		
23-00510	05/10/23 2023 Pump Testing	Open	1,526.27
00557	INSTITUTE FOR PROFESSIONAL DEV		
24-00150	01/31/24 FINANCE	Open	50.00
2561	INTRON TECHNOLOGY SOLUTIONS		
23-01202	10/27/23 BLDG DEPT	Open	962.68
24-00218	02/15/24 COMPUTERIZED INFO	Open	5,809.34
			-----
			6,772.02
00700	JACOBS, KRISTI		
24-00137	01/30/24 FINANCE	Clsd	68.73
2573	JCP & L		
24-00152	02/01/24 ELECTRIC	Clsd	14,083.50
2455	JERSEY AUTO SPA CAR WASH		
24-00222	02/15/24 CAR WASH	Open	2,505.00

**REGULAR MEETING**

**FEBRUARY 20, 2024**

2448	JERSEY MAIL SYSTEMS, LLC		
24-00175	02/07/24 A&E	Open	242.25
2488	JERSEY SHORE POWERSPORTS		
24-00223	02/15/24 BEACH	Open	941.07
00110	JERSEY SHORE REGIONAL HEALTH		
24-00197	02/12/24 BOARD OF HEALTH	Open	20,278.73
3125	JOSLIN, ULANA		
24-00184	02/09/24 LIBRARY	Open	495.00
01784	JUNGLE LASERS, LLC		
24-00135	01/25/24 BLDG DEPT.	Open	310.00
24-00220	02/15/24 SOFTWARE	Open	1,400.00
			-----
			1,710.00
2563	LEGACY CONSTRUCTION MNGMNT.		
24-00214	02/15/24 LEGAL	Open	540.00
00108	LEON S. AVAKIAN, INC.		
24-00211	02/15/24 ENGINEER	Open	6,430.00
2278	MCLAUGHLIN, STAUFFER & SHAKLEE		
24-00167	02/06/24 LEGAL	Open	6,672.18
00688	MONMOUTH COUNTY POLICE ACADEMY		
24-00078	01/16/24	Open	400.00
24-00138	01/31/24	Open	3,000.00
			-----
			3,400.00
02045	MONMOUTH COUNTY SPCA		
24-00199	02/12/24 ANIMALS	Open	325.00
00188	MONMOUTH/OCEAN TCTA		
24-00161	02/06/24	Open	80.00
2883	MONTENEGRO, THOMPSON, MONTENEGRO		
23-01362	12/14/23 PLAN BRD.	Open	5,719.50
24-00224	02/15/24 PLAN. BOARD	Open	3,980.00
			-----
			9,699.50
00189	MUNICIPAL CLERKS ASSN/MONMOUTH		
24-00115	01/24/24 2024 Membership Renewal	Open	150.00
00190	MUNICIPAL CLERKS ASSOC OF NJ		
24-00105	01/16/24 Clerks Conference Registration	Open	850.00
00462	MUNICIPAL MAINTENANCE COMPANY		
24-00165	02/06/24 Sewer	Open	356.00
00339	NAPA AUTO PARTS CENTER		
23-01020	09/11/23 Streets & Roads	Open	30.52
23-01246	11/13/23 Streets & Roads	Open	15.99
23-01257	11/14/23 Streets & Roads	Open	744.68
24-00123	01/24/24 Streets & Roads	Open	63.70
			-----
			854.89
01399	NEW JERSEY AMERICAN WATER		
24-00196	02/12/24 WATER	Open	3,584.38
00020	NJ ASSOC OF CHIEFS OF POLICE		
24-00159	02/06/24	Open	275.00
00131	NJ CONFERENCE OF MAYORS		
24-00103	01/16/24 2024 Membership Dues	Open	295.00
01810	NJ DEPT OF HEALTH		
24-00194	02/12/24 ANIMAL TRUST	Open	29.40
00113	NJ NATURAL GAS COMPANY		
24-00156	02/01/24 NAT.GAS	Clsd	2,641.16
00502	NJ STATE LEAGUE/MUNICIPALITIES		
24-00102	01/16/24 2024 Membership Dues	Open	307.00
00885	OCEAN TWP FIRE DISTRICT NO. 2		
24-00198	02/12/24 SHARED SERVICE	Open	400.00
01309	OCEANPORT BOARD OF EDUCATION		
23-00773	07/13/23 SCHOOL TAX	Open	74,140.00
00163	OSWALD ENTERPRISES, INC.		
24-00073	01/16/24 Sewer	Open	1,375.00
24-00142	01/31/24 Sewer	Open	2,250.00
			-----
			3,625.00
3140	PASHMAN, STEIN, WALDER & HAYDEN		
24-00191	02/12/24 LEGAL SERVICES	Open	513.00

**REGULAR MEETING**

**FEBRUARY 20, 2024**

2525	POOR JOHNS PORTABLE TOILETS		
24-00215	02/15/24 BEACH	Open	366.00
2290	PORZIO, BROMBERG & NEWMAN		
24-00209	02/15/24 LEGAL	Open	3,819.32
00164	RAIN, WILLIAM		
24-00136	01/25/24 HEALTH	Clsd	322.20
3114	REILLY SWEEPING LLC		
24-00122	01/24/24 Streets & Roads	Open	1,280.00
01554	SEA BRIGHT SERVICE CENTER		
24-00076	01/16/24	Open	2,870.49
24-00099	01/16/24	Open	229.85
24-00124	01/24/24 Streets & Roads	Open	225.00
24-00130	01/24/24	Open	189.50
24-00147	01/31/24	Open	1,856.67
24-00149	01/31/24	Open	289.95
			-----
			5,661.46
00027	SEABOARD WELDING SUPPLY, INC.		
24-00212	02/15/24 DPW	Open	18.50
01027	SHORE BUSINESS SOLUTIONS		
24-00056	01/12/24 A&E	Open	278.00
24-00204	02/12/24 A&E	Open	278.00
			-----
			556.00
00053	SHORE REGIONAL HIGH SCHOOL		
23-00778	07/13/23 HIGH SCHOOL TAX	Open	184,110.84
00222	SIGNS & LETTERS UNLIMITED		
24-00100	01/16/24	Open	585.00
02225	STAPLES ADVANTAGE		
24-00085	01/16/24 Bldg Dep Office Supplies	Open	276.14
24-00112	01/22/24 OFFICE SUPPLIES	Open	679.74
			-----
			955.88
2535	SUBURBAN DISPOSAL, INC.		
24-00181	02/09/24 TRASH	Open	22,792.34
24-00182	02/09/24 TRASH	Open	2,076.50
24-00183	02/09/24 LANDFILL	Open	7,926.56
			-----
			32,795.40
3138	SUPERIOR FIRE & EMERGENCY		
24-00134	01/24/24 RIT Training	Open	500.00
00192	TAX COLL & TREAS ASSOC OF NJ		
24-00146	01/31/24 2024 DUES	Open	100.00
00656	TAYLOR FENCE CO., INC.		
24-00166	02/06/24 Beach	Open	1,358.23
00973	THE TWO RIVER TIMES		
24-00169	02/06/24 CLERK	Open	8.99
24-00193	02/12/24 CLERK	Open	47.13
			-----
			56.12
2810	TOMAINO, JOSEPH P.		
24-00195	02/12/24	Open	2,087.50
01243	TREASURER, STATE OF NEW JERSEY		
24-00108	01/18/24 LICENSE FEES	Clsd	50.00
02114	TWO RIVERS WATER RECLAMATION		
24-00168	02/06/24 SEWER	Open	93,261.86
02061	VERIZON WIRELESS		
24-00188	02/12/24 FIRE DEPT	Open	318.16
24-00202	02/12/24 POLICE	Open	821.80
24-00207	02/15/24 CELL SERVICE	Open	197.21
			-----
			1,337.17
02061	VERIZON WIRELESS		
24-00111	01/19/24 POLICE	Clsd	2,056.73
00058	WILLOW CLEANERS, INC.		
24-00225	02/16/24 POLICE	Open	692.25

**TOTAL: \$ 562,754.37**

**Manual Checks / Wire Transfers**

1/23/2024	BORO OF SEA BRIGHT/EE' HEALTH	\$1,554.47
24-00114	REPLENISH FUND/DENTAL	

2/7/2024	C.M.R.S.-FP/U.S. POSTAL SERVICE	\$607.00
24-00174	REFILL POSTAGE MACHINE	
2/14/2024	1/Q 2024 COUNTY TAX	\$560,843.00
24-00153	WIRE TRANSFER	
2/14/2024	1/Q 2024 COUNTY LIBRARY TAX	\$40,572.33
24-00154	WIRE TRANSFER	
2/14/2024	1/Q 2024 OPEN SPACE TAX	\$79,465.90
24-00155	WIRE TRANSFER	
2/5/2024	NEW JERSEY DEP	\$200.00
24-00186	WATER SUPPLY CONNECTION PERMIT FEE	

**TOTAL: \$ 683,242.70**  
**GRAND TOTAL: \$ 1,245,997.07**

**MAYOR AND COUNCIL COMMENTS**

Councilman Bieber reminded residents of the short-term rental ordinance approved last year as we head into the rental season – contact Borough Hall with any questions on the application process.

Councilman Catalano stated that dune grass planting is scheduled for March 2<sup>nd</sup> and hopes they can get some volunteers. DPW is currently installing dune fencing and they are working their way down from North Beach and hope to get the entire town done. He also requested funding to fix up the beach access points during the budget meetings. Currently there is an issue at Anchorage Beach with significant beach erosion and they talking to the DEP to get help. Mayor Kelly stated it is a bad situation and he has spoken to Congressman Palone’s office and they are well aware of the issues.

Councilman Keeler stated that he spoke to a representative from the Army Corps about the pipe dredging in the river that is pumping sand 24 hours onto the beach in Monmouth Beach and would like to work with them to pump some sand onto our beaches in the fall. Mr. Verruni explained that we might be able to do that through our storm sewer like Monmouth Beach is doing.

Councilwoman Gorman stated that she is working on a resident letter that will be going out with the Borough directory to let everyone know what is going on in the community center. She also contacted the artist who submitted the mural rendering to come up with a design for signage for the building.

Councilman Leckstein reported progress.

**EXECUTIVE SESSION**

**Executive session not held.**

**ADJOURNMENT**

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

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

Respectfully Submitted,

Christine Pfeiffer  
Borough Clerk