

**MINUTES
WORKSHOP MEETING
BOROUGH OF SEA BRIGHT**

APRIL 12, 2018 (Thursday)

SEA BRIGHT, NEW JERSEY

Council President Leckstein called the meeting to order immediately following the 8:30 am Special Meeting.

Council President Leckstein 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 17, 2017. 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 (arrived late)
Councilmember's Kevin Birdsall, William J. Keeler,
Marc A. Leckstein, Charles H. Rooney, Jon Schwartz

ABSENT: Councilmember Brian P. Kelly

OTHERS: Attorney Roger J. McLaughlin, Engineers 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.

No one wished to be heard.

EXECUTIVE SESSION:

Councilmember Keeler offered a motion to enter into Closed Session; second by Councilmember Birdsall:

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. Acquisition of Real Estate
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, Leckstein, Rooney, Schwartz
Yes Yes absent Yes Yes Yes

Mayor Long joined the meeting at 9:05 am during Executive Session.

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 vot approval.

ITEMS FOR DISCUSSION:

SUBJECT: Capital Projects Update

ACTION: Administrator Verruni met with the contractors for the seawall and beach pavilion as both projects are now coming to a meeting point meaning we need a seawall before we can build the pavilion deck (the deck is the second means of egress for the building which is a requirement). The seawall contractors will hopefully be able to adjust their schedule to complete the work in that location sooner than later to accommodate the new building. Mr. Verruni said we are comfortable that the building will be completed, it is just a matter of when the deck will be finished - we will know more in the next week. Mr. Verruni reported the cell tower is progressing and should be completed by May 15th.

SUBJECT: Short Term/Long Term Rentals

ACTION: Councilman Birdsall explained that he and Councilman Leckstein are trying to put an ordinance together which will allow the Borough to govern Air B&Bs. Councilman Birdsall and Councilman Leckstein have researched software programs and how other municipalities are handling these matters. Councilman Leckstein will put together an ordinance for discussion at the next workshop meeting.

SUBJECT: Mercantile Licensing ordinance amendment

ACTION: Administrator Verruni explained that we are amending the Mercantile Licensing Ordinance to eliminate businesses that don't have employees, deliveries and personnel. Attorney McLaughlin will prepare the ordinance amendment for the next meeting.

SUBJECT: Next Edge Networks, LLC Lease

ACTION: Administrator Verruni explained that we will need to bid this out and he will get together the necessary information before considering going out to bid.

SUBJECT: Bid specs for beach businesses

ACTION: Attorney McLaughlin is preparing the bid specs for businesses on the beach.

SUBJECT: FY2019 Community Development Block Grant

ACTION: Mayor Long explained that the CDBG is a federally funded grant program and favorable project typically include making public areas handicap accessible and would like to install ADA compliant curbing at two entrances and walkway materials at Anchorage Park - Council supported the idea and the necessary steps will be taken by the Administrator and Clerk to move forward. Mayor Long provided an update on where things stand with Anchorage Park - we have received all payments from the benefactors who agreed to put up the seed money except for one, so the Monmouth Conservation Foundation partner is waiting for that last person to pay before beginning the project.

SUBJECT: Mad Hatter Street Lighting - Temporary Shut Down

ACTION: The Mad Hatter is not able to work next to their building with live wires so close so they are asking for permission to shut down the lights on Wayne Street to do the necessary work. Council agreed but recommended getting temporary lighting.

SUBJECT: Sustainable Land Use Pledge

ACTION: Councilman Leckstein explained that we previously passed a resolution to pledge that Sea Bright would consider sustainability when making decisions regarding land use, transportation related plans, protection of natural resources, etc. This resolution renews our pledge and the Borough will remain Sustainable Jersey certified. A resolution will be prepared for the April 17 council meeting.

SUBJECT: Anchorage Parking Lot Safety

ACTION: Councilman Keeler explained that we reversed our entrance and exit which is a major safety improvement and enlarged the gathering area at the foot of the stairs. Councilman Keeler said the question now is the location of the pay station. Council discussed different options. Councilman Schwartz said he thinks reversing the entrance and exit creates a very dangerous situation exiting the lot and suggested restricting left turns into the lot. Discussion will be carried to give Council members a chance to visit the lot in their cars to get a better understanding of the situation.

SUBJECT: RFPs - Professional Appraisal Services and Preparation of the 2018 Added Assessment Tax List

ACTION: A resolution will be prepared for the April 17 Council Meeting authorizing the RFPs.

SUBJECT: Highlands Lifeguard Agreement

ACTION: A resolution will be prepared for the April 17 Council Meeting authorizing the Mayor to sign the agreement.

SUBJECT: Community Center Rental Policy

ACTION: Carried to the next Workshop Meeting for discussion.

SUBJECT: Two Rivers Water Reclamation Authority Update

ACTION: Councilman Birdsall, Administrator Verruni and Claire from T&M Associates met with the Two Rivers Water Reclamation plant where they were provided with charts and graphs of meter readings from Rumson and it looks like their meters are functioning properly. We will begin to work with Dave and Claire and see where the infiltration issues are in our troublesome spots with smoke tests.

ANNOUNCEMENTS:

Councilman Leckstein announced that there will be a town wide garage sale on May 5th and each person participating will be required to donate \$5 to pay for a map of participating residences. The Attorney will prepare a resolution for the April 17 Council Meeting.

ADJOURNMENT:

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

Roll Call:	Birdsall,	Keeler,	Kelly,	Leckstein,	Rooney,	Schwartz
	Yes	Yes	absent	Yes	Yes	Yes

Time: 10:10am

Respectfully submitted,

Christine Pfeiffer
Borough Clerk