

**MINUTES  
WORKSHOP MEETING  
BOROUGH OF SEA BRIGHT**

**NOVEMBER 13, 2014**

**SEA BRIGHT, NEW JERSEY**

**Mayor Long** called the meeting to order and requested those present to join her in the Pledge of Allegiance - 8:35 am.

**Mayor Long** read the following compliance statement:

**"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 has been advertised in the Asbury Park Press and faxed to local newspapers on December 10, 2013 and posted on the bulletin board in the Borough office. This meeting is open to the public."

**ROLL CALL:**

**PRESENT:** Mayor Dina Long, Councilmembers William J. Keeler, Brian Kelly, John Lamia, Marc A. Leckstein, James A. LoBiondo

**OTHERS:** Borough Attorney Patrick J. McNamara, Borough Engineer Jaclyn Flor, Acting Borough Joseph L. Verruni

**ABSENT:** Councilmember's Peggy Bills, Chief Financial Officer Michael Bascom

**ITEMS FOR DISCUSSION:**

**SUBJECT:** 2015 Annual Beach Fee Schedule and Locker Distribution Purchase Additional Lockers as Needed

**ACTION:** Borough Administrator Verruni asked Council to decide on how to distribute beach lockers for the 2015 beach season - first come, first served or offer to those who had lockers the previous year. Council agreed to notify locker holders from the previous year to purchase by January 31, 2015. Council also agreed to offer additional lockers through May 1, 2015. Resolution approving the beach fee schedule and locker distribution will be on the November 17, 2014 Meeting agenda.

**SUBJECT:** Municipal Parking Lot Pay Stations

**ACTION:** Councilman Kelly reported we are hoping to have the pay stations in place by Memorial Day of 2015 just for seasonal use. Councilman Leckstein suggested the possibility of offering a discount on beach passes and reported that the businesses want to make sure that their employees do not have to pay for parking. Borough Administrator Verruni will schedule another vendor to present to Council at the December 16 Workshop meeting.

**SUBJECT:** Review 2015 Borough Council Meeting Schedule

**ACTION:** Council reviewed the schedule and agreed to approve by Resolution at the November 17, 2014 Regular Council meeting.

**SUBJECT:** Bulkhead Ordinance - Planning Board Recommendation

**ACTION:** Council received a letter with Planning Board's recommendations on the Borough's bulkhead ordinance. After a lengthy discussion led by Councilman Leckstein, Council agreed not to accept the Planning Board's Recommendations. A resolution will be prepared for the November 17 Regular Council meeting explaining why the Governing Body isn't accepting the Planning Board recommendations. When the Ordinance is adopted, Mayor Long would like to send a letter to all property owners along the river explaining the details of this ordinance.

**Mayor Long invited comments on discussion from the audience:**

Ira Schusheim, 730 Ocean Avenue, commented that the cost of an engineer to inspect a new bulkhead is irrelevant when compared to the cost of repairing damage caused by a poorly built one.

Vince LaPoire, Long Branch, inquired as to whether or not the Stavolas would be using an engineer for their upcoming bulkhead project.

**SUBJECT:** Seasonal Mercantile License Fees

**ACTION:** Borough Administrator Verruni explained that we have a number of summer businesses on the beach and currently do not charge a mercantile license fee. Mayor Long suggested we re-evaluate the entire fee schedule. Mr. Verruni will collect data from surrounding beach towns for comparison. The Finance Committee will evaluate and will prepare a recommendation.

**SUBJECT:** Post Sandy Planning Assistance Grants for five Phase II activities approval and next steps

**ACTION:** Mayor Long reported we have received \$125,000 in grant money from the Department of Community Affairs to assist our post Sandy planning. Council has received recommendations from Steve Nelson for awarding contracts on GIS Development, Debris Management Plan, Organizational and Operational Review. The Mayor would like to award these contracts at the December Council meeting and asked Council to review the recommendations.

**SUBJECT:** Beach Club Storage Update

**ACTION:** Council held a lengthy discussion on the options they have to enforce the current Ordinances in the Borough concerning the storage of beach club cabanas, play ground equipment and other parts of the facility that need to be removed from the beach. Council agreed that they need to work together with the beach clubs and invite the owners in to try to come to a mutual agreement.

**Mayor Long invited comments on this discussion from the audience:**

Vince LaPoire, Long Branch, suggested the Borough address the issue of safety from an insurance perspective which would outline the risk assessment rather than through zoning ordinances or police powers.

Ira Schussheim, 730 Ocean Avenue, besides the issue of safety and aesthetics, there is the issue of fundamental fairness, if a resident used their front yards for storage, they would be getting a knock on their door from the police. The Borough needs enforcement and fairness. Zoning shapes a community only if it is enforced.

**SUBJECT:** An Ordinance amending Chapter 38, Special Events of the Code of the Borough of Sea Bright

**ACTION:** Councilman Leckstein reported that this is the first to two amending ordinances for the November 17 agenda which will allow the Special Events Committee to hear, upon special circumstances, an application that comes before them in less than the 60-day requirement. The second amending ordinance, is written to include "weddings" as a special event. In the original ordinance they were exempt. Councilman Leckstein reported that letters/friendly reminders are going out to the community to remind them that this committee needs to be aware of any event taking place.

**SUBJECT:** Flashing Crosswalk at Sands Beach Club Update

**ACTION:** Council agreed that if Sands' crosswalk had flashers, the crosswalk at Ship Ahoy would need a set of flashers; would drivers pay attention to the second set of flashers as they are so close. Councilman LoBiondo will talk to both club owners and report back to Council. Mr. Verruni will ask the Chief to confirm the cost of the lights.

**SUBJECT:** Firehouse Update

**ACTION:** Borough Administrator and Engineer met with two vendors for the temporary fire house. One is a tent like structure and one is metal. The metal building is a better looking and a more resilient structure. Borough Engineer explained that there are more engineering costs associated with the metal structure. Council agreed to move forward with the metal structure.

**SUBJECT:** Appointment of a Local Plan Committee for Hazard Mitigation Plan

**ACTION:** Mayor Long explained we received money to develop a hazard mitigation plan and would like to appoint a subcommittee that will work with the appointed consultant on the development of this plan. The Mayor recommended the appointments of herself, Councilmember(s) Kelly, Keeler and our OEM Coordinator. A resolution approving these appointments will be on the November 17 meeting agenda.

Councilman Leckstein reported that DOT has offered the Borough a consultant to work with to help design our bike plan. Council asked Steve Nelson, NJ Futures, to get more details and the guidelines and report back.

**SUBJECT:** November 17, 2014 Agenda Review  
**ACTION:** Agenda was distributed for Council Review

**Mayor Long made the following announcements:**

- **NJLM Conference in Atlantic City - November 18, 19, 20**
- **Borough Offices will be closed November 27 and 28 for Thanksgiving**
- **Christmas Tree Lighting - Friday, December 5 at 7 PM at the Firehouse. Immediately following - a visit with Mr. and Mrs. Claus at the United Methodist Church - hot chocolate and cookies will be served.**

**REMARKS FROM THE AUDIENCE:**

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.

Michelle McMullin, Ocean Avenue, asked Council to consider not charging for parking in the evenings should they decide to install parking lot pay stations.

Vince LaPoire, Long Branch, asked if homeowners are required to insure bulkheads. Mr. LaPoire also suggested Council invite our insurance representative to the meeting with the beach club owners to discuss the liability potential of storing their cabana's, etc. in their parking lots. Suggested the Finance Committee appoint a public advocate to represent the borough residents on budget issues.

**EXECUTIVE SESSION:**

**RESOLUTION**  
**EXECUTIVE SESSION**

Councilmember Kelly offered the following resolution and moved its adoption; seconded by Councilmember Leckstein;

**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 Mayor and Council 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:
  - A. Litigation
  - B. Real Estate Acquisition
  - C. Contracts
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

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

Roll Call: Bills, Keeler, Kelly, Lamia, Leckstein, LoBiondo  
absent Yes Yes Yes Yes Yes

**ADJOURNMENT:**

Councilmember Leckstein offered a motion to Adjourn the Workshop meeting; second by Councilmember Kelly:

**Vote:** Bills, Keeler, Kelly, Lamia, Leckstein, LoBiondo  
absent Yes Yes Yes Yes Yes

Time: 10:45 am

Respectfully submitted,

Christine Pfeiffer  
Deputy Clerk