

**MINUTES
WORKSHOP MEETING
BOROUGH OF SEA BRIGHT**

July 16, 2015 (Thursday)

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:

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 Has Been Faxed to the Asbury Park Press and other local newspapers on November 24, 2014. 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 Dina Long
Councilmember's William J. Keeler, Brian P. Kelly, John M. Lamia,
Marc A. Leckstein

ABSENT: Councilmember's Peggy Bills, Charles H. Rooney

OTHERS: Borough Administrator/Clerk Joseph L. Verruni, Attorney Patrick
McNamara, Engineer Jaclyn J. Flor, Chief John Sorrentino,
Borough Clerk Christine Pfeiffer

ITEMS FOR DISCUSSION:

SUBJECT: 2014 Municipal Audit

ACTION: 2014 Audit was received and distributed to the Governing Body.

SUBJECT Installation of an Ocean Current Instrument in Sea Bright

ACTION: Dr. Hugh Roarty from the Institute of Marine and Coastal Sciences, Rutgers University, gave a brief overview of the oceanographic studies they are conducting and a description and summary of what they would like to place in Sea Bright. Dr. Roarty will evaluate two possible locations for the equipment and submit a recommendation to Councilman Lamia. Councilman Leckstein expressed concerns about having a shed on the beach; in addition he requested that the Borough receive the data collected. Engineer Flor asked if it would be possible to receive data on sediment transport - specifically in the area in north beach.

SUBJECT: Performance/Maintenance Bonds - One/Two Years

ACTION: Administrator Verruni explained our current code requires a one year maintenance guarantee for projects and other public improvements but municipal land use law requires a two year maintenance bond. Mr. Verruni recommended the Borough be consistent with the land use law. Councilman Leckstein reported that Sea Bright does not use Developer's Agreements. To conform to land use law, Council agreed to the two year recommendation for Maintenance Bonds. Administrator Verruni will prepare an Ordinance amendment for the next workshop agenda as well as a sample developer's agreement.

SUBJECT: Abandoned Property/Code Updates

ACTION: Borough Attorney McNamara updated Council on the status of the abandoned properties list. Administrator Verruni discussed our current codes concerning boarding up windows and suggested amending our Ordinance to require the window coverings be the same color as the building. Mr. Verruni said they amended the budget to add a revolving fund to pay for the rehabilitation of some of these properties. Mr. Verruni will prepare revised language for our Ordinance regarding boarding up windows and prepare a RFP for hiring a contractor to perform the rehabilitation work for Council's review at the August workshop meeting. Council also discussed the Ordinance requiring vacant lots to be fenced in with a solid screen fence (four vs. six foot fence) or vegetation. The Administrator will prepare a draft amendment for the next workshop meeting. Mayor Long stated she would like to see the sidewalks in town replaced as some are crumbling, cracked and are a

potential hazard. Councilman Leckstein added the weed problem needs to be addressed. Councilman Lamia will have the SeaBreeze print an article reminding homeowners they are responsible for maintaining the sidewalks in front of their properties. Councilman Keeler added that additional signage should be posted at the end of Church Street identifying the end of the street. Councilman Leckstein reported the Library has requested a designated parking space outside of the church for a librarian. Council did not approve request and it was agreed they obtain a resident parking permit.

SUBJECT: 2015 Shore Regional Municipal Guaranty Ordinance - Sea Bright

ACTION: A copy of the Ordinance was distributed and Mayor Long explained that the Borough is responsible for guaranteeing 17% of their Bond Ordinance as we are responsible for 17% of their budget. This Ordinance will be introduced at the August 4, 2015 Regular Council Meeting.

SUBJECT: Seastreak Update

ACTION: Councilman Lamia reported that the first weekend of Seastreak running bus service from Highlands parking lot to Sea Bright had minimal participation. Once the program has more time to be promoted, they anticipate more visitors. When the visitors arrive they receive a blue wrist band, brochure with a map and other information on the town. Council will look into buying some advertising at the Seastreak terminal in New York.

SUBJECT: Cell Tower

ACTION: Borough Attorney McNamara reported that a copy of the updated schematics of the cell tower were included in the meeting packets and he should have the final draft of the lease shortly. The schematic was revised to eliminate the issue of the encroachment in the right of way. A CAFRA permit will be required. Councilman Kelly added that storage will be available under the tower. Mayor Long asked if the consultant could redesign the fence so as not to take away parking spaces.

SUBJECT: Public Safety Capital Purchase

ACTION: Chief Sorrentino prepared a list of additional equipment, radios and an e-ticketing system and the associated costs for each. Chief Sorrentino explained the need for the above and Council agreed to move forward; the Administrator will have the necessary ordinance prepared for the capital purchase.

SUBJECT: Possible Non-Binding Referendum

ACTION: Mayor Long explained that she and Councilman Rooney have discussed and would like Council to consider placing a non-binding referendum question on the general election ballot in November. The purpose is to obtain the voters sentiments on whether the Governing Body should pursue joining a new consolidated K-12 school district with Highlands and Atlantic Highlands. The deadline for the question to be submitted to the County Clerk is August 14, 2015. Attorney McNamara will research the legality of the question and a resolution will be prepared for the August 4, 2015 Regular meeting agenda.

SUBJECT: Availability of Council Members for a Hazard Mitigation Plan Meeting during the week of August 17th

ACTION: The Administrator is looking for a public meeting date for Michael Baker Intl. to present the draft Hazard Mitigation Plan, which is required by FEMA, to get the public's feedback on the plan. Council agreed upon the date of August 19, 2015 at 8 pm.

UPDATES (FYI):

- Mayor Long reported the next Town Hall Meeting - Property/Regional School Tax is scheduled for Wednesday, September 2, 2015 at 7 pm
- Councilman Leckstein shared the tentative plans for a shared public works facility with Highlands.
- Borough Administrator reported we are ready to go with the new email addresses for Borough employees (ex: asmith@seabrightnj.org). A strategy will be put together for a smooth transition.
- Borough Engineer Flor reported that a break was found in one of our sewer lines. Ms. Flor will review the tapes and report back.

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.

Marianne McKenzie, 612 Ocean Avenue, announced the date of the library opening and the new library hours. A public opening celebration is planned for September. Ms. McKenzie also expressed concerns about having the non-binding referendum

Vince LePore, Long Branch, feels the non-binding referendum question should be very general - not specific - might give public more incentive to explore other avenues. Suggested the Borough start a campaign to determine whether Shore Regional justifiably exists and whether the towns within the Shore Regional school district want to explore other options to lower the cost for everyone.

EXECUTIVE SESSION:

**RESOLUTION
EXECUTIVE SESSION**

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

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. 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.

Vote: Bills, Keeler, Kelly, Lamia, Leckstein, Rooney
absent Yes Yes Yes Yes Yes

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

Vote: Bills, Keeler, Kelly, Lamia, Leckstein, Rooney
absent Yes Yes Yes Yes Yes

ADJOURNMENT:

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

Vote: Bills, Keeler, Kelly, Lamia, Leckstein, Rooney
absent Yes Yes Yes Yes Yes

Time: 10:30 am

Respectfully submitted,

Christine Pfeiffer
Borough Clerk