

**MINUTES  
WORKSHOP MEETING  
BOROUGH OF SEA BRIGHT**

**DECEMBER 10, 2015 (Thursday)**

**SEA BRIGHT, NEW JERSEY**

**Mayor Long** called the meeting to order at 8:45 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, John M. Lamia, Marc A. Leckstein,  
Charles H. Rooney

**ABSENT:** Councilmember's Peggy Bills, Brian P. Kelly

**OTHERS:** Attorney Patrick J. McNamara, Engineer Jaclyn Flor, Administrator Verruni,  
Borough Clerk Christine Pfeiffer

**ITEMS FOR DISCUSSION:**

**SUBJECT:** Streetscape Update

**ACTION:** Engineer Flor reported they have been working with the NJDOT on getting permits issued. The plans are ready for execution once permits are issued; we are on schedule to go out to bid in March. Mayor Long would like to see a better visual of where exactly the benches, light posts, etc. will be located to make sure we are placing fixtures in the right spots. The Engineer will also put the plans on boards in Borough Hall for public inspection. It was agreed that there should be another committee meeting to decide on a few outstanding decisions, colors of pavers and tie up some loose ends to prepare for going out to bid. Administrator Verruni reported the loss of the two curb cuts at Chapel Beach Club and Angelicas are going to reduce the amount of parking spots. Ms. Flor reported that the NJDOT did not include the hair pin parking spot striping but did include the bumpers. Councilman Rooney added that Chief Sorrentino met with JCPL and walked around town to determine what lights needed to be fixed, the necessary wattage and location of poles.

**SUBJECT:** Municipal and Beach Community Buildings Update (Lawrence)

**ACTION:** Administrator Verruni reported that he, Frank Lawrence and Kevin Settembrino (Borough Architect) met with FEMA and NJ OEM to review where we stand. We were informed that the FEMA representative in charge of the cost estimating is leaving so we are starting over with a new person. The beach pavilion/community center and municipal building plans along with the four replacement cost projects need to be submitted for evaluation. Council needs to agree on what is being submitted and start putting in place the financing mechanisms to allow the construction documents to go forward. Mr. Verruni will speak to CFO Bascom on the financing matters. T&M is working on the CAFRA permits and reviewed the footprint and landscape design. Mr. Verruni will review the timeline once we get the numbers from FEMA.

Attorney McNamara left meeting at 9:10 am; Attorney Krystle Nova joined in his place.

**SUBJECT:** State Aid Agreement between DEP and Borough of Sea Bright for Seawall Repair and Construction

**ACTION:** Councilman Leckstein recommended changing the statement on page three that says the Engineer has worked for the Borough for several decades; should be changed to years. Councilman Leckstein expressed concern with the paragraph stating that if FEMA fails to provide its share of the funding, NJDEP shall terminate the project or continue at its expense. Mr. Verruni mentioned that initially the Borough was responsible for 10% of T&M's charges on the balance of the seawall repairs which was estimated to be approximately \$50,000.....the State has now agreed to bear the entire cost for engineering on the seawall project. However, they are requiring a percentage share of 25% for the vehicle ramp that goes over the seawall which would be approximately \$62,500. Two resolutions will be prepared for the December 15 Regular meeting, 1) authorizing the Mayor to sign the state aid agreement, and 2) approving an increase to the Seawall Repair and Reconstruction Project as submitted by T&M Associates.

**SUBJECT:** Installation of an Ocean Current Instrument in Sea Bright - Rutgers

**ACTION:** Council agreed to install the equipment that will be located under the stairs at Anchorage Beach. An approving resolution will be listed on the December 15 meeting agenda which will state that Rutgers Institute of Marine and Coastal Sciences will be responsible for all installation, electrical and maintenance costs.

**SUBJECT:** Cell Tower Update

**ACTION:** Administrator Verruni reported on the conference call with Councilman Kelly and Attorney McNamara to review the most recent draft agreement between the Borough and the cell carrier. Still need to confirm the available space underneath the tower can be used for public works storage and what potential fees would be from additional carriers. Councilman Lamia questioned if the tower would improve service inside of the businesses or if the lack of signal in those buildings was due to structure construction.

**SUBJECT:** Assessment Demonstration Program

**ACTION:** Administrator Verruni updated Council on the recent articles in the press relative to the Assessment Demonstration Program. Several towns have pulled out of the program recently. The re-assessment numbers for 2016 will remain regardless. Tax appeals have to be done prior to the Borough adopting the budget. Mayor Long expressed concern about the outcome of the revaluation and the methodologies that they used to come up with land values along the riverfront; in addition, the Mayor is concerned about how the increase will affect our school taxes.

**UPDATES (FYI):**

- Budget Schedule - Administrator Verruni reported the CFO is compiling the 2016 budget forms for the department heads and will be scheduling budget hearings with department heads and council.
- New Email Addresses - Administrator Verruni encouraged all members of the governing body to begin using the new seabrightnj.org email addresses.
- Public Works Skid Steer - Administrator Verruni reported a resolution will be on the December 15 agenda authorizing the purchase through a co-operative.
- BSB Sign on Ocean Avenue - Council discussed the legality of the sign and its location per Borough and NJDOT rules and regulations and alternative sign designs and locations. The Borough needs to determine if the property where the sign is located is private property or owned by NJDOT which will determine how they move forward.

**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.

Toni Zachos-Kaplan, 253A Ocean Avenue, expressed concern that car doors parking along Ocean Avenue hit the benches and hopes that Council has considered this in the streetscape design.

Marianne McKenzie, 612 Ocean Avenue, hopes Council revisits the entire cell tower project because of technology changes and lower potential revenues since this project was first considered; and should look into micro-sites vs. macro-sites. Regarding the Re-Val, Ms. McKenzie said the problem isn't the pilot project, it ethically and legally that relatives of Matt Clark are involved with the company that is involved in doing inspections of properties....there is an appearance of impropriety. The land value is so absurd it creates a lack of confidence in the program. Ms. McKenzie commented the BSB sign issue could be resolved if we developed a Special Improvement District.

Vince LePore, Long Branch, commented on the BSB sign - that it said "Manhattan at the Shore" and the word "sale" - would like to see a nice welcome/leaving "Sea Bright" sign. Mr. LePore cautioned that the new property assessments are going to really hurt the Borough with the Shore Regional school tax. Mr. LePore asked if streetscape project enhances Public Safety and if so, could use utilize eminent domain to obtain the area of curb cut on Ocean Avenue across from Chapel Beach Club.

**EXECUTIVE SESSION:**

**RESOLUTION  
EXECUTIVE SESSION**

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

**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. Personnel
- 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.

<b>Vote:</b>	Bills,	Keeler,	Kelly,	Lamia,	Leckstein,	Rooney
	absent	Yes	absent	Yes	Yes	Yes

**ADJOURNMENT:**

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

<b>Vote:</b>	Bills,	Keeler,	Kelly,	Lamia,	Leckstein,	Rooney
	absent	Yes	absent	Yes	Yes	Yes

Time: 12:00 pm