

**MINUTES
WORKSHOP MEETING
BOROUGH OF SEA BRIGHT**

OCTOBER 13, 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, Brian P. Kelly, John M. Lamia, Jr.
Marc A. Leckstein, Charles H. Rooney III

ABSENT: Councilmember Peggy Bills

OTHERS: Attorney Roger J. McLaughlin, Administrator Joseph L. Verruni,
Borough Engineers Fran Mullan and 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.

Pamela Ross, 6 Peninsula Avenue, when discussing the noise ordinance, Ms. Ross asked Council to consider not allowing outside loud noise after 10 pm.

Jean Kingman, 36 Waterview Way, requested there be another question/comment portion at the end of the meeting.

Melissa McLean, 2 Rumson Road, asked Council to take into consideration quality of life issues and to enforce the noise ordinance after 10pm.

ITEMS FOR DISCUSSION:

SUBJECT: Capital Projects Update

ACTION: Councilman Kelly reported the Capital Improvements Committee met with the Borough architect to establish a timeline for the projects. The Borough should be able to go out to bid for the beach pavilion/community center in December and award the contract this coming January. The construction start date will be sometime in February or March. The municipal building should go out to bid in January. There will be another meeting with the stakeholders to discuss the plans in more detail and a second architect will conduct a peer review of the plans to make suggestions that would be beneficial to the Borough. Frank Lawrence has compiled a summary of the meeting which will be posted on the Borough website. Mayor Long has requested to have a tab on the website specifically for these projects to keep the public informed. Administrator Verruni reiterated that meetings have been held with all departments to make sure their needs are met. Regarding the peer review, Mr. Verruni has received three proposals which will be discussed in closed session. It will be about a three week process to review everything and make final recommendations. Mr. Verruni reported that the architect met with the Department of Corrections to ensure the police department is in full compliance.

SUBJECT: Noise Ordinance

ACTION: Councilman Leckstein explained the Borough previously used subjective means to measure disturbing and offensive noise which was ineffective when trying to enforce. Subsequently, decibel limits were established, however, decibel meters do not pick up the sound of a human voice. Council has to make a determination as to how to proceed. Attorney McLaughlin explained that the decibel reading system is difficult to use and enforce. Councilman Leckstein distributed the nuisance/noise regulations which are being utilized by Millstone Township and which have been upheld by the New Jersey Appellate Division. Councilman Leckstein will review the

Millstone ordinance with the Chief before moving forward. Administrator Verruni will work with Attorney McLaughlin and the Chief to draft an amendment for Council review.

JoAnn Kalaka, commented she appreciates Council's sensitivity to this issue but the Millstone cases pertaining to noise cannot be compared to Sea Bright. Councilman Leckstein explained that he understands they are not similar towns however, the court case is relevant.

Pam Ross, commented she would like to be compared to Red Bank and wants Council to look at their ordinances and how they regulate noise.

Denis McLynn, Nautilus, commented he doesn't understand why the Borough cannot mandate how late businesses can be open outside. Mr. McLynn said he recently attended a planning board meeting and they put a restriction on the Quay. Councilman Leckstein explained that this was because they applied for a use variance and the board is allowed to ask for conditions.

Jean Kingman, 36 Waterview Way, stated she thinks it would be beneficial for the Planning Board and the Council to collectively work together to solve these issues.

SUBJECT: Pay Parking - Season End Review and Signage for 2017

ACTION: Administrative Verruni would like to hold this report for the next workshop meeting to allow for more time to look at additional signage. Administrator Verruni reported Chief Sorrentino needs direction from Council on whether the 30 min parking on Ocean Avenue should be seasonal or year-round. Councilman Leckstein would like to ask for input from the businesses before any decisions are made. Administrator Verruni and the Chief will follow-up with the businesses.

SUBJECT: Project Labor Agreements

ACTION: Mayor Long would like Council to review the sample project labor agreement and the brochure from the Building Trades Council as we are embarking on the new facilities projects. Mayor Long explained a project labor agreement keeps the jobs local - provides for local labor. Discussion will be carried to a future workshop to allow Councilmembers to review.

SUBJECT: Hiring two Class II Special Officers

ACTION: Council considered a request from Chief Sorrentino to hire two Class II Special Officers and asked the Clerk to prepare a resolution for the next regular meeting.

SUBJECT: 2017 Beach/Locker/Parking Fee Schedule - Purchase Additional Lockers as Needed

ACTION: The beach committee will make recommendations to Council on 2017 beach fees. Administrator Verruni reported the Borough sold out of lockers last year so we should consider building some additional lockers this year. Councilman Keeler asked Council to consider issuing seasonal parking passes - Mayor Long would like to see the beach committee make recommendations for seasonal parking passes.

SUBJECT: Change Order - Reconstruction of Six Bulkheads and New Pump Station

ACTION: Administrator Verruni explained that all of the bulkheads are completed except for River Street which is where the current water line comes in from Rumson. It was halted when it was determined there is a large concrete encasement around the waterline preventing the contractor from driving the pilings in that area. Fran Mullen from T&M reported work on River Street will begin on April 1st and recommended Council approve a change order for the dates of the work and the additional costs for the contractor to demobilize and remobilize in the spring. Jenna Stagliano provided an update on the Church Street valve installation. Mayor Long wants to inform the police department and property owners on Church Street when the work will be done. The change order will be on the agenda for the next regular meeting.

SUBJECT: Beach Badge Donation - Castle of Dreams Animal Rescue/Keyport, NJ

ACTION: Council approved and asked the Clerk to prepare a resolution for the next meeting.

SUBJECT: Deferred Compensation Plan Vendor

ACTION: Administrator Verruni explained that there are no Borough employees currently participating in a deferred compensation plan. At no cost to the Borough, Mr. Verruni would like to add a vendor. Mr. Verruni explained deferred comp is pre-taxed money taken out of employee pay and put into a 457 federal plan that is employee generated.

SUBJECT: Structural Assessment of Boro Hall

ACTION: Administrator Verruni reported Councilman Keeler had expressed concerned about the building's air quality and structure based on a recent assessment by an environmental testing agency. He would like to hire an engineer to conduct a structural analysis of the building. Mr. Verruni will get some proposals.

SUBJECT: Street Sweeping

ACTION: Councilman Leckstein would like to continue the street sweeping in the winter months. Administrator Verruni explained we hit the bid limit of \$17,500 with the current vendor which is why they were halted. Mr. Verruni contacted the County about doing it and they are submitting a proposal, however, after Sandy when we used them they did not show up on a consistent basis. Atlantic Highlands is also submitting a proposal. Councilman Lamia suggested getting our own equipment and Councilman Leckstein agreed that we are a beach town and we need to have the proper equipment to maintain the borough properly.

SUBJECT: Memorandum of Understanding with Utilities

ACTION: Councilman Leckstein reported the Memorandum of Understanding is being facilitated through Congressman Pallone's office as a way to work better with the utility companies. Councilman Leckstein suggests we do this and does not see any downside as it is a way to make things better and more efficient in Sea Bright. Mayor Long would like a resolution for the next meeting agenda with authorization to sign to sign said agreement. Kiernan Tittle from JCP&L was present and is in support of the agreement.

Announcements:

- Last day to register to vote for the November election is October 18, 2016.

EXECUTIVE SESSION:

Councilmember Leckstein offered a motion to enter into Closed Session; second 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. 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.

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

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:

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

Respectfully submitted,

Christine Pfeiffer
Borough Clerk