

**MINUTES
WORKSHOP MEETING
BOROUGH OF SEA BRIGHT**

MARCH 12, 2020 (Thursday)

SEA BRIGHT, NEW JERSEY

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

Mayor Kelly 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 6, 2020. 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 Brian P. Kelly
Councilmember's Kevin Birdsall, William J. Keeler,
Marc A. Leckstein, Charles H. Rooney, Jon Schwartz

ABSENT: Councilmember Samuel A. Catalano

OTHERS: Attorney Roger McLaughlin, Administrator Joseph L. Verruni,
Engineer William White, 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.

ITEMS FOR DISCUSSION:

SUBJECT: Redevelopment/COAH

ACTION: Planning Board Engineer, Dave Hoder, Borough Planner, Christine Cofone (telephonically) and William Wolf, Redevelopment Attorney, joined the meeting to discuss the redevelopment plans for the downtown properties (The Break) and the Shrewsbury River properties (The Haven). Administrator Verruni asked if everyone was comfortable with the bulk standards that were incorporated into The Break plan so it can be introduced at the March 16 meeting. Ms. Cofone asked Council if they have a position on whether the hotel be limited to lot 4 (old schoolhouse property) or allow it to be anywhere in that redevelopment zone. Councilman Leckstein suggested allowing it anywhere in the zone but they must provide adequate parking on site. The majority of Council agreed to allow the hotel anywhere within the zone and a maximum height of 50 feet if on the Break Property and exceptions are allowed if built on the schoolhouse property. Council agreed to move forward with both the proposed projects.

Ms. Cofone summarized the plan for the Haven along the river – and confirmed that the concept plan submitted by Tripp Brooks is incorporated into the plan. Dave Hoder discussed the infrastructure issues that would need to be incorporated to deal with flooding issues, increasing the pump station capacity, ownership of the bulkhead and boat ramp and sanitary sewer upgrades. Council discussed and agreed that language must be included in the plan to address these improvements. Mr. Hoder will work with Ms. Cofone and the developer to complete the plan.

SUBJECT: Capital Projects Update

ACTION: Administrator Verruni introduced Joe Attore, Monmouth County Engineer, to provide an update on the Sea Bright/Rumson Bridge plans. Mr. Attore presented the Council with the most recent bridge design which will be finalized this summer – the it will take approximately two years to complete the construction of the new bridge and one year to remove the current bridge. Construction is scheduled to begin Spring of 2021. Dave Hoder asked about the height of the bulkhead that is being constructed to make sure it complies with the Borough guidelines. Council was presented with the proposed architectural design of the bridge tender house and light poles and gave their recommendations. Councilman Leckstein added that he would like the dedication plaque on the existing bridge to be returned to the Borough when the bridge is demolished.

Mr. Verruni provided an update on the beach pavilion – the bonding company has met with several contractors to complete the building in its entirety within the next two weeks. All the furniture is now in the new municipal complex. The Police Chief and staff have been working hard to get ready for the transition. We are waiting for the Department of Correction's response to our plan of completing their recommendations. Intron has installed the servers and are ready for all offices to move in. Councilman Leckstein suggested having a plan for window washing.

SUBJECT: Public Safety Update

ACTION: Police Chief Friedman reported that the department is getting ready for the move into the new building but are still waiting for some security items to be completed which is necessary prior to the move. Chief Friedman provided an update on last month's police activity and stated he will be addressing the coronavirus pandemic in executive session.

SUBJECT: Use of Parking Lot – 1139 Ocean Avenue

ACTION: Mr. Verruni reported that this property is the gravel parking lot next to Borough Hall that we rented and split the proceeds with the property owner last summer – we each got \$27,000. The Borough would like to enter into another agreement this year. An authorizing resolution will be on the March 16th meeting agenda.

SUBJECT: Pay to Park Rates/Dates/Giglio's request

ACTION: Council agreed to change the dates of the paid parking plan from May 15th to September 15th and to change the rates as follows: \$1 Monday – Friday and \$2 Saturdays and Sundays. Councilman Rooney does not think the businesses would be against the rate increase and would like to limit the parking on East Ocean Avenue to 2-hours. Giglio's Bait Shop requested the spots in front of his store which are designated 30-minute parking to be enforced beginning at 6:00 am – Council agreed. A resolution and ordinance authorizing the changes will be prepared for the March 16th meeting.

SUBJECT: Beach Replenishment

ACTION: Mr. Verruni provided an update on the beach replenishment and said he needs to give the State an indication of whether we would like to move forward with completing the replenishment project. The potential bill could be about \$800,000 but the County will be paying a portion of that per our agreement. Council agreed to move forward.

SUBJECT: Hold Fossil Fuel Companies Accountable for Flooding and Hurricane-Caused Damages

ACTION: Councilman Birdsall explained that the "Pay Up Climate Polluters Group" is an organization that is suing the fossil fuel industry for what they have done to the environment and wants to hold them responsible for the damages of warming the planet. It is a huge undertaking and he believes that we should get behind it as a shore community. Attorney McLaughlin reviewed the sample resolution and didn't find any legal issues. Councilman Keeler disagrees and believes that the fossil fuel industry has helped create the modern society that we live in. A resolution will be on the agenda for the March 16th meeting.

SUBJECT: Sewer Rate Increase

ACTION: Mr. Verruni reported that CFO Michael Bascom recommends an increase of sewer rates to start replenishing our decreasing surplus in the sewer utility. Our auditing firm recommends increasing the rate over a four-year period. Mr. Bascom would like to increase our rate to \$10.75 per 1,000 of sewage. Borough Clerk, Christine Pfeiffer, explained that it would only be about a \$4 increase per quarter for our residents. Council approved and a resolution will be prepared for the March 16 meeting.

Updates:

Highlands Lifeguard Ocean Rescue Lifeguard Services – A resolution will be prepared authorizing an agreement.

Surfrider Beach Club Ocean Rescue Lifeguard Services – contract is still in negotiations.

Councilman Leckstein stated that the Green Team met with Attorney Peter Blair from Clean Ocean Action to go over revisions to the plastics ordinance. We plan to amend and introduce the ordinance at the April 7th regular council meeting. There is also a resolution supporting the NJ wildlife plan that we would like to add to the March 16 meeting agenda.

SUBJECT: Resolutions

R1. Refund Person-to-Person Transfer Fee – ABC License No. 1343-33-008

R2. Beach Badge Donations

R3. Authorization to Re-Bid for 2020 Surf Camp

R4. Tax Overpayment Refund

R5. Resolution Re-Affirming Opposition to the Northeast Supply Enhancement Project and Requesting the New Jersey Department of Environmental Protection to Extend the Public Comment Period and Conduct a Public Hearing in the Bayshore Area

R6. Amending Personnel Policies and Procedures Manual

R7. Authorizing the Borough of Sea Bright Through the Monmouth County Office of Emergency Management to Participate in the Defense Logistics Agency, Law Enforcement Support Office, 1033 Program to Enable the Office of Emergency Management to Request and Acquire Excess Department of Defense Equipment

ACTION: Resolutions will be listed on the March 16th meeting agenda for approval.

EXECUTIVE SESSION:

Councilmember Birdsall offered the following resolution and moved its adoption; seconded by Councilmember Leckstein:

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 long 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	Absent	Yes	Yes	Yes	Yes

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

ADJOURNMENT:

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

Roll Call:	Birdsall	Catalano	Keeler	Leckstein	Rooney	Schwartz
	Yes	Absent	Yes	Yes	Yes	Yes

Time: 10:30am

Respectfully Submitted,

Christine Pfeiffer
Borough Clerk