

**MINUTES
SPECIAL MEETING
BOROUGH OF SEA BRIGHT**

March 5, 2020 (Thursday)

SEA BRIGHT, NEW JERSEY

Council President Rooney called the meeting to order at 8:30 a.m. and requested those present to join in the Pledge of Allegiance.

Council President Rooney read the following Compliance Statement:

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

Good Morning Ladies and Gentlemen,

48 Hour Notice Requirement:

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 the 48-hour notice requirement for this meeting has been met. A copy of the agenda was sent to the Asbury Park Press and other local newspapers on March 2, 2020 and posted on the bulletin board in the Borough office. This meeting is open to the public.

PRESENT: Mayor Brian P. Kelly (arrived at 8:39 am)
Councilmember's Kevin Birdsall, Samuel A. Catalano
William J. Keeler, Marc A. Leckstein, Charles H. Rooney

ABSENT: Councilmember Jon Schwartz

OTHERS: Attorney Richard Shaklee, 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.

DISCUSSION ITEMS:

SUBJECT: REDEVELOPMENT

ACTION: Council President Rooney introduced Borough Planner Christine Cofone. Ms. Cofone reviewed the draft copy of the Redevelopment Plan for the Sea Bright Downtown Properties prepared by the Cofone Consulting Group, LLC – this area includes the concept plan for the proposed hotel and mixed-use components along Ocean Avenue. Council discussed the potential traffic issues if a hotel is a component of the plan and the majority agreed that they would like it to be. Ms. Cofone reviewed the permitted use list in the plan – it was agreed to remove "night club" but restaurant/bar will remain. Council discussed whether the hotel should be a mandatory component and tie it to The Break – Ms. Cofone will speak to the redevelopment Attorney – William Wolf about the language we can put into the plan to require the hotel. Mr. Verruni reviewed the schedule – introduce the ordinance at the March 16 Council meeting and hold the second reading and public hearing at the April 7 meeting (would be referred to the planning board for review at their March 24 PB Meeting). Councilman Keeler requested including language in the plan to explore the feasibility of widening River Street. Ms. Cofone will attend the March 12 workshop meeting to review the redevelopment plan for The Haven along with Engineer Dave Hoder.

EXECUTIVE SESSION

Councilmember Birdsall offered a motion to enter in to Closed Session; seconded by Councilmember Keeler:

WHEREAS, Section 8 of the Open Public Meeting Act, N.J.S.A. 10:4-12 permits the exclusion of the public from a meeting in certain circumstances; and

WHEREAS, it is recommended by the Borough Attorney and Administrator that the Borough Council go into executive session to discuss matters set forth hereinafter which are permissible for discussion in executive session.

NOW, THEREFORE, BE IT RESOLVED, by the Borough Council of the Borough of Sea Bright, County of Monmouth, State of New Jersey, that they meet in closed session to discuss the issues as herein set forth:

1. The general nature of the subject matters to be discussed are as follows:
 - A. Litigation

BE IT FURTHER RESOLVED, minutes will be kept and once the matter involving the confidentiality of the above no longer requires that confidentiality, then the minutes can be made public; and

BE IT FURTHER RESOLVED, that the Mayor and Council may come back into Regular Session to conduct additional business.

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

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.

ADJOURNMENT:

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

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

Respectfully submitted,

Christine Pfeiffer
Borough Clerk