

**MINUTES  
WORKSHOP MEETING  
BOROUGH OF SEA BRIGHT**

**MAY 11, 2017 (Thursday)**

**SEA BRIGHT, NEW JERSEY**

**Mayor Long** called the meeting to order at 8:30 am and requested those present to join her in the Pledge of Allegiance.

**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 Was Sent to the Asbury Park Press and other local newspapers on November 15, 2016. 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 Kevin Birdsall, William J. Keeler,  
Marc A. Leckstein, Charles H. Rooney

**ABSENT:** Councilmember John M. Lamia, Jr.

**OTHERS:** Attorney Roger McLaughlin, Engineers Jenna Stagliano & Fran 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.

No one wished to be heard.

**ITEMS FOR DISCUSSION:**

**SUBJECT:** Dedication of Block 23, Lot 118, East Ocean Avenue

**ACTION:** Councilman Leckstein explained that in conjunction with a subdivision application, the planning board imposed a condition that the beach lot across the street from the subdivision be dedicated to the town to avoid it being abandoned and neglected. The Attorney for the property owner, Mr. McGann was present and explained that this small parcel of land has a number of property owners and the concern is that once the six new houses are built, no one will take responsibility and care for the small piece of property. Council requested a public access stairway be constructed by Mr. McGann's client. A resolution accepting the dedication of land with the staircase will be prepared for the May 16 regular council meeting.

**SUBJECT:** Capital Projects Update

**ACTION:** Administrator Verruni reported the pre-construction meeting with the contractor for the community center/beach pavilion was held on site to determine the staging areas that will least inhibit beach access; the pilings will be delivered next week and the building department has issued the permit for the foundation and footings. All of the beach access points will be open, however, we will require some additional signage. Mayor Long requested that there be a sign made with a rendering of the new building and explaining what the construction project entails.

Mr. Verruni reported the streetscape project is in its final stage and Frank Lawrence has been in constant contact with the contractor. They will be off site and out of the parking lot by Friday so we can prepare for the Fireman's Fair and immediately thereafter get ready for the summer beach season to begin. Council discussed the mostly positive feedback they have received about streetscape and ways to keep people from walking on the new landscaping. Councilman Kelly had one of the new street signs to show Council and discussed possibly raffling off the old street signs at the Fireman's Fair.

**SUBJECT:** Capital Projects Update, continued

Mayor Long reported the NJDEP has agreed not to start the seawall project until the fall and said she has been requested to send a letter to the Commission acknowledging the Borough is knowingly assuming the risk of any potential storm damage by delaying the project. Mayor Long explained that we actually do have mitigation from storm surge in place from the steel wall which was installed by the NJDEP last year. Administrator Verruni suggested including a paragraph in the letter stating the NJDEP originally agreed not to do the construction during the summer months but because of the litigation involving the bidders, the project's launch was delayed. Jenna Stagliano, from T&M Associates, confirmed that the NJDOT will begin paving on Ocean Avenue in the fall and will proceed with designs for parallel parking.

Administrator Verruni reported the architectural are coming together for the municipal complex and we will be ready to go out to bid within the next couple of months. Mayor Long would like to schedule a meeting to allow the public to view the final plans prior to going out to bid.

**SUBJECT:** Deduct Meters

**ACTION:** Administrator Verruni explained that the CFO is pushing to change how our ordinance reads concerning deduct meters. Councilman Leckstein suggested adding a fee for deduct meters that would pay for an inspector to check the meters to make sure they are properly connected. Mayor Long explained the people with deduct meters are deducting the flow off their own bill but the rest of the residents must pay for that flow. Mr. Verruni suggested the under-funded sewer utility is a combination of many things, including improperly used deduct meters, but mostly due to inflow and infiltration. Attorney McLaughlin said that essentially, everybody without a meter is paying for the over-flow - those with deduct meters are not. The Borough Engineer explained that the Capital Improvement Plan aligns with exactly what Mr. Verruni's concerns are - the infrastructure is deteriorating which allows a lot of water to infiltrate and flows to the sewer plant for treatment which the Borough pays for. Council would like to compare the total number of gallons Sea Bright is billed for from NJ American Water and the total amount of gallons billed from Two Rivers Sewer Authority as well as flood water data. Council also suggested installing our own meter to measure the flow from Rumson. Mayor Long would like to gather this data and relist this discussion at the next workshop meeting.

**SUBJECT:** Sewer Bond Issue

**ACTION:** Administrator Verruni reported we are going to introduce a sewer bond ordinance within the next couple of meetings for various reasons including to reimburse Rumson for repairing the break in the sewer pipe (Rumson is taking the lead and will pay up front as they already have a bond in place for relining the sewer pipes). Mr. Verruni said there will be more information coming within the next couple of weeks.

**SUBJECT:** ABC Licensed Establishments - Chief Sorrentino

**ACTION:** Administrator Verruni explained that the Council is the local ABC Commission and can establish special conditions for licensees. Chief Sorrentino explained that they need special conditions for each establishment as they all stand on their own and can have separate rules and conditions based on actions from the previous year. Many of the establishments have never had any problems but by enforcing special conditions it will allow us to keep everyone in check throughout the year. One issue in particular is that there should not be and alcohol consumption in the beach club parking lots, there should be certain regulations on outdoor entertainment, garbage, and other regulated items. The Chief said that it is more effective to attach these special conditions to the ABC licenses, with the danger of having the license revoked than imposing a Borough ordinance. Chief Sorrentino will discuss the individual licensees and any suggested special conditions with the Public Safety Committee members and will submit their recommendations to Council for discussion at a special meeting.

**EXECUTIVE SESSION:**

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

**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
  - B. 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.

**Roll Call:**     Birdsall,   Keeler,   Kelly,   Lamia,   Leckstein,   Rooney  
                       Yes        Yes        Yes       absent        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 Birdsall with unanimous voice vote approval.

Councilman Kelly left the meeting at the conclusion of the Executive Session.

**SUBJECT:** Beach Management Plan/Public Access

**ACTION:** Mayor Long, Administrator Verruni, Councilman Lamia have a meeting scheduled with Kerry Pflugh of the NJDEP to discuss the beach management and beach access plans. Council agreed to approve the public access plan at the next council meeting and Councilman Leckstein said the approving resolution should state the plan be forwarded to the "Planning Board" to incorporate into the Master Plan. Mayor Long asked the Clerk to forward a copy to Rebecca Foster from the DEP for her comments.

**SUBJECT:** Dogs on the Beach Ordinance Amendment

**ACTION:** Administrator Verruni reported a number of meetings have been held with the Mayor, Chief and Christina "Kashi" Davis from U.S. Fish and Wildlife regarding this issue. Chief Sorrentino summarized their discussion - there are four zones that require the proper signage and we can have dogs on the municipal beach as long as we have proper signage at the entrance and on the beach. Council agreed to extend the timeframe for allowing dogs on the municipal beach. An amended ordinance will be prepared for the May 16 regular council meeting.

**SUBJECT:** Lease Agreements with Jesse Howland for Fire, DPW and Municipal Employee parking lot

**ACTION:** Administrator Verruni reported the lease renewals for the Jesse Howland properties increased a minimal amount from last year. A resolution to approve the leases for one additional year will be prepared for the May 16 regular council meeting.

**SUBJECT:** Sea Bright Town-wide Garage Sale

**ACTION:** Councilman Leckstein reported this idea came from former Councilwoman Peggy Bills who asked that he bring the idea to Council for feedback. Council discussed and agreed a "flea market" type event in the municipal lot would be more suitable for the town. Councilman Leckstein said he will discuss further with Peggy and bring the subject back to a future workshop meeting.

**SUBJECT:** Beach Locker Refund Request Resolution

**ACTION:** Administrator Verruni explained that because there is a waiting list, it will ultimately not hurt the Borough to issue a refund. For 2018, the rental agreement will state "no refunds."

Councilman Birdsall mentioned that he has received a number of requests from residents who would like a more permanent location for the basketball court which is currently in the municipal lot - Councilman Birdsall suggested the cell tower lot when the construction is completed.

Councilman Birdsall also mentioned that he has had many people confront him about the chain linked fence on the seawall behind Borough Hall. Mayor Long explained that it will be taken down during the seawall project and we will be able to replace it with something more aesthetically pleasing.

**UPDATES (FYI):**

- Fireman's Fair - May 18 thru May 21

**ADJOURNMENT:**

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

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

Time: 11 am

Respectfully submitted,

Christine Pfeiffer  
Borough Clerk