

**MINUTES  
WORKSHOP MEETING  
BOROUGH OF SEA BRIGHT**

**DECEMBER 12, 2019 (Thursday)**

**SEA BRIGHT, NEW JERSEY**

**Mayor Long** called the meeting to order at 8:30 a.m. and requested those present to join 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 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."**

**PRESENT:** Mayor Dina Long  
Councilmember's Kevin Birdsall (Arrived Late), William J. Keeler,  
Marc A. Leckstein, Charles H. Rooney, Jon Schwartz

**ABSENT:** Councilmember Brian P. Kelly

**OTHERS:** Engineer Greg Gitto, 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.

Gary ViaLonga, Stavola Realty, explained to the Mayor and Council the details of Edgewater Beach and Cabana Club's application to the NJDEP for a CAFRA permit. Their permit to operate on the beach had expired in 2018 and they are seeking renewal. Mr. ViaLonga explained, the application includes plans to build sundeck on the seawall on the east side of the beach club building. Discussion ensued regarding the club's practice of berming sand and Mr. Vialonga said the current permit application does not include moving sand or building berms; however, if they are granted the permit, they will have to comply with the State's regulations for berming. Mayor Long thanked Mr. ViaLonga for attending the meeting and allowing Council to see the plans to clear up any misunderstandings.

Alison Cheney, Monmouth Beach, explained she submitted an application and payment to rent the community room in the Pavilion for a party but later received a letter returning everything informing her that the space was not available to rent. Mayor Long explained that Council is still working on rules and regulations to govern the rental of the room. Mayor Long asked Ms. Cheney to provide the paperwork to the Clerk and we will keep her date blocked in case we implement policy prior to Ms. Cheney's event.

**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. Personnel

B. Contracts

- 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

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.

**ITEMS FOR DISCUSSION:**

**SUBJECT:** Street End Viewing Platforms  
**ACTION:** Carried to the next workshop meeting.

**SUBJECT:** OPRA Resolution  
**ACTION:** Carried to the next workshop meeting.

**SUBJECT:** Public Safety Update  
**ACTION:** Chief Friedman stated the E. Ocean Avenue parking lot will be restriped tomorrow – a Nixle will be sent out, it will be put on the electronic sign, the Borough website and Councilman Leckstein will post it on social media. Chief Friedman provided an update on arrests and other police activity during the month of November.

**SUBJECT:** Capital Projects Update  
**ACTION:** Administrator Verruni explained that the new municipal complex will be ready to move in within the next few weeks. There is a problem with the elevator which is causing a delay but it is currently being worked on. We have had ongoing meetings with the bonding company for the beach pavilion and they have been very corporative - they have corrected a number of the outstanding issues including the new decking. Mayor Long explained that it is important to note that the building is still under bond - all the repairs to the building are at no additional costs to the tax payers. Mr. Verruni also reported the paving project at Mountainview Way looks good and we will be getting a guardrail installed at the end of the street. Mayor Long announced that the beach replenishment has started in Monmouth Beach – the Army Corp of Engineers holds weekly meetings if anyone is interested in an update.

**SUBJECT:** Flood Control Program  
**ACTION:** Mr. Verruni said that he has been working on a three-prong plan to control flooding in the downtown area which includes in -line check valves, bulkheads, and upgrading pump stations to handle more capacity. We are unsure of where the funding will come from at this point but any developer that wants to redevelop the downtown must address the flooding issues as part of their approval process.

**SUBJECT:** Borough In-line Check Valves  
**ACTION:** Engineer Greg Gitto explained T&M’s proposal which is to either replace the existing duck bills on River Street or to reroute the drainage on the southern side to the northern side. Mr. Gitto also provided an update on check valve options. Discussion on this item was carried to the next workshop meeting. Administrator Verruni will speak to the CFO regarding funding in hopes of getting this done after the first of the year.

**SUBJECT:** CAFRA Permit – Beach  
**ACTION:** Mayor Long reported that we have been trying to get a CAFRA permit for the basketball court, new public access stairs and additional parking and possibly water and electric for future cabanas on the beach. The cost of the CAFRA permit was based on the size of the property (the entire municipal beach) was \$32,000 which is more than what the whole project would cost. The state recommended removing the beach facility portion from the application which would lower the cost to \$500 and applying for the permit for electric and water lines for the beach cabanas should be on a separate application after subdividing the beach into smaller parcels so the cost would be reduced.

**SUBJECT:** Fishing Pier

**ACTION:** Councilman Rooney recommends asking the County to include a fishing pier in the scope of work for the new Sea Bright-Rumson bridge on the Anchorage Park side in increase public access. Councilman Rooney also would like to include repairs to the existing bulkhead at Rooney Park and extending it to the bridge. Administrator Verruni will ask Joe Ettore from the County to come in and discuss our ideas for this project.

**SUBJECT:** 2020 SPCA Animal Control Shelter Pricing

**ACTION:** Administrator Verruni included this item to show how expensive the SPCA is and noted that since buildings on the side streets are coming down and we have an increase in feral feline activity. Mr. Verruni is going to look into pricing for the humane society.

**SUBJECT:** Community Room Rental Regulations

**ACTION:** Mayor Long suggested Administrator Verruni compose a document of guidelines for the policy and fees regarding the renting of the community room and circulate it to the Council. Councilman Leckstein will take the lead as Committee Chair of Administration.

**SUBJECT:** Rejecting Bids for Beach Businesses – Authorize Re-Bid for two-year contracts

**ACTION:** Mr. Verruni explained that after we received the bids for beach businesses the Council had some comments. He recommends rejecting all bids and going back out to bid with the option of a one or two-year contract.

**SUBJECT:** Beach Badge Sales for 2021 Season – weekends, evenings

**ACTION:** Administrator Verruni explained that the 2021 beach badge sales will take place out of the pavilion evenings and weekends.

**SUBJECT:** 2020 Borough Office Closings

**ACTION:** Council discussed the closing schedule for 2020 around the Christmas holidays to be included in the 2020 directory and posted on the Borough website. Mr. Verruni also explained that we will need to close Borough Hall for a day or two to move into the new municipal complex.

**SUBJECT: RESOLUTIONS**

**R1.** Vehicle State Contract Acquisitions – DPW

**R2.** Lease Extension – DPW/Fire/Police Garages

**R3.** Beach Badge Donation Requests

**ACTION:** Resolutions will be prepared for the December 17<sup>th</sup> meeting.

**ADJOURNMENT:**

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

<b>Roll Call:</b>	Birdsall	Keeler	Kelly	Leckstein	Rooney	Schwartz
	Yes	Yes	Absent	Yes	Yes	Yes

Time: 10:30am

Respectfully Submitted,

Christine Pfeiffer  
Borough Clerk