

**MINUTES  
WORKSHOP MEETING  
BOROUGH OF SEA BRIGHT**

**SEPTEMBER 15, 2016 (Thursday)**

**SEA BRIGHT, NEW JERSEY**

**Mayor Long** called the meeting to order at 8:38 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, Marc A. Leckstein, Charles H. Rooney III  
**ABSENT:** Councilmember's Peggy Bills, Brian P. Kelly, John M. Lamia, Jr.  
**OTHERS:** Attorney Roger J. McLaughlin, Administrator Joseph L. Verruni,  
Borough Engineers Fran Mullan and Jenna Stagliano,  
Borough Clerk Christine Pfeiffer

Mayor Long recognized and congratulated the Department of Public Works and the Police Chief, John Sorrentino - they represent Sea Bright on the Safety Committee for the Monmouth Joint Insurance Fund. Sea Bright was presented with an award for "Most Improved Member" in recognition of implementing effective safety policies and procedures and improving the overall safety of the municipality.....congratulations to the team!

**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.

Martin McGann, Esq., represents River Street Development which is the old school in Sea Bright- the property is subject to redevelopment and condemnation. Mr. McGann went through the history of delays and planning board proceedings. Mr. McGann explained his client has every intention of pursuing the development approvals in this case and plans to file another application with the planning board which addresses their previous concerns. Mr. McGann explained they are not against redevelopment but are very concerned about condemnation. Mr. McGann would like to have a meeting with the Mayor and a committee to sit down and work through these issues. Attorney McLaughlin would be willing to set up a meeting in the next few weeks - Mayor Long and Council agreed and feel that a timetable is very important. Mayor Long recommended listing the Redevelopment resolution on the October 18, 2016 regular meeting agenda for action - after meetings are held with Mr. McGann and his client.

Linda Lamia, 2 Village Road, thanked Council for allowing the Twin Lights bicycle tour to ride through town as it was a great opportunity towards bringing us closer to becoming a bicycle friendly community. Ms. Lamia suggested, when considering the waste management contract, to look into supplying uniform large capacity waste cans which are environmentally friendly, would reduce pick up to once per week, enhance the appearance in town and increase grant opportunities. Ms. Lamia is concerned about the delay of the Streetscape project as it could reduce the possibility of future grants and noted it is almost impossible to walk past Sonny's, Yumi and Angelicas with the outside tables. Mayor Long addressed the Streetscape delay issue. Ms. Lamia suggested possibly beginning the work on the east side of the street which would not interfere with Ocean Avenue permitting requirements.

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Marianne McKenzie, 612 Ocean Avenue, reported that the PDF of the budget on the Borough's website does not open. Ms. McKenzie spoke on the solid waste issue and said twice a week pick up and once a week recycling pick up is ridiculous for a town our size. Ms. McKenzie said we really need to get the word out about recycling - people do not understand that the Borough pays the landfill and tipping fees in addition to the waste collection. Ms. McKenzie commented that she is absolutely in favor of redevelopment but would not recommend the eminent domain concept as we do not need to look for more reasons for litigation.

Vince Lepore, Long Branch, thanked the Mayor for her comments this morning to Mr. McGann regarding redevelopment - they were most astute in handling this situation.

Councilman Lamia joined the meeting at 8:45 am.

### **ITEMS FOR DISCUSSION:**

**SUBJECT:** Capital Projects Update

**ACTION:** Administrator Verruni recapped that Council authorized T&M Associates to revise the CAFRA application for the stairs over the seawall next to the beach pavilion project and to prepare a generic type of plot plan to present to residents to gain easements on their property. Mr. Verruni provided an update on the seawall project - the state has put out an addendum to the bid and will be receiving bids on September 21, 2016. Borough Engineer, Fran Mullan provided an update on the Streetscape project and the NJDOT highway occupancy permit application. There are traffic reviewers at the DOT as well as regulatory reviewers who are involved in the review process - and we are hoping to get their feedback soon - whether they issue the permit or request modifications to the plan. Mayor Long asked Mr. Mullan to explain what would be involved if we wanted to bifurcate the bids and rebid the portion that doesn't touch the highway. Mr. Mullan said it would be a relatively low cost quick task and would have to be put out to public bid. After a lengthy discussion, it was agreed to have a resolution authorizing going out to bid for the east side of Ocean Avenue and at the same time placing calls to the NJDOT Commissioner and legislators to try to move this application along in a timely manner. Councilman Keeler asked if a crosswalk could be added to the plan on the north side of Peninsula Avenue.

**SUBJECT:** Redevelopment

**ACTION:** Mayor Long asked Administrator Verruni to keep all Council members informed on the status of any meetings or discussions that take place on this. Councilman Keeler and Councilman Leckstein will join the Mayor in discussions with Mr. McGann and his client - River Street Development.

**SUBJECT:** 2017 Council Meeting Dates

**ACTION:** Borough Clerk discussed the times and dates for the 2017 meeting schedule. Council agreed to the dates with a couple of revisions - the Clerk will distribute an updated schedule and prepare an approval resolution for the November 14, 2016 meeting.

**SUBJECT:** 2017 Season Beach Badge Pre-season sale/Vipley

**ACTION:** Administrator Verruni reported that Borough staff recommend continuing to sell badges at Borough Hall Monday through Friday during the pre-season and propose adding the third Saturday of December, January, February and March from 10 am to 2 pm for sales. Council agreed to have an approving resolution for the pre-season sale prepared for the September 20, 2016 meeting. Mayor Long said Dave Rosenblatt from DEP Coastal requested that we consider a season parking pass now that we have paid parking. Mr. Verruni provided an update on his meeting with (Vipley) a vendor that allows you to pay for your badges on your smart phone with a credit card - if interested in pursuing, Mr. Verruni said we would have to go out for RFPs. Council asked Mr. Verruni to move forward with a RFP and an approving resolution will be prepared for the September 20, 2016 meeting.

**SUBJECT:** Solid Waste Collection Bid Specs

**ACTION:** Administrator Verruni reported the we are ready to go out to bid. Two modifications are: 1) eliminate brush pick up, and 2) change the street sweeping dumpster pick up frequency. Other changes discussed were once a week pick up in the off season and to provide containers for pick up. Mr. Verruni reviewed the different sizes and prices of containers. A discussion ensued regarding the pros and cons of the containers and one day a week pick up vs. twice a week. Mayor Long would like to include emergency debris removal in the bid specs as those expenses are eligible for FEMA reimbursement if written into the contract. The Administrator and Attorney will meet to prepare the bid specs.

**SUBJECT:** Traffic Ordinance Amendments to clarify the fines for paid parking violations  
**ACTION:** Attorney McLaughlin said it is necessary to modify our ordinance to coincide with paid parking. The Attorney will prepare an amendment for the Chief to review prior to the next Workshop meeting. Administrator Verruni will prepare an updated parking plan and a first year debrief and summary.

**SUBJECT:** Community Rating System  
**ACTION:** Mayor Long reported we are in receipt of two proposals to implement a CRS program for the Borough from Agnoli Engineering and former Councilman Read Murphy. Mayor Long does not want to lose any more time getting into the CRS program. Agnoli Engineering provided an in depth proposal for a lower fee. Council asked the Administrator to list a resolution awarding a contract to Agnoli Engineering on the September 20, 2016 meeting agenda and to inform Councilman Kelly prior to the meeting.

**SUBJECT:** Clean Ocean Action October 22<sup>nd</sup> Beach Sweep  
**ACTION:** Council approved Clean Ocean Action unilaterally for future beach sweeps as long as they provide adequate notice and current insurance documentation. Mayor Long would like to request that they send us the data card after each sweep so we can see what was picked up off the beach.

### **MISCELLANEOUS**

Councilman Leckstein provided an update on the recent noise complaints and possibly amending our ordinance to include "unreasonable/nuisance noise" time restrictions. The committee will meet and come back to Council with their recommendations. Mayor Long read a letter of complaint she received regarding this matter from a resident on Peninsula Avenue. To be listed for further discussion at the October workshop meeting.

Councilman Leckstein reported the State of New Jersey has excluded Monmouth Park from the casino bill that is coming up by not allowing them to have a casino at their location. The Township of Howell passed a resolution to encourage the State, if there is such a bill put forward that it include Monmouth Park. Because Monmouth Park is so integral to our community, Councilman Leckstein would like Council to pass a similar resolution. Council agreed to list a resolution on the September 20, 2016 meeting agenda. Councilman Keeler added he is very concerned about the future of Monmouth Park.

### **UPDATES**

- Remember to Vote: Special Election - September 27, 2016

### **EXECUTIVE SESSION:**

#### **RESOLUTION** **EXECUTIVE SESSION**

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

**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

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**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, Rooney  
absent Yes absent Yes Yes Yes

**ADJOURNMENT:**

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

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

Time: 10:45 am

Respectfully submitted,

Christine Pfeiffer  
Borough Clerk