

**MINUTES  
WORKSHOP MEETING  
BOROUGH OF SEA BRIGHT**

**JUNE 9, 2021 (Wednesday) SEA BRIGHT, NEW JERSEY**

**TO ATTEND THIS MEETING REMOTELY PLEASE USE THE FOLLOWING LINK:**

<https://global.gotomeeting.com/join/599277429>

OR DIAL: (646) 749-3335

Access Code: 599-277-429

**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 4, 2021. 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, Jefferey M. Booker, Sr.,  
Samuel A. Catalano, William J. Keeler (arrived late),  
John M. Lamia, Jr., Marc A. Leckstein

**OTHERS:** Administrator Joseph L. Verruni, Attorney Richard Shaklee,  
Engineer William White, Borough 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.

Murphy Anderson, 8 Center Street, commented on the parking signage and enforcement on the residential streets – people don't respect the yellow curbs and it has increasingly become an issue. Chief Friedman will meet with Mr. Anderson to discuss further and try to resolve the parking issues.

**ITEMS FOR DISCUSSION:**

**SUBJECT:** Capital Projects Update

**ACTION:** Administrator Verruni reported that the County received additional funding to proceed with the bridge project and a contract has been awarded to the low bidder. The current bridge will be undisturbed until the new one is completed and we should be able to continue using the Dunkin Donuts parking lot through the summer. The basketball court will be completed within the week, weather permitting. Many punch list items have been completed in the beach pavilion and we continue to work through the rest of the items. The emergency sewer repair on the corner of Center Street and Ocean Avenue has been paused due to the unforeseen repairs and expenses that far exceeded our budget - we will have a resolution at the meeting on Tuesday June 15<sup>th</sup> authorizing going out to bid for sewer improvements. The Beach Way outfall pipe project is about 90% completed - we are waiting for a check valve to come and get installed. The repaving on Shrewsbury Way, Henry Lane, River Street and Riverview Way is underway – it was going to be stalled because they could not get PVC pipe but fortunately, the contractor was able to locate some. Administrator Verruni brought up using old Borough Hall – yesterday, the Primary Election took place there and today we will be allowing the seniors to meet in the old Council Chambers. Councilman Lamia would like to do small improvements to the building and will provide the list of items that need attention to Mr. Verruni and he will set up a Public Works meeting. Council agreed to being allowing the public to utilize the space for meetings.

**SUBJECT:** Public Safety Update (Chiefs of Police and Fire)  
- Parking Ordinance and fines

**ACTION:** Chief Friedman reported that tickets and arrests have gone up significantly. We have two Class II Special Officers graduating the Police Academy on Friday. Chief Friedman reported have also been awarded the grant for the body cams so he will be moving forward to acquire the equipment. The parking lot on Church Street will be available for employee parking from June 15 to September 15. Captain Arias reported that we have already generated about \$97,000 from paid parking and have added two electric bikes to our fleet. Chief Friedman asked Council for recommendations on parking fines. Lt. McCue reviewed how the ordinance was restructured. Council discussed appropriate fines to "deter" the violators and the pros and cons of towing cars. It was agreed to increase the fines to \$125 and to also begin towing. Councilman Leckstein would like the downtown Ocean Avenue resident parking rules codified as it is something the town has done as a courtesy. Councilman Birdsall would like to codify penalties for selling resident parking passes.

Fire Chief Murphy reported there were 49 calls for service in the month of May and there have been a several water rescues. The Department has been working with the Sea Bright Ocean Rescue on their water rescue certifications. The Fire Department is conducting a 50/50 raffle looking into a Food Truck Festival in the fall to raise funds for equipment.

**SUBJECT:** Establishing Procedures and Standards Regarding Deployment of Small Wireless Facilities in Public Rights-of-Way in the Borough

**ACTION:** Councilman Birdsall reported he reviewed the document and feels Verizon has addressed many of the concerns expressed by Council. Attorney Shaklee will review the agreement and provide Council with recommendations and tailored for Sea Bright.

**SUBJECT:** Violation for Certificate of Occupancy non-compliance

**ACTION:** Administrator Verruni explained that the fine for not having a CO is only \$50. Councilman Leckstein stated that the code enforcement committee met and they are drafting a new ordinance for short term rentals for the next workshop. Councilman Birdsall explained that there may be two separate ordinances – one for seasonal rentals and one for short-term rentals.

**SUBJECT:** Cannabis Ordinance

**ACTION:** Attorney Shaklee reported this ordinance is ready to move forward as is and the Planning Board has issued an acknowledgement that it is in line with the Master Plan. Zoning Officer, Mary Tangolics, joined the meeting and expressed her concerns regarding the introduced cannabis ordinance. Attorney Shaklee explained that some questions simply cannot be answered because the State Commission has not established all the regulations. Ms. Tangolics recommends greater outreach to the community to see how they feel about allowing this type of business in the town. Councilman Leckstein stated that there is a public hearing on this ordinance at the Council Meeting on June 15<sup>th</sup>. Mayor Kelly stated that the Governing Body is in favor of permitting the sale of cannabis but is concerned that we don't know the regulations prior to adopting an ordinance. Ms. Tangolics wants Council to take into consideration how it will affect the town from a zoning perspective and parking issues if we are the only business of this type in our area. Councilman Leckstein would like to move forward with the public hearing on Tuesday night with the intention of not adopting it until we make revisions. Attorney Shaklee will confirm that we can opt in without having to wait five years and will prepare an ordinance to prohibit the sale of cannabis for introduction at Tuesday night's meeting, if needed. Council would like to establish a new class of business for this when approved.

**SUBJECT:** Draft Smoking Ordinance

**ACTION:** Chief Friedman explained that he would like to have a smoking ordinance in place to assist with regulations on a local level to regulate smoking on the beach and public places. An ordinance will be on the June 15<sup>th</sup> meeting agenda for introduction.

**SUBJECT:** ABC License Renewals

**ACTION:** Borough Clerk Christine Pfeiffer explained that the licensees have until June 30<sup>th</sup> to renew and have Borough Council approve their license renewal. We do not anticipate all licensees will have all the necessary steps completed by the June 15<sup>th</sup> meeting so we may need to have a special meeting closer to the end of the month. Administrator Verruni explained that some licenses have special conditions which were determined by Council in previous years – those conditions will continue for this license term. Resolutions will be prepared for the June 15<sup>th</sup> meeting for approval of all licensees that submitted their renewal applications, received tax clearance, and paid both the state and municipal fee.

**SUBJECT:** Sidewalk Café Issues

**ACTION:** Administrator Verruni stated that we had a few issues in the beginning of the season that have been resolved with the help of Police Department and Public Works, including two businesses who were tapping into the electric in the Borough light poles.

**SUBJECT:** Light Pole Removal – East Church Street

**ACTION:** Mr. Verruni reported there is a light pole that does not work and is of no use to the Borough - the property owner adjacent to it offered to pay to have it removed – Council approved. Councilman Keeler expressed his concerns about pole #159 near Chapel Beach Club – it has a significant lean and three transformers on it - Chief Friedman will take a look at it. Councilman Leckstein asked the Administrator to check on the status of the property on New Street that cannot be raised due the location of a JCPL light pole.

**SUBJECT:** Monmouth County ROE Agreement Bridge Project

**ACTION:** Administrator Verruni reported that this agreement for a portion of the property in Shrewsbury River Park that will be disturbed during the bridge construction project, ensures that the County will restore the park and bulkhead after the construction is completed. A resolution authorizing the agreement will be prepared for the June 15 meeting for approval.

**SUBJECT:** Reopening Borough Hall – Call up service

**ACTION:** Mayor Kelly and Administrator Verruni would like to begin opening Borough Hall to the public in phases. We will start by either appointment or calling up from the vestibule for service – Council agreed.

**SUBJECT:** Pedestrian Crosswalks

**ACTION:** Councilman Keeler stated that there is a crosswalk at the foot of the bridge that leads to an area with no sidewalk – just shrubs and it has a high step onto the curb. Councilman Keeler witnessed someone trip on the step up and is concerned about the hazard. He suggested asking the DOT to fix that crosswalk while they are working on the bridge.

**SUBJECT:** Resolutions

1. Authorizing the Purchase of Ranger 1000 Utility Vehicle (UTV) for the Sea Bright Beach Dept
2. Authorizing the Purchase of a Road Trailer for the Sea Bright Beach Dept
3. Hiring Volunteer Firefighters Borough of Sea Bright Fire Department
4. Authorize the Release of Maintenance Bond for Joseph & Kathleen Procopio - 10 East New Street

**ACTION:** The above resolutions will be prepared for the June 15<sup>th</sup> meeting for approval.

**EXECUTIVE SESSION:**

Councilmember Booker 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:
2.
  - A. Personnel Matter

**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.

<b>Roll Call:</b>	Birdsall	Booker	Catalano	Keeler	Lamia	Leckstein
	Yes	Yes	Yes	Yes	Yes	Yes

**ADJOURNMENT:**

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

<b>Roll Call:</b>	Birdsall	Booker	Catalano	Keeler	Lamia	Leckstein
	Yes	Yes	Yes	Yes	Yes	Yes

Prepared by,

\_\_\_\_\_  
Christine Pfeiffer, Borough Clerk