

**AGENDA
REGULAR MEETING
BOROUGH OF SEA BRIGHT**

FEBRUARY 5, 2019

SEA BRIGHT, NEW JERSEY

CALL MEETING TO ORDER: 7:00pm

PLEDGE OF ALLEGIANCE

COMPLIANCE STATEMENT (N.J.S.A. 10:4-18)

Good Evening 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 January 7, 2019. In each instance, the Date, Time, And Location Of This Meeting Were Provided In The Notice. This Meeting Is Open To The Public."

ROLL CALL:

Councilmember (s) BIRDSALL____ KEELER____ KELLY____ LECKSTEIN____
 ROONEY____ SCHWARTZ____
Mayor LONG _____

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.

CONSENT AGENDA

Councilmember _____ offered a motion to approve the items that are considered routine in nature under the consent agenda; seconded by Councilmember _____

Minutes

12-13-2018 Workshop Meeting
12-13-2018 Special Meeting
12-13-2018 Executive Session
12-18-2018 Regular Meeting
12-18-2018 Executive Session
01-05-2019 Re-Organization Meeting
01-10-2019 Workshop Meeting
01-10-2019 Executive Session
01-15-2019 Regular Meeting
01-15-2019 Executive Session

Resolutions:

No. 32-2019 Authorizing Shared Services by and Between the Borough of Sea Bright, the Borough of Highlands, and the Borough Of Atlantic Highlands (carried from January 15, 2019 meeting)

No. 35-2019 Authorizes the County of Monmouth Mosquito Control Division to Conduct Aerial Mosquito Control Operations within the Borough of Sea Bright

- No. 36-2019** Approving the Leasing of Property for Use By the Borough of Sea Bright, Block 18, Lot 1
- No. 37-2019** 2019 Agreement – Animal Control Services – Carolyn E. Gowan
- No. 38-2019** Adopting Emergency Operations Plan – Borough of Sea Bright

Roll Call: Birdsall___ Keeler___ Kelly___ Leckstein ___ Rooney___ Schwartz___

ORDINANCE(s):

Public Hearing: Mayor Long to read the ordinance by title:

ORDINANCE NO. 01-2019

AN ORDINANCE AMENDING AND SUPPLEMENTING THE CODE OF THE BOROUGH OF SEA BRIGHT, CHAPTER 130, "LAND USE", AND TO ESTABLISH AFFORDABLE HOUSING REGULATIONS AND A MANDATORY AFFORDABLE HOUSING SET-ASIDE

**Monmouth County Planning Board Acknowledgement Received 01/16/19
Borough of Sea Bright Planning Board Acknowledgement Received 01/23/19**

Councilmember _____ offered a motion to open the public hearing on Ordinance No. 01-2019; seconded by Councilmember _____

Roll Call: Birdsall___ Keeler___ Kelly___ Leckstein ___ Rooney___ Schwartz___

Public Hearing (Ord. No. 01 -2019)

Councilmember _____ offered a motion to close the public hearing on Ordinance No. 01-2019; seconded by Councilmember _____

Roll Call: Birdsall___ Keeler___ Kelly___ Leckstein ___ Rooney___ Schwartz___

Councilmember _____ offered a motion to adopt Ordinance No. 01-2019 and advertise according to law; seconded by Councilmember _____

Roll Call: Birdsall___ Keeler___ Kelly___ Leckstein ___ Rooney___ Schwartz___

Public Hearing: Mayor Long to read the ordinance by title:

ORDINANCE NO. 02-2019

AN ORDINANCE OF THE BOROUGH OF SEA BRIGHT, AMENDING AND SUPPLEMENTING CHAPTER 130, "LAND USE", ARTICLE XVII, "AFFORDABLE HOUSING REGULATIONS", TO PROVIDE FOR AFFORDABLE HOUSING DEVELOPMENT FEES.

**Monmouth County Planning Board Acknowledgement Received 01/16/19
Borough of Sea Bright Planning Board Acknowledgement Received 01/23/19**

Councilmember _____ offered a motion to open the public hearing on Ordinance No. 02-2019; seconded by Councilmember _____

Roll Call: Birdsall___ Keeler___ Kelly___ Leckstein ___ Rooney___ Schwartz___

Public Hearing (Ord. No. 02-2019)

Councilmember _____ offered a motion to close the public hearing on Ordinance No. 02-2019; seconded by Councilmember _____

Roll Call: Birdsall___ Keeler___ Kelly___ Leckstein ___ Rooney___ Schwartz___

Councilmember _____ offered a motion to adopt Ordinance No. 02-2019 and advertise according to law; seconded by Councilmember _____

Roll Call: Birdsall___ Keeler___ Kelly___ Leckstein ___ Rooney___ Schwartz___

Public Hearing: Mayor Long to read the ordinance by title:

ORDINANCE NO. 03-2019
CALENDAR YEAR 2019
ORDINANCE TO EXCEED THE MUNICIPAL BUDGET
APPROPRIATION LIMITS AND TO ESTABLISH A CAP BANK
(N.J.S.A. 40A: 4-45.14)

Councilmember _____ offered a motion to open the public hearing on Ordinance No. 03-2019; seconded by Councilmember _____

Roll Call: Birdsall___ Keeler___ Kelly___ Leckstein ___ Rooney___ Schwartz___

Public Hearing (Ord. No. 03-2019)

Councilmember _____ offered a motion to close the public hearing on Ordinance No. 03-2019; seconded by Councilmember _____

Roll Call: Birdsall___ Keeler___ Kelly___ Leckstein ___ Rooney___ Schwartz___

Councilmember _____ offered a motion to adopt Ordinance No. 03-2019 and advertise according to law; seconded by Councilmember _____

Roll Call: Birdsall___ Keeler___ Kelly___ Leckstein ___ Rooney___ Schwartz___

INDIVIDUAL ACTION/New Business:

Vouchers: \$1,049,964.17

Councilmember _____ offered a motion to approve the Voucher List dated February 5, 2019 as submitted by the Finance Manager; seconded by Councilmember _____

Roll Call: Birdsall____ Keeler____ Kelly____ Leckstein ____ Rooney____ Schwartz____

EXECUTIVE SESSION

Councilmember _____ offered a motion to enter into Closed Session; seconded by Councilmember _____

Resolution to discuss: Litigation

Roll Call: Birdsall____ Keeler____ Kelly____ Leckstein ____ Rooney____ Schwartz____

ADJOURNMENT

Councilmember _____ offered a motion to adjourn the meeting; seconded by Councilmember _____

Roll Call: Birdsall____ Keeler____ Kelly____ Leckstein ____ Rooney____ Schwartz____

RESOLUTION NO. 32-2019
AUTHORIZING SHARED SERVICES BY AND BETWEEN
THE BOROUGH OF SEA BRIGHT, THE BOROUGH OF HIGHLANDS,
AND THE BOROUGH OF ATLANTIC HIGHLANDS

Councilmember _____ offered the following resolution and moved for its adoption;
seconded by Councilmember _____ :

WHEREAS, the Borough of Sea Bright would like to determine if it is in the public interest to undertake educational shared services with the Borough of Highlands and the Borough of Atlantic Highlands; and

WHEREAS, the Borough of Sea Bright, the Borough of Highlands, and the Borough of Atlantic Highlands would like to further look into the capability to share educational services by and amongst the municipalities in order to promote efficiencies and reduce expenditures for the aforesaid partnering entities; and

WHEREAS, the Borough of Sea Bright, as the lead agency, has contracted an educational Attorney to make recommendations on educational shared services by and amongst aforesaid partnering entities and to address whether it can lead to cost savings and/or more efficient delivery of educational services over the life of such an agreement for an amount not to exceed \$30,000.00; and

CERTIFICATION OF FUNDS:

I, Michael J. Bascom, CFO, hereby certify that funds not to exceed \$30,000.00 will be provided for this purpose in the appropriation entitled Legal #8-01-20-155-000.

Michael J. Bascom

NOW, THEREFORE, BE IT RESOLVED, by the Borough Council of the Borough of Sea Bright, County of Monmouth, State of New Jersey, is hereby authorized to act as the lead agency for educational shared services by and amongst the Borough of Sea Bright, the Borough of Highlands, and the Borough of Atlantic Highlands.

BE IT FURTHER RESOLVED that a copy of this resolution be forwarded to the following:

1. Borough Administrator
2. Borough of Highlands
3. Borough of Atlantic Highlands

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

January 15, 2019

CERTIFICATION

I, Christine Pfeiffer, Borough Clerk, do hereby certify that the foregoing is a resolution adopted by the Borough Council of the Borough of Sea Bright, County of Monmouth, State of New Jersey, at a Council Meeting held on January 15, 2019.

Christine Pfeiffer, Borough Clerk

RESOLUTION NO. 35-2019
**Authorizes the County of Monmouth Mosquito Control Division
to Conduct Aerial Mosquito Control Operations Within the
Borough of Sea Bright**

Councilmember _____ introduced and offered for adoption the following Resolution;
seconded by Councilmember _____ :

WHEREAS, the Monmouth County Board of Chosen Freeholders, pursuant to N.J.S.A. 26:9-27 et seq. has elected through its Mosquito Control Division to perform all acts necessary for the elimination of mosquito breeding areas and/or to exterminate mosquitoes within the County; and

WHEREAS, the County has instituted an Integrated Pest Management Program consisting of surveillance, water management, biological control, and chemical control to exterminate the mosquito population within the County of Monmouth; and

WHEREAS, prior to conducting aerial dispensing operations over a designated "congested area," the County is required, pursuant to Federal Aviation Administration Regulation (FAR Part 137.51), to secure prior written approval from the governing body of the political subdivision over which the aircraft is to be operated; and

WHEREAS, the Borough of Sea Bright is designated as a "congested area" by the Federal Aviation Administration and the County has requested that this governing body consent to its proposed aerial dispensing operations.

NOW, THEREFORE, BE IT RESOLVED that the Borough Council of the Borough of Sea Bright in the County of Monmouth, State of New Jersey, does hereby authorize the County of Monmouth Mosquito Control Division or its agent to apply pesticides by aircraft for mosquito control in certain areas of the municipality designated by the County as being either larval mosquito habitat or areas harboring high populations of mosquitoes constituting either a nuisance, a health hazard, or both with the understanding that:

- a. the County shall utilize pesticides, application equipment and aircraft that are approved for aerial applications by the applicable Federal (USEPA) and State (NJDEP) agencies, and
- b. such operations will be performed in compliance with applicable Federal and State regulations, and
- c. the County will notify the police department of each municipality over which aerial pesticide operations are planned prior to commencement of such operations.

BE IT FURTHER RESOLVED that a copy of this resolution, certified to be a true copy, be forwarded to the following:

1. Monmouth County Mosquito Extermination Commission
2. Chief of Police
3. Director of Public Works

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

February 5, 2019

CERTIFICATION

I, Christine Pfeiffer, Borough Clerk, do hereby certify that the foregoing is a Resolution adopted by the Borough of Sea Bright, County of Monmouth, State of New Jersey at a Council Meeting held February 5, 2019.

Christine Pfeiffer, Borough Clerk

RESOLUTION NO. 36-2019
APPROVING THE LEASING OF PROPERTY FOR USE BY
THE BOROUGH OF SEA BRIGHT
Block 18, Lot 1

Councilmember offered the following Resolution and moved its adoption; seconded by
Councilmember :

WHEREAS, the Borough of Sea Bright has had an existing lease agreement with Sea Bright Beach Club for a parcel of property known as Block 18, Lot 1, which is used by the Borough as a public open area/municipal park; and

WHEREAS, the current lease agreement was for one year commencing January 1, 2018 and ending December 31, 2018, with the option to renew for one year; and

WHEREAS, the Borough wishes to continue the lease agreement for one additional year, commencing January 1, 2019 and ending December 31, 2019; and

WHEREAS, the rent shall be paid quarterly in an amount equal to the annual real estate taxes payable to the Borough for the leased premises.

CERTIFICATION OF FUNDS

I, Michael J. Bascom, Chief Financial Officer, hereby certify that based on the amount of funds expended in prior years for the purpose stated herein, it is estimated that the total 2019 appropriation for this contract will not exceed \$500.00 will be provided for in the 2019 budget under Miscellaneous A&E.

MICHAEL J. BASCOM, CFO

NOW, THEREFORE, BE IT RESOLVED by the Borough Council of the Borough of Sea Bright that the Mayor and Borough Clerk be and are hereby authorized and directed to continue the lease agreement for one year with Sea Bright Beach Club for the aforesaid property to be used by the Borough of Sea Bright for a public open area/municipal park as referenced above.

BE IT FURTHER RESOLVED that a certified copy of this resolution be forwarded to the following:

1. Sea Bright Beach Club, Inc.
2. Roger McLaughlin, Borough Attorney
3. Michael Bascom, Chief Financial Officer
4. Khristi Jacobs, Financial Manager

BE IT FURTHER RESOLVED that the form of the aforesaid lease agreement shall be approved by the Borough Administrator and Borough Attorney.

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

February 5, 2019

CERTIFICATION

I, Christine Pfeiffer, Borough Clerk do hereby certify that the foregoing is a Resolution adopted by the Borough Council of the Borough of Sea Bright, County of Monmouth, State of New Jersey, at a Council meeting held on February 5, 2019.

Christine Pfeiffer, Borough Clerk

RESOLUTION NO. 37-2019
2019 AGREEMENT - ANIMAL CONTROL SERVICES
WITH CAROLYN E. GOWAN

Councilmember _____ introduced and offered for adoption the following resolution; seconded
by Councilmember _____ :

WHEREAS, on January 5, 2019, the Borough Council of the Borough of Sea Bright authorized entering into an Agreement for Animal Control Services, Kerry Gowan, which she can no longer fulfill due to health reasons; and

WHEREAS, the Borough Council wish to enter into a new Agreement for Animal Control Services with Carolyn E. Gowan; and

WHEREAS, the Animal Control Services for the year 2019 (January 1, 2019 through December 31, 2019) are for stray cats, dogs and injured/rabid animals apprehended within the Borough Sea Bright seven days a week; and

WHEREAS, the annual administrative fee of \$400.00 for these services shall to be paid quarterly in four equal payments to Carolyn E. Gowan; and

WHEREAS, all additional services and/or charges shall be billed and submitted monthly to the Borough as follows: Call Out initiated by SB Police Department- \$30.00 per call

WHEREAS, all other calls for critters (ground hogs, possum, muskrats, squirrels, birds, raccoons or dead animals, etc.) will be billed by Carolyn E. Gowan directly to the private party requesting the service; and

CERTIFICATION OF FUNDS:

I, Michael J. Bascom, Chief Financial Officer, hereby certify that based on the amount of funds expended in the prior year for these services, it is estimated that the total 2019 appropriation for this contract will be \$1,800.00, subject to unforeseen decreases or increases in animal control services. Funds will be provided for the first three months of 2019 in the 2019 Temporary Budget and funds for the balance of 2019 will be provided in the Budget for the year 2019, when finally adopted, in the appropriation entitled Animal Control #8-01-27-340-000 and Animal Trust #T-18-00-000-000.

Michael J. Bascom, CFO

NOW, THEREFORE, BE IT RESOLVED, that the Borough Council of the Borough of Sea Bright, County of Monmouth, State of New Jersey, does hereby authorize the Mayor and Borough Clerk to execute a contract for Animal Control Services with Carolyn E. Gowan for the year 2019.

BE IT FURTHER RESOLVED, that the Borough Clerk is hereby authorized to advertise this award of contract according to law in the local newspaper and is further authorized to forward a certified copy of this resolution to the following:

1. Carolyn E. Gowan
2. Police Department
3. Finance Manager

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

February 5, 2019

CERTIFICATION

I, Christine Pfeiffer, Borough Clerk, do hereby certify that the foregoing is a Resolution adopted by the Borough Council of the Borough of Sea Bright, County of Monmouth, State of New Jersey, at a Council meeting held on February 5, 2019.

Christine Pfeiffer, Borough Clerk

RESOLUTION NO. 38-2019
ADOPTING EMERGENCY OPERATIONS PLAN
BOROUGH OF SEA BRIGHT

Councilmember _____ introduced and offered for adoption the following Resolution:
seconded by Councilmember _____ :

WHEREAS, Chapter 222, Public Law 1989 mandates the development and approval of Emergency Operations Plans for all municipalities, counties and the State; and

WHEREAS, an Emergency Operations Plan will allow the Municipality in correlation with the Borough of Sea Bright Office of Emergency Management to better prepare and manage jurisdiction-wide emergencies; and

WHEREAS, the Borough of Sea Bright must submit an Emergency Operations Plan through the County Office of Emergency Management to the State Office of Emergency Management for initial review and approval, and will require recertification every four (4) years, and

WHEREAS, the Borough Council of the Borough of Sea Bright is in receipt of an Emergency Operations Plan and a request from the Borough of Sea Bright Office of Emergency Management for formal adoption, and

WHEREAS, on February 6, 2016, the New Jersey State Police, State Office of Emergency Management issued a letter advising that the submitted plans meet the State criteria for approval through January 31, 2021, and

WHEREAS, On September 15, 2015, the Borough of Sea Bright adopted Resolution No. 136-2015 authorizing the execution of the Monmouth County, Intra-County Mutual Aid and Assistance Agreement between the County, the Borough of Sea Bright and participating units.

NOW, THEREFORE, BE IT RESOLVED by, the Governing Body of the Borough of Sea Bright, County of Monmouth, State of New Jersey, that the Borough of Sea Bright Emergency Operations Plan be and is hereby adopted and will remain in effect through January 31, 2021.

BE IT FURTHER RESOLVED that the Governing Body of the Borough of Sea Bright hereby authorizes the Emergency Management Coordinator to execute an agreement for the continual participation in the Monmouth County Intra-County Mutual Aid and Assistance Agreement as referenced for the term consistent with the Municipal Emergency Operations Plan.

BE IT FUTHER RESOLVED that the Municipal Clerk forwards a certified true copy of this resolution to the Monmouth County Office of Emergency Management Coordinator.

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

February 5, 2019

CERTIFICATION

I, Christine Pfeiffer, Borough Clerk do hereby certify that the foregoing is a resolution adopted by the Borough Council of the Borough of Sea Bright, County of Monmouth State of New Jersey, at a Council Meeting held on February 5, 2019.

Christine Pfeiffer, Borough Clerk

ORDINANCE No. 01-2019

AN ORDINANCE AMENDING AND SUPPLEMENTING THE CODE OF THE BOROUGH OF SEA BRIGHT, CHAPTER 130, "LAND USE", AND TO ESTABLISH AFFORDABLE HOUSING REGULATIONS AND A MANDATORY AFFORDABLE HOUSING SET-ASIDE

WHEREAS, the New Jersey Supreme Court has determined that every municipality in the State of New Jersey has an obligation to provide the opportunity for the creation of affordable housing for low and moderate households; and

WHEREAS, the Borough of Sea Bright desires to comply with that obligation and will do so, in part, by requiring a mandatory affordable housing set-aside in connection with new multi-family residential development;

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the Borough of Sea Bright, in the County of Monmouth, State of New Jersey, as follows:

SECTION ONE: The Code of the Borough of Sea Bright, Chapter 130, "Land Use", be and the same is hereby amended and supplemented to add thereto a new Article XVII, to read, in full, as follows:

"Article XVII. Affordable Housing Regulations.
§130-117. Mandatory Affordable Housing Set-Aside.

A. Purpose.

Unless otherwise required by existing zoning or an adopted redevelopment plan, all new multi-family residential developments of five (5) or more units that become permissible through either a use variance, a density variance increasing the permissible density at the site, a rezoning permitting multi-family residential housing where not previously permitted, or a new or revised redevelopment plan shall be required to provide an affordable housing set-aside as follows:

- (1) Required affordable housing units shall be equal to a minimum of 20% of the number of housing units proposed in the application for units offered for sale;
- (2) Required affordable housing units shall be equal to a minimum of 15% of the number of housing units proposed in the application for units offered for rent.

B. Affordable housing units may be provided on-site or off-site within the Borough."

SECTION TWO. All Ordinances or parts thereof inconsistent with the provisions of this Ordinance are hereby repealed to the extent of such inconsistencies.

SECTION THREE: If any section, subsection, paragraph, sentence or other portion of this Ordinance be adjudged by a Court of competent jurisdiction to be invalid, such judgment shall not affect, impair or invalidate the remainder of this Ordinance.

SECTION FOUR: This Ordinance shall take effect immediately upon its passage and publication according to law and upon filing with the Monmouth County Planning Board.

I HEREBY CERTIFY this to be a true and correct Ordinance of the Mayor and Borough Council of the Borough of Sea Bright, introduced on January 15, 2019 and will be further considered after a Public Hearing held on February 5, 2019 in the Municipal Building at 1097 Ocean Avenue at 7:00 p.m.

INTRODUCED: January 15, 2019
PUBLIC HEARING: February 5, 2019
ADOPTED:

Witness:

BOROUGH OF SEA BRIGHT

CHRISTINE PFEIFFER, CLERK

DINA LONG, Mayor

ORDINANCE No. 02-2019

AN ORDINANCE OF THE BOROUGH OF SEA BRIGHT, AMENDING AND SUPPLEMENTING CHAPTER 130, "LAND USE", ARTICLE XVII, "AFFORDABLE HOUSING REGULATIONS", TO PROVIDE FOR AFFORDABLE HOUSING DEVELOPMENT FEES.

BE IT ORDAINED by the Mayor and Council of the Borough of Sea Bright, that Chapter 130, "Land Use", of the Code of the Borough of Sea Bright, Article XVII, "Affordable Housing Regulations", be and the same is hereby amended and supplemented by the addition thereto of the following:

"§130-118. Purpose of Development Fees.

A. In *Holmdel Builder's Association v. Holmdel Township*, 121 N.J. 550 (1990), the New Jersey Supreme Court determined that mandatory development fees are authorized by the Fair Housing Act of 1985, N.J.S.A. 52:27d-301 *et seq.*, and the State Constitution, subject to the adoption of Rules by the Council on Affordable Housing (COAH).

B. Pursuant to P.L. 2008, c. 46, Section 8 (C. 52:27D-329.2) and the Statewide Non-Residential Development Fee Act (C. 40:55D-8.1 through 8.7), COAH was authorized to adopt and promulgate regulations necessary for the establishment, implementation, review, monitoring and enforcement of municipal affordable housing trust funds and corresponding spending plans. Municipalities that were under the jurisdiction of COAH and that are now before a court of competent jurisdiction and have a Court-approved Spending Plan may retain fees collected from non-residential development.

C. This Ordinance establishes standards for the collection, maintenance, and expenditure of development fees that are consistent with COAH's regulations developed in response to P.L. 2008, c. 46, Sections 8 and 32-38 (C. 52:27D-329.2) and the Statewide Non-Residential Development Fee Act (C. 40:55D-8.1 through 8.7). Fees collected pursuant to this Ordinance shall be used for the sole purpose of providing low- and moderate-income housing in accordance with a Court-approved Spending Plan.

§130-119. Basic Requirements.

A. This Ordinance shall not be effective until approved by the Court.

B. The Borough of Sea Bright shall not spend development fees until the Court has approved a plan for spending such fees (Spending Plan).

§130-120. Definitions.

The following terms, as used in this Article, shall have the following meanings:

"Affordable Housing Development" means a development included in the Housing Element and Fair Share Plan, and includes, but is not limited to, an inclusionary development, a municipal construction project or a 100 percent affordable housing development.

"COAH" or the **"Council"** means the New Jersey Council on Affordable Housing established under the Fair Housing Act.

"Development Fee" means money paid by a developer for the improvement of property as permitted at N.J.A.C. 5:97-8.3.

"Developer" means the legal or beneficial owner or owners of a lot or of any land proposed to be included in a proposed development, including the holder of an Option or contract to purchase, or other person having an enforceable proprietary interest in such land.

"Equalized Assessed Value" means the assessed value of a property divided by the current average ratio of assessed to true value for the municipality in which the property is situated, as determined in accordance with Sections 1, 5, and 6 of P.L. 1973, c.123 (C.54:1-35a through C.54:1-35c).

"Green Building Strategies" means those strategies that minimize the impact of development on the environment, and enhance the health, safety and well-being of residents by producing durable, low-maintenance, resource-efficient housing while making optimum use of existing infrastructure and community services.

§130-121. Residential Development Fees.

A. *Imposition of Fees.*

(1) Within the Borough of Sea Bright, all residential developers, except for developers of the types of developments specifically exempted below and developers of developments that include affordable housing, shall pay a fee of one and a half percent (1.5%) of the equalized assessed value for all new residential development provided no increased density is permitted. Development fees shall also be imposed and collected when an additional dwelling unit is added to an existing residential structure; in such cases, the fee shall be calculated based on the increase in the equalized assessed value of the property due to the additional dwelling unit.

(2) When an increase in residential density is permitted pursuant to a "d" variance granted under N.J.S.A. 40:55D-70d(5), developers shall be required to pay a "bonus" development fee of six percent (6%) percent of the equalized assessed value for each additional unit that may be realized, except that this provision shall not be applicable to a development that will include affordable housing. If the zoning on a site has changed during the two-year period preceding the filing of such a variance application, the base density for the purposes of calculating the bonus development fee shall be the highest density permitted by right during the two-year period preceding the filing of the variance application.

B. *Eligible Exactions, Ineligible Exactions and Exemptions for Residential Developments.*

(1) Affordable housing developments, developments where the developer is providing for the construction of affordable units elsewhere in the municipality, and developments where the developer has made a payment in lieu of on-site construction of affordable units shall be exempt from development fees.

(2) Developments that have received preliminary or final site plan approval prior to the adoption of a municipal development fee ordinance shall be exempt from development fees, unless the developer seeks a substantial change in the approval. Where a site plan approval does not apply, a zoning and/or building permit shall be synonymous

with preliminary or final site plan approval for this purpose. The fee percentage shall be vested on the date that the building permit is issued.

(3) Owner-occupied residential structures demolished and replaced as a result of a fire, flood, or natural disaster shall be exempt from paying a development fee.

(4) Development fees shall be imposed and collected when an existing structure undergoes a change to a more intense use, is demolished and replaced, or is expanded, if the expansion is not otherwise exempt from the development fee requirement. The development fee shall be calculated on the increase in the equalized assessed value of the improved structure.

(5) Where there is an improvement to, expansion of, reconstruction or replacement of an existing residential structure requiring a Construction Permit, no development fee shall be required to be paid. The construction or improvement of a permitted accessory structure on a lot containing an existing residential structure shall not require the payment of a development fee.

(6) Developers of houses of worship and other uses that are entitled to exemption from New Jersey real property tax shall be exempt from the payment of a development fee, provided that such development does not result in the construction of any additional housing or residential units, including assisted living and continuing care retirement communities.

§130-122. Non-Residential Development Fees.

A. *Imposition of Fees.*

(1) Within all zoning districts, non-residential developers, except for developers of the types of developments specifically exempted below, shall pay a fee equal to two and one-half (2.5) percent of the equalized assessed value of the land and improvements, for all new non-residential construction on an unimproved lot or lots.

(2) Within all zoning districts, non-residential developers, except for developers of the types of developments specifically exempted below, shall also pay a fee equal to two and one-half (2.5) percent of the increase in equalized assessed value resulting from any additions to existing structures to be used for non-residential purposes.

(3) Development fees shall be imposed and collected when an existing structure is demolished and replaced. The development fee of two and a half percent (2.5%) shall be calculated on the difference between the equalized assessed value of the pre-existing land and improvements and the equalized assessed value of the newly improved structure, i.e. land and improvements, and such calculation shall be made at the time a final Certificate of Occupancy is issued. If the calculation required under this Section results in a negative number, the non-residential development fee shall be zero.

B. *Eligible Exactions, Ineligible Exactions and Exemptions for Non-residential Development.*

(1) The non-residential portion of a mixed-use inclusionary or market rate development shall be subject to a two and a half percent (2.5%) development fee, unless otherwise exempted below.

(2) The two and a half percent (2.5%) development fee shall not apply to an increase in equalized assessed value resulting from alterations, change in use within the existing footprint, reconstruction, renovations and repairs.

(3) Non-residential developments shall be exempt from the payment of non-residential development fees in accordance with the exemptions required pursuant to the Statewide Non-Residential Development Fee Act (N.J.S.A. 40:55D-8.1 through 8.7), as specified in Form N-RDF "State of New Jersey Non-Residential Development Certification/Exemption". Any exemption claimed by a developer shall be substantiated by that developer.

(4) A developer of a non-residential development exempted from the non-residential development fee pursuant to the Statewide Non-Residential Development Fee Act shall be subject to the fee at such time as the basis for the exemption no longer applies, and shall make the payment of the non-residential development fee, in that event, within three years after that event or after the issuance of the final Certificate of Occupancy for the non-residential development, whichever is later.

(5) If a property which was exempted from the collection of a non-residential development fee thereafter ceases to be exempt from property taxation, the owner of the property shall remit the fees required pursuant to this Section within 45 days of the termination of the property tax exemption. Unpaid non-residential development fees under these circumstances may be enforceable by the Borough of Sea Bright as a lien against the real property of the owner.

(6) Pursuant to P.L. 2009, c. 90 and P.L.2011, c. 122, the non-residential statewide development fee of two and one-half (2.5%) percent for non-residential development is suspended for all non-residential projects that received preliminary or final site plan approval subsequent to July 17, 2008 until July 1, 2013, provided that a permit for the construction of the building has been issued prior to January 1, 2015.

§130-123. **Collection Procedures.**

(1) Upon the granting of a preliminary, final or other applicable approval for a development, the approving authority or entity shall notify or direct its staff to notify the Construction Official responsible for the issuance of a Construction Permit.

(2) For non-residential developments only, the developer shall also be provided with a copy of Form N-RDF "State of New Jersey Non-Residential Development Certification/Exemption" to be completed as per the instructions provided. The developer of a non-residential development shall complete Form N-RDF as per the instructions provided. The Construction Official shall verify the information submitted by the non-residential developer as per the instructions provided in the Form N-RDF. The Tax Assessor shall verify exemptions and prepare estimated and final assessments as per the instructions provided in Form N-RDF.

(3) The Construction Official responsible for the issuance of a Construction Permit shall notify the Borough Tax Assessor of the issuance of the first Construction Permit for a development which is subject to a development fee.

(4) Within 90 days of receipt of such notification, the Borough Tax Assessor shall prepare an estimate of the equalized assessed value of the development based on the plans filed.

(5) The Construction Official responsible for the issuance of a final Certificate of Occupancy shall notify the Borough Tax Assessor of any and all requests for the scheduling of a final inspection on a property which is subject to a development fee.

(6) Within 10 business days of a request for the scheduling of a final inspection, the Borough Tax Assessor shall confirm or modify the previously estimated equalized assessed value of the improvements associated with the development; calculate the development fee; and thereafter notify the developer of the amount of the fee.

(7) Should the Borough of Sea Bright fail to determine or notify the developer of the amount of the development fee within 10 business days of the request for final inspection, the developer may estimate the amount due and pay that estimated amount consistent with the dispute process set forth in Subsection b. of Section 37 of P.L. 2008, c.46 (C.40:55D-8.6).

(8) Except as provided in Section 130-122 A.(3) hereinabove, fifty percent (50%) of the initially calculated development fee shall be collected at the time of issuance of the Construction Permit. The remaining portion shall be collected at the time of issuance of the Certificate of Occupancy. The developer shall be responsible for paying the difference between the fee calculated at the time of issuance of the Construction Permit and that determined at the time of issuance of the Certificate of Occupancy.

§130-124. Appeal of Development Fees.

A. A developer may challenge residential development fees imposed by filing a challenge with the County Board of Taxation. Pending a review and determination by the Board, collected fees shall be placed in an interest bearing escrow account by the Borough of Sea Bright. Appeals from a determination of the Board may be made to the tax court in accordance with the provisions of the State Tax Uniform Procedure Law, R.S. 54:48-1, *et seq.*, within 90 days after the date of such determination. Interest earned on amounts escrowed shall be credited to the prevailing party.

B. A developer may challenge non-residential development fees imposed by filing a challenge with the Director of the Division of Taxation. Pending a review and determination by the Director, which shall be made within 45 days of receipt of the challenge, collected fees shall be placed in an interest bearing escrow account by the Borough of Sea Bright. Appeals from a determination of the Director may be made to the tax court in accordance with the provisions of the State Tax Uniform Procedure Law,

R.S.54:48-1, *et seq.*, within 90 days after the date of such determination. Interest earned on amounts escrowed shall be credited to the prevailing party.

§130-125. **Affordable Housing Trust Fund.**

A. There is hereby created a separate, interest-bearing Affordable Housing Trust Fund to be maintained by the Chief Financial Officer of the Borough of Sea Bright for the purpose of depositing development fees collected from residential and non-residential developers and proceeds from the sale of units with extinguished controls.

B. The following additional funds shall be deposited in the Affordable Housing Trust Fund and shall at all times be identifiable by source and amount:

(1) Payments in lieu of on-site construction of a fraction of an affordable unit, where permitted by Ordinance or by Agreement with the Borough of Sea Bright;

(2) Funds contributed by developers to make ten percent (10%) of the adaptable entrances in a townhouse or other multistory attached dwelling unit development accessible;

(3) Rental income from municipally operated units;

(4) Repayments from affordable housing program loans;

(5) Recapture funds;

(6) Proceeds from the sale of affordable units; and

(7) Any other funds collected in connection with Sea Bright's affordable housing program.

C. In the event of a failure by the Borough of Sea Bright to comply with trust fund monitoring and reporting requirements or to submit accurate monitoring reports; or a failure to comply with the conditions of the judgment of compliance or a revocation of the judgment of compliance; or a failure to implement the approved Spending Plan and to expend funds within the applicable required time period as set forth in *In re Tp. of Monroe*, 442 N.J. Super. 565 (Law Div. 2015) (affd 442 N.J. Super. 563); or the expenditure of funds on activities not approved by the Court; or for other good cause demonstrating the unapproved use(s) of funds, the Court may authorize the State of New Jersey, Department of Community Affairs, Division of Local Government Services (LGS), to direct the manner in which the funds in the Affordable Housing Trust Fund shall be expended, provided that all such funds shall, to the extent practicable, be utilized for affordable housing programs within the Borough of Sea Bright, or, if not practicable, then within the County or the Housing Region.

D. Any party may bring a motion before the Superior Court presenting evidence of such condition(s), and the Court may, after considering the evidence and providing the municipality a reasonable opportunity to respond and/or to remedy the

non-compliant condition(s), and upon a finding of continuing and deliberate non-compliance, determine to authorize LGS to direct the expenditure of funds in the Trust Fund. The Court may also impose such other remedies as may be reasonable and appropriate to the circumstances.

E. Interest accrued in the Affordable Housing Trust Fund shall only be used to fund eligible affordable housing activities approved by the Court.

§130-126. Use of Funds.

A. The expenditure of all funds shall conform to a Spending Plan approved by the Court. Funds deposited in the Affordable Housing Trust Fund may be used for any activity approved by the Court to address the Borough of Sea Bright's fair share obligation and may be set up as a grant or revolving loan program. Such activities include, but are not limited to: preservation or purchase of housing for the purpose of maintaining or implementing affordability controls; housing rehabilitation; new construction of affordable housing units and related costs; accessory apartments; a market to affordable program; Regional Housing Partnership programs; conversion of existing non-residential buildings to create new affordable units; green building strategies designed to be cost saving and in accordance with accepted national or State standards; purchase of land for affordable housing; improvement of land to be used for affordable housing; extensions or improvements of roads and infrastructure to affordable housing sites; financial assistance designed to increase affordability; administration necessary for implementation of the Housing Element and Fair Share Plan; and/or any other activity permitted by the Court and specified in the approved Spending Plan.

B. Funds shall not be expended to reimburse the Borough of Sea Bright for past housing activities.

C. At least 30 percent of all development fees collected and interest earned on such fees shall be used to provide affordability assistance to low- and moderate-income households in affordable units included in the municipal Fair Share Plan. One-third of the affordability assistance portion of development fees collected shall be used to provide affordability assistance to those households earning 30 percent or less of the median income for the Housing Region, in which Sea Bright is located.

(1) Affordability assistance programs may include down payment assistance, security deposit assistance, low interest loans, rental assistance, assistance with homeowners association or condominium fees and special assessments, and assistance with emergency repairs. The specific programs to be used for affordability assistance shall be identified and described within the Spending Plan.

(2) Affordability assistance to households earning 30 percent or less of median income may include buying down the cost of low or moderate income units in the municipal Fair Share Plan to make them affordable to households earning 30 percent or less of median income. The specific programs to be used for very low income affordability assistance shall be identified and described within the Spending Plan.

(3) Payments in lieu of constructing affordable housing units on site, if permitted by Ordinance or by Agreement with the Borough of Sea Bright, and funds from

the sale of units with extinguished controls shall be exempt from the affordability assistance requirement.

D. The Borough of Sea Bright may contract with a private or public entity to administer any part of its Housing Element and Fair Share Plan, including its programs for affordability assistance.

E. No more than 20 percent of all revenues collected from development fees may be expended on administration, including, but not limited to, salaries and benefits for municipal employees or consultants' fees necessary to develop or implement a new construction program, prepare a Housing Element and Fair Share Plan, and/or administer an affirmative marketing program or a rehabilitation program.

(1) In the case of a rehabilitation program, the administrative costs of the rehabilitation program shall be included as part of the 20 percent of collected development fees that may be expended on administration.

(2) Administrative funds may be used for income qualification of households, monitoring the turnover of sale and rental units, and compliance with COAH's monitoring requirements. Legal or other fees related to litigation opposing affordable housing sites or related to securing or appealing a judgment from the Court are not eligible uses of the Affordable Housing Trust Fund.

§130-127. **Monitoring.**

The Borough of Sea Bright shall provide annual reporting of Affordable Housing Trust Fund activity to the State of New Jersey, Department of Community Affairs, Council on Affordable Housing or Local Government Services or other entity designated by the State of New Jersey, with a copy provided to Fair Share Housing Center and posted on the municipal website, using forms developed for this purpose by the New Jersey Department of Community Affairs, Council on Affordable Housing or Local Government Services. The reporting shall include an accounting of all Affordable Housing Trust Fund activity, including the sources and amounts of funds collected and the amounts and purposes for which any funds have been expended. Such reporting shall include an accounting of development fees collected from residential and non-residential developers, payments in lieu of constructing affordable units on site (if permitted by Ordinance or by Agreement with the Borough), funds from the sale of units with extinguished controls, barrier free escrow funds, rental income from Borough owned affordable housing units, repayments from affordable housing program loans, and any other funds collected in connection with Sea Bright's affordable housing programs, as well as an accounting of the expenditures of revenues and implementation of the Spending Plan approved by the Court.

§130-128. **Ongoing Collection of Fees.**

A. The ability of the Borough of Sea Bright to impose, collect and expend development fees shall expire with the expiration of the repose period covered by its Judgment of Compliance unless the Borough of Sea Bright has first filed an adopted Housing Element and Fair Share Plan with the Court or with a designated State administrative agency, has petitioned for a Judgment of Compliance from the Court or for Substantive Certification or its equivalent from a State administrative agency authorized to approve and administer municipal affordable housing compliance and has received approval of its Development Fee Ordinance from the entity that will be reviewing and approving the Housing Element and Fair Share Plan.

B. If the Borough of Sea Bright fails to renew its ability to impose and collect development fees prior to the expiration of its Judgment of Compliance, it may be subject to forfeiture of any or all funds remaining within its Affordable Housing Trust Fund. Any funds so forfeited shall be deposited into the "New Jersey Affordable Housing Trust Fund" established pursuant to Section 20 of P.L. 1985, c. 222 (C. 52:27D-320).

C. The Borough of Sea Bright shall not impose a residential development fee on a development that receives preliminary or final site plan approval after the expiration of its Judgment of Compliance, nor shall the Borough of Sea Bright retroactively impose a development fee on such a development. The Borough of Sea Bright also shall not expend any of its collected development fees after the expiration of its Judgment of Compliance."

SECTION TWO: All Ordinances or parts thereof inconsistent with the provisions of this Ordinance are hereby repealed to the extent of such inconsistencies.

SECTION THREE: If any section, subsection, paragraph, sentence or other portion of this Ordinance be adjudged by a Court of competent jurisdiction to be invalid, such judgment shall not affect, impair or invalidate the remainder of this Ordinance.

SECTION FOUR: This Ordinance shall take effect immediately upon its passage and publication according to law and upon filing with the Monmouth County Planning Board.

I **HEREBY CERTIFY** this to be a true and correct Ordinance of the Mayor and Borough Council of the Borough of Sea Bright, introduced on January 15, 2019 and will be further considered after a Public Hearing held on February 5, 2019 in the Municipal Building at 1097 Ocean Avenue at 7:00 p.m.

INTRODUCED: January 15, 2019
PUBLIC HEARING: February 5, 2019
ADOPTED:

Witness:

BOROUGH OF SEA BRIGHT

CHRISTINE PFEIFFER, CLERK

DINA LONG, Mayor

ORDINANCE NO. 03-2019
CALENDAR YEAR 2019
ORDINANCE TO EXCEED THE MUNICIPAL BUDGET
APPROPRIATION LIMITS AND TO ESTABLISH A CAP BANK
(N.J.S.A. 40A: 4-45.14)

WHEREAS, the Local Government Cap Law, N.J.S. 40A: 4-45.1 et seq., provides that in the preparation of its annual budget, a municipality shall limit any increase in said budget up to 2.5% unless authorized by ordinance to increase it to 3.5% over the previous year's final appropriations, subject to certain exceptions; and,

WHEREAS, N.J.S.A. 40A: 4-45.15a provides that a municipality may, when authorized by ordinance, appropriate the difference between the amount of its actual final appropriation and the 3.5% percentage rate as an exception to its final appropriations in either of the next two succeeding years; and,

WHEREAS, the Borough Council of the Borough of Sea Bright in the County of Monmouth finds it advisable and necessary to increase its CY 2019 budget by up to 3.5% over the previous year's final appropriations, in the interest of promoting the health, safety and welfare of the citizens; and,

WHEREAS, the Borough Council hereby determines that a 3.5 % increase in the budget for said year, amounting to \$ 47,509.82 in excess of the increase in final appropriations otherwise permitted by the Local Government Cap Law, is advisable and necessary; and,

WHEREAS the Borough Council hereby determines that any amount authorized hereinabove that is not appropriated as part of the final budget shall be retained as an exception to final appropriation in either of the next two succeeding years.

NOW THEREFORE BE IT ORDAINED, by the Borough Council of the Borough of Sea Bright, in the County of Monmouth, a majority of the full authorized membership of this governing body affirmatively concurring, that, in the CY 2019 budget year, the final appropriations of the Borough of Sea Bright shall, in accordance with this ordinance and N.J.S.A. 40A: 4-45.14, be increased by 3.5 %, amounting to \$166,284.37, and that the CY 2019 municipal budget for the Borough of Sea Bright be approved and adopted in accordance with this ordinance; and,

BE IT FURTHER ORDAINED, that any amount authorized hereinabove that is not appropriated as part of the final budget shall be retained as an exception to final appropriation in either of the next two succeeding years; and,

BE IT FURTHER ORDAINED, that a certified copy of this ordinance as introduced be filed with the Director of the Division of Local Government Services within 5 days of introduction; and,

BE IT FURTHER ORDAINED, that a certified copy of this ordinance upon adoption, with the recorded vote included thereon, be filed with said Director within 5 days after such adoption.

INTRODUCED: January 15, 2019

PUBLIC HEARING: February 5, 2019

ADOPTION:

I HEREBY CERTIFY this to be a true and correct Ordinance of the Mayor and Borough Council of the Borough of Sea Bright, introduced on January 15, 2019 and will be further considered after a Public Hearing held on February 5, 2019 in the Municipal Building at 1097 Ocean Avenue at 7:00 p.m.

Christine Pfeiffer
Clerk, Borough of Sea Bright

Dina Long
Mayor, Borough of Sea Bright

**VOUCHER LIST
FEBRUARY 5, 2019
BOROUGH OF SEA BRIGHT**

01781 ACCURATE WASTE SYSTEMS, INC. 18-01611 12/28/18 SEWER	Open	2,950.00
01005 ADP, INC. 19-00109 01/28/19 FINANCE	Open	439.58
19-00137 01/30/19 FINANCE	Open	441.74
		881.32
02260 ADT SECURITY SERVICES 19-00131 01/30/19 LIBRARY	Open	42.18
02113 AMERICAN WATER 19-00100 01/25/19 WATER	Open	325.29
00519 ANTONIDES AND SIMONE CPA's 19-00112 01/29/19 FISCAL OFFICER	Open	3,312.50
01042 ATLANTIC TOMORROWS OFFICE 19-00098 01/25/19 COPY CLICK	Open	526.15
01984 AVAYA FINANCIAL SERVICES 19-00132 01/30/19 POLICE	Open	145.29
2521 BELSON OUTDOORS 18-01505 11/30/18 BEAUTIFICATION	Open	15,845.80
2472 BLAZE EMERGENCY EQUIPMENT CO. 19-00092 01/24/19 FIRE DEPT	Open	322.50
01631 BOROUGH OF OCEANPORT 19-00114 01/29/19 COURT	Open	6,499.90
01565 BOROUGH OF SEA BRIGHT 19-00054 01/16/19 ADMIN FEE	Open	1,260.00
2559 BOROUGH OF TINTON FALLS 19-00147 02/01/19 POLICE	Open	54.00
00530 BULLET LOCK & SAFE CO., INC. 19-00075 01/19/19 BLDGS & GRDS	Open	3.75
01546 C.I.T. TECHNOLOGY FIN SERV,INC 19-00117 01/29/19 POLICE	Open	157.00
2557 C.M.R.S.- FP 19-00123 01/30/19 POSTAGE	Open	1,000.00
2553 CAREER DEVELOPMENT INSTITUTE 18-01600 12/28/18 POLICE	Open	389.00
00982 CITY OF LONG BRANCH 19-00089 01/24/19 POLICE	Open	1,000.00
2555 CJM ASSOC. OF SEA BRIGHT 19-00124 01/30/19 LEASE	Open	500.00
00256 CLEARY, GIACOBBE, ALFIERI & 19-00110 01/28/19 LEGAL SERVICES	Open	105.00
00198 COMCAST 19-00144 02/01/19 INTERNET	Open	388.11
01754 EDMUNDS & ASSOCIATES, INC. 19-00113 01/29/19 TAX COLLECTOR	Open	550.00

00288	FIRST UNITED METHODIST CHURCH		
19-00115	01/29/19 LIBRARY	Open	1,000.00
02101	GANNETT NJ		
19-00097	01/24/19 CLERK	Open	195.56
19-00128	01/30/19 CLERK	Open	82.50
19-00130	01/30/19 PLAN. BRD.	Open	86.84

			364.90
00979	GIBBONS, P.C.		
19-00127	01/30/19 LEGAL	Open	475.00
00649	GILHOOL, MEGAN		
18-01351	10/19/18 LIBRARY	Open	50.00
01365	HARTER EQUIPMENT, INC.		
19-00079	01/22/19 BEACH	Open	596.35
02044	HOLDEN, ESQ., ROBERT J.		
19-00111	01/28/19 PUBLIC DEFENDER	Open	1,800.00
01526	JCP & L		
19-00139	01/31/19 ELECTRIC	Open	7,359.23
00297	JESSE A. HOWLAND & SONS, INC.		
19-00125	01/30/19 FIRE DEPT	Open	3,845.00
19-00126	01/30/19 DPW	Open	2,575.00

			6,420.00
2416	KELSO CONSTRUCTION CO, INC.		
19-00138	01/30/19 BEACH PAVILION	Open	36,407.00
19-00141	02/01/19 BEACH PAVILION	Open	77,503.30

			113,910.30
02110	KLEIN, DON		
19-00064	01/19/19 POLICE	Open	70.64
2551	LIBERTY SAFES		
19-00069	01/19/19 POLICE	Open	971.92
00106	MGL FORMS-SYSTEMS, LLC		
19-00082	01/23/19 TAX/FINANCE	Open	673.75
2373	MOLZON LANDSCAPE & NURSERY		
19-00068	01/19/19 BLDGS & GRDS	Open	279.96
00536	MONMOUTH COUNTY BIAS CRIME		
19-00071	01/19/19 POLICE	Open	50.00
00378	MONMOUTH TRUCK EQUIPMENT		
19-00080	01/23/19 DPW	Open	260.53
00137	MUNICIPAL CAPITAL CORPORATION		
19-00116	01/29/19 COPIER	Open	224.73
01397	MURPHY, CHARLES		
19-00078	01/22/19 POLICE	Open	214.50
01399	NEW JERSEY AMERICAN WATER		
19-00133	01/30/19 WATER	Open	623.81
00019	NJ AMERICAN WATER		
19-00134	01/30/19 HYDRANTS	Open	2,484.00
00672	NJ DEPT OF COMMUNITY AFFAIRS		
19-00096	01/24/19 BLDG. DEPT.	Open	2,022.00

02185 NJ DEPT OF LABOR & WORKFORCE 19-00143 02/01/19 UNEMPLOYMENT	Open	1,760.76
00113 NJ NATURAL GAS COMPANY 19-00099 01/25/19 NATURAL GAS	Open	153.45
00885 OCEAN TWP FIRE DISTRICT NO. 2 19-00118 01/29/19 FIRE MARSHAL	Open	300.00
01309 OCEANPORT BOARD OF EDUCATION 18-00756 06/13/18 GRADE SCHOOL TAX	Open	43,033.75
00163 OSWALD ENTERPRISES, INC. 18-01613 12/28/18 SEWER	Open	13,450.00
01737 PENGUIN MANAGEMENT, INC. 19-00091 01/24/19 FIRE DEPT.	Open	1,074.00
2526 PET WASTE CO. 18-01033 08/03/18 DPW	Open	64.99
2525 POOR JOHNS PORTABLE TOILETS 19-00145 02/01/19 BEACH	Open	296.00
2549 RANDOMWARE 18-01532 12/04/18 POLICE	Open	378.50
00295 RED THE UNIFORM TAILOR 18-01105 08/27/18 POLICE	Open	434.83
00463 RUTGERS, THE STATE UNIVERSITY 19-00095 01/24/19 CLERK	Open	49.00
01554 SEA BRIGHT SERVICE CENTER 19-00070 01/19/19 POLICE	Open	728.00
00053 SHORE REGIONAL HIGH SCHOOL 18-00754 06/13/18 HIGH SCHOOL TAX	Open	253,690.00
01933 SKYLANDS AREA FIRE EQUIPMENT 18-01461 11/09/18 FIRE DEPT.	Open	2,987.57
02225 STAPLES ADVANTAGE 18-01168 09/11/18 BEACH	Open	794.99
18-01595 12/19/18 OFFICE SUPPLIES	Open	115.24
19-00086 01/23/19 OFFICE SUPPLIES	Open	326.91
		----- 1,237.14
01931 SUBURBAN PROPANE 19-00102 01/28/19 PROPANE	Open	507.45
00192 TAX COLL & TREAS ASSOC OF NJ 19-00083 01/23/19 TAX COLLECTOR	Open	100.00
2451 THE AMERICAN CAROLING CO. 18-01550 12/06/18 RECREATION	Open	374.00
01285 THE HOME DEPOT 19-00067 01/19/19 BLDGS & GRDS	Open	71.32
2438 THOMAS,SHAWN 19-00103 01/28/19 BEACH	Open	17.02
00223 TREASURER, COUNTY OF MONMOUTH 19-00119 01/29/19 COUNTY TAX	Open	462,112.04
00439 TREASURER, COUNTY OF MONMOUTH 19-00121 01/29/19 LIBRARY TAX	Open	32,787.66

00523	TREASURER, COUNTY OF MONMOUTH		
19-00122	01/29/19 OPEN SPACE TAX	Open	51,246.07
01403	TREASURER, STATE OF NEW JERSEY		
19-00106	01/28/19 MARRIAGE FEES	Open	150.00
2291	VERIZON		
19-00146	02/01/19 FIOS	Open	128.64
19-00148	02/01/19 POLICE	Open	99.99

			228.63
01960	VERIZON		
19-00149	02/01/19 PHONE	Open	200.83
02061	VERIZON WIRELESS		
19-00104	01/28/19 POLICE	Open	678.62
19-00105	01/28/19 CELL PHONES	Open	149.87

			828.49
01164	WATCHUNG SPRING WATER CO, INC.		
19-00150	02/01/19 SPRING WATER	Open	430.43
2558	WILLIAMS SCOTSMAN, INC.		
19-00140	02/01/19 POLICE	Open	2,092.23
00058	WILLOW CLEANERS, INC.		
19-00136	01/30/19 POLICE	Open	796.15
		TOTAL:	\$ 1,047,689.72

MANUAL CHECKS

19-00129	David Hoder Associates	\$910.00
1/30/2019	Engineer:Review/Escrow Accounts	
19-00101	Leon S. Avakian, Inc.	\$990.00
1/28/2019	Engineer:Plot Plans/Escrow Accounts	
19-00135	Leon S. Avakian, Inc.	\$331.25
1/30/2019	Engineer:Plot Plans/Escrow Accounts	
19-00142	NJ Dept. of Health	\$43.20
2/1/2019	Monthly Dog License fees	
	TOTAL:	\$2,274.45
	GRAND TOTAL:	\$1,049,964.17