

**AGENDA  
WORKSHOP MEETING  
BOROUGH OF SEA BRIGHT**

**JULY 14, 2016 (Thursday)**

**SEA BRIGHT, NEW JERSEY**

**Mayor Long** called the meeting to order at 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 23, 2015. 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, Jr.

**ABSENT:** Councilmember's Peggy Bills, Charles H. Rooney,  
Marc A. Leckstein (en route)

**OTHERS:** Attorney Roger J. McLaughlin, Engineer Francis W. Mullan,  
Administrator Joseph L. Verruni, 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.

Linda Lamia, 2 Village Road, asked Council to take the tax-paying citizen's concerns into account when considering the large building projects. Ms. Lamia said she believes it all comes down to a matter of trust as we do not have a track record of success with previous projects. Ms. Lamia asked Council to help the public believe these are the right buildings, at the right time, at the right price and will be built right to lead us to sustainability and resilience.

Vincent Lepore, Long Branch, regarding the petitions for the referendum, Mr. Lepore suggested the Council consider rescinding the three bond ordinances and go about a quick remedy so there isn't a showdown in November jeopardizing the federal money. Mayor Long asked Mr. Lepore what path he would recommend to find a resolution given that the design phase of the buildings has been completed.

Councilman Leckstein joined the meeting.

Tom Largey, Beach Way, stated that he doesn't think anyone in town will vote for extravagant buildings when tax assessments were just substantially increased. Mr. Largey questioned who would be drafting the referendum questions and verifying all the numbers as they seem to change. Mayor Long responded that the numbers have been certified by the Chief Financial Officer and are based on rates through the Monmouth County Improvement Authority for the eventual issuance of bonds; the costs are based on the architect's estimates. Mayor Long said discussions on these new buildings began back in 2013 under a different Council and the architect was approved by a unanimous Council vote after interviewing several candidates; there have been six public meetings where these buildings have been discussed. Mayor Long summarized the estimated tax impact for residents based on property values. Mr. Largey hopes that the language of the referendum question is fair and open and that the public has a chance to learn more prior to the election.

Jean Kingman, Waterview Way, stated she believes there isn't any transparency in this town - that things are done behind closed doors and that is why people don't have trust in the new building plans. During the last open meeting there was only discussion and no pictures or plans for the future buildings. She believes that it will be tough for the Council to build their credibility. Ms. Kingman said Council should tell the truth and not go around

telling people that we are going to lose the money. Councilman Kelly clarified that we are "at risk" of losing the money if they do not provide plans in a timely manner. Mayor Long explained that right now, over 3 years since Sandy, the Borough has negotiated item by item, according to FEMA's rules for what is eligible for reimbursement and the amount approved by FEMA is \$7.4 million. Mayor Long explained, if we do not go down this path we risk having to start over and renegotiate for reimbursement, item by item for an alternative plan and we will risk losing \$7.4 million. Ms. Kingman believes the police and fire buildings don't need to be so expensive and are too large for a town this size.

Mayor Long reminded everyone the audios of all meetings are available online at [www.SeaBrightnj.org](http://www.SeaBrightnj.org) and all of the minutes are online as well.

Bob Morrone, 15 Sandpiper Lane, asked for clarification on how we got to \$7.4 million. Mayor Long advised that the numbers will be explained later in the meeting. Mr. Morrone asked why the buildings couldn't be designed to not exceed the amount of monies we already have received. Councilman Kelly explained how and why the buildings were designed and the cost savings steps that were taken.

Jean Kingman, Waterview Way, questioned if the Borough was looking into shared services for the fire department with Rumson, Highlands, or Middletown.

Marianne McKenzie, 612 Ocean Avenue, reported the citizen advisory committee formed to pursue possible consolidations for the Borough was mainly focused on school district alternatives not shared services for public safety. Ms. McKenzie stated she is very concerned about the budget as the public was told the revenue from pay parking would be one of the ways to bridge the gap when we lose our essential services grant money and now Council is saying it will be used to help pay off the bonding for the new buildings.

Bob Morrone, 15 Sandpiper Lane, asked when we found out how much money we would be receiving from FEMA and if the architect had been given a budget when designing the budget.

Chris Doxey, 9 Church Street, said it is not that the petitioners are against the project, it is that they are against the price of the project and would like to see it scaled down. Ms. Doxey said she is tremendously disappointed that after getting the petition signed one of the members of Council tried talking people out of it and asked to have them remove their name. She believes this is foul play and everyone has the right to sign a petition. Ms. Doxey said the new buildings don't need to be grand they just need to be functional. Councilman Leckstein responded that that no one can remove their name from the signature list/petition once signed and clarified that council members have only gone out in hopes of trying to answer questions and listening to the concerns of those who signed.

### **ITEMS FOR DISCUSSION:**

**SUBJECT:** Capital Projects Update

**ACTION:** Councilman Kelly distributed and reviewed a fact sheet on the proposed municipal buildings which he created to help educate the public prior to the referendum. Councilman Kelly summarized the building's plans, the particular functions of each and explained the goal is to meet all of the town's needs without using up a lot of real estate. Councilman Kelly said it is expensive construction but it is necessary. Councilman Kelly said he would like to see a special election move forward. Mayor Long recommended Council go forward with a special election as well. Councilman Lamia said he and Councilman Keeler met with an architect who offered to provide the Borough with a second opinion on the architectural plans for the buildings. Councilman Lamia strongly suggests that we talk to this architect and see what he has to say and to ensure the buildings meet all the public safety requirements. Mayor Long and Councilman Leckstein suggested Councilman Lamia ask the architect for a proposal to give a second opinion to be reviewed by Council.

**SUBJECT:** Referendum Petitions for Bond Ordinances 15, 16, 17-2016

**ACTION:** Mayor Long stated that we received petitions for Bond Ordinances 15, 16, 17-2016 which demand public referendum on the Bond Ordinances. Attorney McLaughlin stated there are a few options Council can consider; 1) a referendum at the General Election in November, or 2) a Special Election either Sep 27 or Oct 4, or 3) rescind the Ordinances. The Attorney explained there would be three separate questions and an interpretive statement.

Administrator Verruni explained that there is a school election in Marlboro on Sep 27<sup>th</sup> so it would save some costs to have it on the same day. Administrator Verruni stated that the Borough will need to budget \$15,000 for the estimated cost of a special election. Mayor Long suggested Council talk through each option to ensure everyone understands the pros and cons. Mayor Long read a letter from Councilman Rooney with his thoughts and recommendation to hold a special election on September 27. Councilman Keeler said he would prefer rescinding if there was a willingness amongst Council to make a significant change in the plans to reduce the cost. If not, Councilman Keeler would be in favor of holding a special election on September 27. Council Kelly stated a special election on September 27<sup>th</sup> is the best way to go. Councilman Leckstein is in favor of holding a special election on September 27. Councilman Lamia is in favor of waiting until the November election. Councilman Lamia reported that FEMA said they are closing the regional office soon as their work is done in this area. Mayor Long explained that we are the only town that still has open project worksheets with FEMA - we need to move forward and show them that we have a plan.

After a lengthy discussion and recommendations from Attorney McLaughlin, Council decided that it would be beneficial to move forward with a special election on September 27, 2016.

**Mayor Long**

Councilmember Leckstein made a motion to temporarily adjourn the Workshop Meeting and commence the Special Meeting; second by Councilmember Kelly (at 10:45 am):

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

Workshop meeting reconvened at 11:25 am.

Councilman Kelly left meeting at 11:25 am.

**SUBJECT:** Updated Personnel Policies and Procedures Manual

**ACTION:** Administrator Verruni summarized the updates and said the two major changes effect the: 1) social media policy, and 2) the domestic violence leave policy. Mayor Long would like to spend time on the reach and implications of the social media policy and, when approved, that it be distributed to all paid borough employees and volunteers. Carried to a subsequent meeting for further discussion and approval.

**SUBJECT:** Temporary Uses - Parking Lot

**ACTION:** Councilman Leckstein explained the Borough is looking to allow a temporary use (summer months) for empty lots in the BR and B1 zones to be utilized as parking lots. A new ordinance will be prepared for introduction at the next regular council meeting.

**SUBJECT:** Parking on Imbrie Place

**ACTION:** Councilman Leckstein said he has been contacted by a number of the residents on Imbrie Place who asked the Borough to make the two-hour parking along the center island of the street a no-parking zone. The residents are concerned about emergency vehicles getting down the street. Mayor Long asked the clerk's office to draft an Ordinance with this change and have Chief Sorrentino review prior to introduction. Councilman Lamia asked Council to consider under special "event" circumstances to lift the parking ban - Council agreed. Councilman Leckstein would like every resident on Imbrie Place to be aware of the Ordinance before it is introduced.

**SUBJECT:** NJDEP Seawall Update

**ACTION:** Borough Engineer, Fran Mullan provided a general seawall overview and reported the final plans and specs are due to be completed by the end of July; bid specs will then go out and the contract award should be sometime in mid-September. The goal is to try to have construction start in early/mid November and to complete the "gap" area in the municipal lot by the 2017 beach season. Councilman Leckstein asked if the seawall opening on Tradewinds Lane was included in the project - Mr. Mullan said that it was. Mr. Mullan said the property owners who have stairs over the seawall will be notified in writing, in advance, to remove to stairs once the project commences. Mayor Long would like to meet with the property owners prior to sending letters.

Councilman Leckstein left the meeting at 11:40 am.

Eric Doyle, NJDEP - Project Manager for the Seawall Project and Bob McGowan, the T&M Associates Project Manager joined the meeting and provided additional details on the many phases of the project, location of work zones and timeline. Mr. Mullan said another key element which will need coordination will be the staging, storing and delivery of the materials.

Bob Morrone, 2 Village Road, suggested the Borough prepare a "master plan" of all the projects that will be taking place in the Borough to try to coordinate the activities. Mayor Long asked the Engineer to put something together.

Mayor Long asked if it would be possible to take a small section of the wall within the public beach area and invite members of the community to put sea glass in the grout. Besides adding a nice glitter, it will give the community some ownership of this incredible gift that we are receiving from the DEP. The project manager will see what can be done to make this happen.

Mr. Mullan provided an update on where we stand with the NJDOT and the Highway Occupancy Permit necessary to begin the Streetscape Project. Mr. Mullan will send an extension letter to the bidders.

**SUBJECT:** Maintenance and Use Agreement for "Anchorage Park"

**ACTION:** Council approved and a Resolution to authorize Mayor to sign agreement will be listed on the next regular Council meeting agenda.

**SUBJECT:** "Combat Wounded" Parking signs

**ACTION:** Council approved request for one sign for the municipal parking lot.

**SUBJECT:** Memorial Bench Program

**ACTION:** Discussion carried to a subsequent meeting for discussion.

**EXECUTIVE SESSION:**  
**NOT HELD**

**ADJOURNMENT:**

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

**Roll Call:** Bills, Keeler, Kelly, Lamia, Leckstein, Rooney  
absent Yes absent Yes absent absent

Respectfully submitted,

Christine Pfeiffer  
Borough Clerk

Time: 12:10 pm