

**MINUTES  
WORKSHOP MEETING  
BOROUGH OF SEA BRIGHT**

**AUGUST 10, 2017 (Thursday)**

**SEA BRIGHT, NEW JERSEY**

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

**Council President Keeler** 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:** Councilmember's Kevin Birdsall, William J. Keeler, Brian P. Kelly, John M. Lamia, Jr., Marc A. Leckstein, Charles H. Rooney

**ABSENT:** Mayor Dina Long

**OTHERS:** Attorney Richard Shaklee, Engineers Fran Mullan & Claire Petruzzella, 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.

Kieran Tintle, Area Manager with Jersey Central Power & Light was present to introduce John Anderson, newly appointed Vice President, External Affairs with JCPL who will be serving our area.

**EXECUTIVE SESSION:**

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

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

**ITEMS FOR DISCUSSION:**

**SUBJECT:** Unbroken Warriors - 2017 NJ Shore Walk

**ACTION:** Councilman Keeler explained that Unbroken Warriors was founded in 2016 by an American combat veteran who served in Iraq and Afghanistan afflicted with Post Traumatic Stress

Disorder (PTSD) - 22 veterans commit suicide every day. The walk begins in Toms River and ends in Sea Bright on September 29-30 to raise awareness and to provide funding for veterans' residential treatment of PTSD - the donation request is \$122.00. Councilman Keeler believes this is a wonderful opportunity to help these veterans and would like to get the town involved in some sort of celebration and suggested purchasing American Flags to hang on the light posts throughout town. Council unanimously agreed.

**Council President Keeler left meeting at 9:15 am.**

**SUBJECT:** Capital Projects Update

**ACTION:** Councilman Kelly reported the architect is in the final stages completing the plans for the municipal complex and they should be ready for review and public bid in September.

Councilman Lamia asked if there were any reports/updates on the poor cell service - Council agreed that during the summer the demand is much greater which results in the poor service and the future micro-site "nodes" should help. Councilman Kelly reported the new cell tower permits have been approved and construction should begin in September.

Councilman Kelly reported the beach pavilion construction is moving along - the foundation was recently poured, several of the utilities have been roughed out and the steel is scheduled to be delivered August 21 which will begin the next significant phase of the project.

Councilman Kelly reported the seawall project will go into full swing in the fall. Also, Councilman Kelly asked Council to start thinking about future plans for the existing borough hall building and community center.

**SUBJECT:** Various Beach Issues, fees for businesses operating on the beach, unaccompanied children under 12 years of age (Don Klein)

**ACTION:** Beach Manager, Don Klein, reported he has researched surrounding town's fee structures for businesses on the beach in order to establish some structure in the Borough as we currently have a number of businesses operating on the beach this summer. Mr. Klein reported on how Belmar and Manasquan operate their beach businesses. Council agreed that the Belmar model seems to make more sense for the Borough particularly due to the limited parking. Mr. Klein will get a copy of the Belmar ordinance to Council for review.

Council briefly discussed providing children under the age of twelve free admission to the beach, with or without an adult. Council agreed not to take any action at this time.

**SUBJECT:** Beach Fencing

**ACTION:** Administrator Verruni reported the contractor has to take down the chain link fence on the seawall behind borough hall to make the repairs and said we can purchase and replace with a more aesthetically pleasing fence. Administrator Verruni will circulate some options for consideration.

Councilman Lamia asked the Administrator to advise Council of the letter received from NJ Fish and Wildlife letting us know that we need their approval to replace the dune fencing that had to be removed last spring. Councilman Lamia asked if we had any definite decision and/or procedures on allowing winter off-season sand berming. Administrator Verruni asked if the engineer could ask someone to speak to Council about this issue at a future meeting.

**SUBJECT:** Seasonal Rentals

**ACTION:** Councilman Leckstein reported he and Councilman Birdsall met with Code Enforcement Officer, Tom Haege and Chief Sorrentino to discuss a number of complaints we have been receiving about seasonal rentals, Air B&B's, etc. that aren't registered with the town. Council needs to decide whether they want to prohibit them completely or regulate them - currently a new C.O. is required every time you change tenants, which is not happening with these weekly rentals. Councilman Leckstein recommends allowing seasonal rentals but requiring these properties to obtain a new C.O. once or twice a year to ensure the property is up to code. Code Enforcement Officer Haege will provide some sample ordinances from other towns for review.

**Councilman Kelly left meeting at 9:46 am.**

**SUBJECT:** Pedestrian Crosswalk Enforcement

**ACTION:** Councilman Rooney reported there are a number of areas that are dangerous crossings spots - outside of the crosswalks, and there needs to be better enforcement.....in addition, the jay-walking exacerbates the traffic situation. The Chief proposed putting on a roaming pedestrian crosswalk officer on Saturday to start informing people as well as petition the state to build a crosswalk near Chapel Beach Club. Council agree to look into installing a decorative fence to funnel people to the crosswalks.

**SUBJECT:** Special Closed Session on Sept 5 at 6:00 pm with Martin Allen and Tim Anuso to discuss Beach Club Tax Appeal Litigation

**ACTION:** Administrator Verruni explained that we need to hold a special meeting to brief Council on the beach club tax appeal litigation as some decisions need to be made.

**SUBJECT:** Policy for Electronic Sign

**ACTION:** Administrator Verruni explained that we are beginning to receive requests to put messages on our new electronic sign and we need have a policy in place. Verruni reported on a few proposed policies to consider: restrict access to the Mayor, Clerk and Chief of Police; whether or not to charge fees; a time limit set for how long the message be displayed; no alcohol or tobacco advertisements on the sign even if they are a sponsor of an event; limiting advertisements and messages to "Sea Bright" organizations. Mr. Verruni will prepare a tighter draft for the next meeting.

**SUBJECT:** US Coast Guard proposed amendment for Rumson Bridge Opening Schedule

**ACTION:** Administrator Verruni reported that the Borough of Rumson and Monmouth County have both passed resolutions supporting this new opening/closing schedule in which the bridge would only open once an hour on the hour on Friday, Saturday, Sunday, and holidays from Memorial Day to Labor Day which they believe would greatly improve the vehicular traffic situation. The current schedule opens every half hour and as needed. The "as needed" seems to be the problem. After a brief discussion, Council agreed to endorse the new schedule and a resolution will be prepared for the September 5, 2017 regular meeting for approval.

**SUBJECT:** Monmouth County Municipal Open Space Grant

**ACTION:** Administrator Verruni reported the application deadline for the Monmouth County Municipal Open Space Grant is in September and we would need matching funds. Councilman Leckstein proposed applying for a grant to renovate Swing Bridge Park since it was destroyed by Sandy. Mr. Verruni will ask Frank Lawrence to look into the costs of renovating.

**SUBJECT:** Anchorage Beach Parking Lot Safety

**ACTION:** Administrator Verruni reported Councilman Keeler's safety concern with the parking lot is that the parking spaces north of the exit that are on a diagonal so the cars have to back up all the way to exit which creates an unsafe situation. Mr. Verruni asked that the engineers take a look at possibly moving the exit to the end of the lot.

**SUBJECT:** Overgrown Tree Ordinance Request

**ACTION:** Karen Trezza, owner of Sea Bright Pizza explained that they have had many safety issues since Sandy. The current issue involves a tree on their neighbor's property which is overgrown and pulling on wires causing a hazardous situation. Ms. Trezza provided a number of sample ordinances from other municipalities to enforce "Overgrown Tree/Property Maintenance" and would like the town to action. Mr. Verruni said that the wires are not electrical - they are cable and Verizon. Councilman Leckstein will look into Ocean Township's Ordinance and see if this is something that Council wants to move forward with. In the meantime the Borough will reach out to the property owner to see if the property owner will allow public works to trim the tree to eliminate the hazard.

**SUBJECT:** Sea Bright Day

**ACTION:** Councilman Leckstein explained that the public relations committee would like to host a Sea Bright Day sometime in October which would be a community event geared to Sea Bright residents. In order for it to be successful, Council would have to be heavily involved along with the businesses and residents. Council has interest but doesn't think there is enough time to pull it together for this year.

**SUBJECT:** Sea Bright Facebook Page

**ACTION:** Councilman Leckstein explained that we are one of the few municipalities that does not have an official Sea Bright Facebook page. Councilman Lamia said that he created a Sea Bright Facebook page to reserve the name so it is ready to go. Administrator Verruni wants to talk to the League of Municipalities and Little Silver to review their guidelines on they maintain and regulate the webpage. Council members would also like to make our website more mobil friendly.

**SUBJECT:** Farmer's Market Fundraiser for Restoration of Swing Bridge Park

**ACTION:** Councilman Leckstein explained that the Farmers Market is doing an Artisan Day on August 24th to raise money to help restore Swing Bridge Park.

**ADJOURNMENT:**

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

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

Respectfully submitted,

Christine Pfeiffer  
Borough Clerk