

**MINUTES
WORKSHOP MEETING
BOROUGH OF SEA BRIGHT**

MAY 14, 2020 (Thursday)

SEA BRIGHT, NEW JERSEY

**DUE TO THE CORONAVIRUS AND THE NEED FOR SOCIAL DISTANCING, THIS MEETING WILL BE HELD REMOTELY
AND OPEN TO THE PUBLIC BY FOLLOWING THE INSTRUCTIONS BELOW.**

PUBLIC ACCESS DIAL-IN

United States (Toll Free): 866-899-4679

United States: 786-535-3119

Access Code: 700-889-309

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, Samuel A. Catalano, William J. Keeler,
Marc A. Leckstein, Charles H. Rooney, Jon Schwartz

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

Mayor Kelly stated that we have been working on our beach operations plan for the summer - our goal is to open for Memorial Day weekend. Mayor Kelly thanked all Borough staff for adapting to a new way of working in these trying times and reported Governor Murphy announced that he will allow non-essential businesses to open for curbside pick-up only. Mayor Kelly said we are hoping the trend continues to allow for more businesses to open - we will continue to work together to make our local and regional economy strong.

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.

Christine Carducci, Donovan's Reef, explained that she has created a plan to open her business and provided it to the Office of Emergency Management. Ms. Carducci explained she has essentially put into place a touchless concept for her business and has added a number of sanitization guidelines and training for staff.

Chris Wood, Woody's Ocean Grill, explained that he spoke with a couple of businesses in town and came up with the idea of a common area in Sea Bright with outdoor seating that can be used for all licensed businesses. Essentially there will be an area where people can get takeout or have food delivered to a table at a central location. He is concerned about the impact the current restrictions are having on our businesses and does not want to see Sea Bright with empty storefronts when this is all over. Mr. Wood stated that Governor Murphy is expected to sign an executive order allowing for takeout drinks later today and said he is happy things are moving in the right direction.

Alice Gafney, Alice's Kitchen, explained she is bringing in her entire staff to re-train them on cleaning and sanitizing and requiring them all to get recertified in serving.

ITEMS FOR DISCUSSION:

SUBJECT: Capital Projects Update

ACTION: Administrator Verruni stated that the Police, Fire, EMS, OEM and municipal offices have successfully moved and are now all operating out of the new municipal complex. The front entrance should be completed by the end of next week so that residents can go into the building to get their parking permits and businesses can get employee parking passes. We are looking forward to getting the public in the new building. Mr. Verruni also reported our beaches and parking will be ready for Memorial Day weekend.

SUBJECT: Public Safety Update (Chiefs of Police and Fire)

ACTION: Chief Murphy reported that the Fire Department received 89 calls for service and their response time is 4 minutes and 29 seconds which is half of what it was last year. There were 2 notable fires this past week and for the year the department has 3,429 man hours on record.

Councilman Birdsall thanked the department for their job at both fires. Chief Friedman reported that the Police Department is healthy and ready to go for Memorial Day weekend. He hopes the front of the municipal complex is complete by next week so they can begin to distribute parking permits. The parking kiosks are ready to go whenever Council decides to put that into place. We will start heavily enforcing the 30-minute parking so we have a good turnover for the businesses curbside pickup. Councilman Birdsall asked the Chief to have the parking kiosks sanitized on a regular basis.

SUBJECT: Seasonal Rentals

ACTION: Mayor Kelly explained that we put a moratorium on seasonal rentals when the situation with COVID19 began to worsen and now that things are improving, many towns are allowing them again, so we wanted to revisit this item. OEM Coordinator, Daniel Chernavsky, stated that we originally instituted the moratorium to prevent an influx of people fleeing the city and there was nothing in place to track individuals travelling from state to state if they became ill. Mr. Chernavsky reported the State has entered into an agreement to allow for communication and tracking throughout the tri-state area, so we are better equipped with this database in place. Code Enforcement Officer, Tom Haege, joined the call and explained we have about 46 rentable properties throughout the Borough based on inspections for certificates of occupancy. Councilman Keeler agrees that we should ease off the restrictions and try and get things back to normal. Councilman Birdsall, Councilman Leckstein, and Councilman Rooney expressed their concerns - discussion ensued and the majority of Council agreed to lift the order and allow short term seasonal rentals.

SUBJECT: The Haven - Shrewsbury River Properties

ACTION: Mr. Verruni wanted to discuss Christine Cofone's final report based on the bulk requirements and wanted to see if anyone had concerns. Council will review and discuss this at the next workshop meeting. Councilman Leckstein explained that the Planning Board is working very hard to make sure they can have a meeting in June and announced that the planning board is eliminating the second land use meeting of every month while we are all dealing with COVID.

SUBJECT: Outdoor Dining/Food Court

ACTION: Mayor Kelly explained that we are trying to help the businesses as much as possible. Councilman Birdsall does not believe this is a good idea given our present circumstances. Attorney McLaughlin said there are some major problems with the concept concerning the consumption of alcohol and liquor license regulations. The Governor is expected to issue orders and guidelines for opening up restaurants and recommended waiting to see what the State comes out with before making a decision.

SUBJECT: Maser Proposal – 2021 NJDOT State Aid – Road Improvement Program

ACTION: Mr. Verruni reported he is in receipt of a proposal from the Borough Engineer, Bill White for the annual transportation trust fund grant application for street repaving. Mr. White will meet with Public Works to determine the streets that most need to be repaved and bring it back to council for approval. Borough Engineer, William White, explained that he and Dave Bahrle, Public Works Director, have already started walking some streets to determine which are in most need of paving.

SUBJECT: Farmers' Market

ACTION: Councilman Leckstein explained that the state is allowing farmers markets to be considered "essential businesses" however, the layout of our parking lot and other factors would not be conducive to setting up the market as a drive-thru market, as required. Councilman Leckstein recommends we hold off on the market at this time.

SUBJECT: Sewer Vent (next to Firehouse)

ACTION: Mr. Verruni stated that DPW Director, Dave Bahrle received quotes to fix or move the sewer pressure valve by the municipal complex as it releases a septic smell at certain times. The cost is approximately \$20,000-\$29,000 to repair, vent and/or relocate it. Mr. Verruni would like to see this added to our five-year capital plan as the funding is not available at this time. Councilman Birdsall stated he does not have a problem holding off on this for now – Council agreed.

SUBJECT: AT&T Request to install fiberoptic cable within the Borough

ACTION: Attorney McLaughlin explained that a request came in from AT&T to use existing poles to stream fiberoptic cable lines. There will be no new poles or equipment – just new wires. Councilman Birdsall has a number of concerns with items listed in the proposed resolution. Councilman Leckstein would like to meet with them to see exactly what they want to do. Council agreed to invite representatives to join the next workshop meeting to discuss their proposed plan.

SUBJECT: Bike and Pedestrian Safety

ACTION: Mayor Kelly stated that a few residents have reached out with concerns about bike riding on the splash pad in north beach. Generally, we want to improve pedestrian and bike safety. Councilman Keeler explained that a few weekends ago we were inundated with bike riding and noticed that bike riders are not following standard safety rules and were riding in the opposite direction of the traffic and side by side not single file - he would like to see signage added throughout Sandy Hook, Sea Bright, and Monmouth Beach. Councilman Keeler reported another area of concern are the lanes on the bridge and suggested coordinating with the County improve the safety for pedestrians, bikers and drivers. Councilman Schwartz reported there is grant money available for bike safety and improving pedestrian crossings. Council would like the Borough

Engineer, William White, to do a traffic study – Mr. White said that because of COVID-19 the counts would not be accurate. Council asked the Administrator to coordinate with the Borough Engineer to submit an application for a grant and the Clerk will prepare a resolution authorizing the application for the May 19th meeting agenda.

Mayor Kelly reminded everyone that the Borough amended the dates of the seasonal paid parking this year to May 15th – September 15th and increased the rate to \$2 on the weekends. Mayor Kelly asked Council if they want to amend the dates and/or rates due to COVID-19. After a brief discussion, Council agreed to begin paid parking on May 15th with no delay. Chief Friedman stated that we will have limited enforcement until Memorial Day weekend to transition into the season.

SUBJECT: Resolutions

R1. Authorizing Street Sweeping Services

R2. Authorizing RFP for Professional Appraisal Services to Defend the 2020 State Tax Court Appeals (non-beach club appeals)

ACTION: Resolutions will be prepared for the May 19th meeting agenda for approval.

EXECUTIVE SESSION:

Councilmember Leckstein offered a motion to enter in to Closed Session; second by Councilmember Birdsall:

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. Contracts

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	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.

ADJOURNMENT:

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

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

Time: 10:45am

Respectfully Submitted,

Christine Pfeiffer
Borough Clerk