

**MINUTES  
WORKSHOP MEETING  
BOROUGH OF SEA BRIGHT**

**AUGUST 11, 2016 (Thursday)**

**SEA BRIGHT, NEW JERSEY**

**Mayor Long** called the meeting to order at 9:04 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.,  
Marc A. Leckstein

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

**OTHERS:** Attorney Roger J. McLaughlin, Administrator Joseph L. Verruni,  
Borough Engineer Jenna Stagliano, 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.

**NO ONE WISHED TO BE HEARD.**

**ITEMS FOR DISCUSSION:**

**SUBJECT:** Capital Projects Update

**ACTION:** Mayor Long reminded the public that there is a town hall scheduled for Tuesday August 23<sup>rd</sup> as well as two drop in information sessions (August 27, 10 am - 12 pm and September 7, 4-7 pm) where the public can come in, view the plans, as well as ask questions. The special election will be held on Tuesday September 27<sup>th</sup>. Administrator Verruni explained that there has been no formal progress made since the petitions were filed with the Borough.

Jenna Stagliano from T&M Associates provided an updated on the grant for the Bulkhead project – T&M had a meeting with the DEP to answer some of their questions and provide additional information requested relating to our application and they anticipate awarding applications between October and November.

Mr. Verruni said there is a proposal from T&M to submit the CAFRA permit to construct a ramp over the seawall next to the proposed beach pavilion building as part of the seawall project funded by the state. Mr. Verruni said we will need to precede with the ramp regardless of the outcome of the building project. Jenna stated that the state will co-sign the application which means there will be no permitting fee.

Councilman Lamia asked if there were any storm sewer projects coming up as there are a number of areas that do not drain properly. Councilman Lamia also reported it appears the new duck bill valve on Osborne doesn't seem to be working properly.

Councilman Keeler and Mayor Long urged Council to work cooperatively on the agenda for the public meetings to allow for both sides to be heard. Mayor Long asked that any alternative plans that might be presented be shared with Council prior to the meetings. Councilman Lamia said that he had an outside architect look over the plans for the new buildings. Mayor Long questioned the architect's fees/hourly rates for the services he will provide - Councilman Lamia will follow up. Council would like to hold off on spending additional money before it is determined whether or not the Borough will be moving forward with the building projects.

**SUBJECT:** Church Street/East Church Street Projects

**ACTION:** Administrator Verruni explained that there are two projects that the Borough has been looking at regarding to Church Street 1) the end of church street does not have proper tide flex or flap valves which means it is subject to tidal water during any flood event. Former Borough

Engineer Flor had examined the two options and thought that a duck bill valve would be most beneficial. The Borough has since learned from another contractor that the duck bill valve cannot be connected properly because of the condition of the pipe. T&M Representative, Jenna Stagliano explained another option is an internal flap valve which costs approximately \$5,000. T&M Associates has sent out RFPs for this project. The Governing Body gave Administrator Verruni authorization to move forward on this. Mayor Long would like to have this completed before October. The second project is the paving of East Church Street. T&M received several proposals all in excess of \$25,000 which exceeds the bid limit. Administrator Verruni will contact the County for an additional quote.

**SUBJECT:** Appointing Tax Appeal Appraisers

**ACTION:** Councilman Leckstein excused himself from the meeting for this discussion due to professional client conflict. Administrator Verruni stated that the Borough has asked for proposals for a Tax Appeal Appraiser for the beach clubs. Council discussed fees and asked Attorney McLaughlin will review the costs further and provide a recommendation to Council.

Councilman Kelly left meeting.

**SUBJECT:** Updated Personnel Policies and Procedures Manual - Social Media Procedures

**ACTION:** The MEL by way of the JIF have made changes to the Borough's manual which include changes the social media policy, domestic violence policy and the conscientious employee protection act. Our Labor Attorney also made some minor editorial changes to wording "Municipal" to "Borough." Mr. Verruni explained, if we adopt the MELs model employee policy changes before October 1<sup>st</sup> the Borough will qualify for deductible incentives. Council will review the new manual and will hold a vote for adoption at the Council Meeting on September 6<sup>th</sup>.

**SUBJECT:** Memorial Bench Program

**ACTION:** Councilman Kelly is going to look into different styles and costs of benches for the Borough. Mayor Long explained that we are still evaluating plans to replace benches lost in Sandy by possibly attaching plaques from the lost benches onto new or existing benches. Mayor Long advised that the beautification committee will look into and provide Council with their recommendations.

**SUBJECT:** CRS Proposal

**ACTION:** Mayor Long explained that we have a proposal for the CRS program to work hand in hand with the Floodplain Manager to help develop our CRS application which is due in October. CFO Bascom recommended this company as they helped Neptune get into the CRS program and feels that they would be able to do the same for Sea Bright. Mayor Long stated there might be another proposal coming in from former Councilmember Murphy. Councilman Leckstein explained that this company has a very good track record and has clear deliverables. Mayor Long would like the flood control committee to review the proposals and confirm the selection of the consultant prior to the September 6<sup>th</sup> Council Meeting.

**SUBJECT:** Monmouth County Open Space Grant

**ACTION:** Administrator Verruni reported the Borough would like to apply for a Monmouth County Open Space grant to develop "Anchorage Park" - the application is due September 14, 2016. The grant monies require a local match and the Borough will be able to use the donated money to cover our share. Mayor Long explained that the Borough needs a resolution to apply for this grant money. Mr. Verruni said the Borough can apply for grant money now that the Management and Use Agreement has been finalized with the NJDEP, Division of Parks and Forestry. Council discussed the grant details and plans for the park and Mayor Long suggested any suggestions or recommendations be directed to the Borough Clerk or Councilman Kelly before the meeting on September 6<sup>th</sup>.

**SUBJECT:** Clean Water Action

**ACTION:** Mr. Verruni explained that Clean Water Action sent a letter to ask if they can do their annual canvassing to conduct fundraising and political education throughout the Borough. Chief Sorrentino stated that we have a no soliciting law in the Borough and they would need to obtain a permit. Mayor Long suggested that they set up an information table at the public beach instead of going door to door. Council agreed and asked the Administrator to respond that they can set up on the beach. Mayor Long shared that she got an email and a phone call from resident Anthony Delegio who is proposing to work with Clean Ocean Action and Melonhead to sponsor a beach cleanup on September 17<sup>th</sup>.

**SUBJECT:** Temporary Parking Lots

**ACTION:** Administrator Verruni reported the governing body has defeated the ordinance that was introduced which changed the way that we were going to approve temporary parking lots and decided to move forward under a temporary use ordinance. Our temporary use ordinance doesn't define temporary uses, it only gives examples of things that are temporary uses. Councilman Leckstein believes this should be done properly by ordinance as a permitted temporary use for parking in the B1 and BR zones. Attorney McLaughlin said that he understands Councilman Leckstein's concern however our current ordinance provides examples not limitations. Attorney McLaughlin stated that there are two choices 1) continue sending violation notices and follow them up by summonses or 2) decide that this is a temporary use and enforce the Ordinance in that way. Council would like to look into budgeting for additional code enforcement in the

Borough especially on the weekends during the summer months. Councilman Lamia would like the governing body to come up with an overall solution to the parking problem. After a lengthy discussion, Mayor Long summarized that Council will move forward with amending the Ordinance for the 2017 season and Councilman Lamia will be creating a committee to explore ideas for a "borough parking program" for 2017.

**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. Litigation
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>Roll Call:</b>	Bills,	Keeler,	Kelly,	Lamia,	Leckstein,	Rooney
	absent	Yes	absent	Yes	Yes	absent

**There being no further business to discuss a motion to go back into the regular meeting was made by Councilman Leckstein and seconded by Councilman Lamia with unanimous voice vote approval.**

**ADJOURNMENT:**

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

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

Respectfully submitted,

Christine Pfeiffer  
Borough Clerk