

**MINUTES  
WORKSHOP MEETING  
BOROUGH OF SEA BRIGHT**

**OCTOBER 13, 2021 (Wednesday) SEA BRIGHT, NEW JERSEY**

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

<https://global.gotomeeting.com/join/800067077>

OR DIAL: (646) 749-3335

Access Code: 800-067-077

**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, John M. Lamia, Jr., Marc A. Leckstein

**OTHERS:** Administrator Joseph L. Verruni, Attorney Richard Shaklee,  
Engineer William White, CFO Michael Bascom, 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.

Linda Lamia, 2 Village Road, asked Council to consider removing the break in the fence and path across from Angelica's Restaurant - it directs people into traffic without a crosswalk and it is very dangerous. Ms. Lamia also requests that only 2 garbage cans be permitted for each business as currently it is a health and safety hazard.

**ITEMS FOR DISCUSSION:**

**SUBJECT:** 2020 Audit Review with Mike Bascom, CFO

**ACTION:** CFO, Mike Bascom, provided a review on Sea Bright's 2020 municipal audit. Our current fund and beach utility fund are in very strong/healthy positions. We need to remain self-liquidating with our sewer utility however, we will need to continue to gradually increase the sewer rate. It is also very important to state that the Auditors found no weaknesses that were worth reporting along with no further recommendations. He commended all the Borough employees and the Governing Body for their hard work to keep our finances in order resulting in such a respectable audit. Mayor Kelly thanked CFO Mike Bascom for all his hard work and support. Councilman Booker also commended our administration and finance team for achieving a strong audit. Councilman Keeler commended Mr. Bascom for his many years of service to the Borough. Borough Clerk Christine Pfeiffer announced that there will be a resolution prepared for the October 19<sup>th</sup> meeting accepting the 2020 audit.

**SUBJECT:** Capital Projects Update  
- Bridge Update  
- NJDOT - Ocean Avenue Drainage Project

**ACTION:** Administrator Verruni stated that the contract has been awarded for the bridge and there was a kickoff meeting last week that Chief Friedman and Frank Lawrence attended. Mr. Lawrence explained that the contractor is very anxious to get started as he has a strict deadline to comply with. The plan is to demolish the Dunkin Donuts building as soon as possible - they have already come in for permits. Councilman Leckstein asked that the back of Dunkin Donuts be cleaned up in the meantime as it is an eyesore. Mr. Lawrence also stated that the County plans to update their website and hold a public meeting to keep everyone current on the status of the project - the project is expected to be completed by the spring of 2025. Chief Friedman encouraged everyone to refer all inquiries and questions to the County website. Councilman Birdsall inquired if the County had a live feed set up for the project - as it would be beneficial to the town for historical purposes.

Mr. Verruni reported that the State has paused the Ocean Avenue drainage project in north and south beach. Three property owners in north beach were reluctant to give the State an easement necessary to complete the project. Mr. Verruni recommends proceeding with the drainage improvements in south beach since there are no objections and to get a group together of the affected property owners in north beach to try and work through their concerns. Councilman Birdsall and Mayor Kelly agreed to join the Administrator in these meetings. Councilman Birdsall stressed that we need to get a letter to the State stating the importance of this project.

**SUBJECT:** Public Safety Update (Chiefs of Police and Fire)  
- Police: School Crossing Guard Appointments

**ACTION:** Police Chief Friedman reported that for the month of September there were 464 calls for service, multiple arrests, thefts, etc. The entire Police Department had body camera training and plan to have them rolled out sometime in November/December once all the software is in place. He delivered letters to all outdoor dining licensees notifying them that the barricades must be removed no later than the morning of Monday November 1<sup>st</sup>. He also reported the boat that washed up in north beach will be removed within the next couple of days. The Chief reported there will be a resolution at the next meeting officially appointing crossing guards, all of whom will be receiving training through the JIF. Fire Chief Murphy reported 352 calls for service so far in 2021 and 242 total for the summer season. They will be conducting water safety training in the river at the bridge on Saturday morning beginning at 9:00 am. Chief Murphy said he is trying to coordinate using the old Dunkin Donuts building for training before it is demolished.

**SUBJECT:** Bulkhead Inspections Report

**ACTION:** Mr. Verruni stated we received the bulkhead inspection report and letters will be going out to the property owners that have bulkheads in need repair or replacement – they will have 90 days to respond. Councilman Birdsall said we need to find some funding for the engineer to conduct follow-up inspections. Per the code, if the property owners do not repair/replace their bulkheads, the Borough will pay to have them fixed and place a lean on the property.

**SUBJECT:** Ordinance Creating Chapter 141 entitled "Boarding and Rooming Houses"

**ACTION:** Councilman Leckstein explained that the Department of Community Affairs started a program for what they refer to as "Sober Houses" in which they pay homeowners to use their homes for a place for recovering addicts to live. The DCA has said you can open one of these "houses" in any residential neighborhood in a single-family home (with up to 10 people) without any zoning approval from the town. Councilman Leckstein recommends passing an ordinance that would put conditions on opening up one of these homes such as requiring the homeowner to be licensed to operate on of these. Attorney Shaklee would recommend the borough have an ordinance tailored specifically for Sea Bright and "sober houses" instead of a general one for all boarding and rooming houses. He will do some more research and work on the language to see what our alternatives are.

**SUBJECT:** Solid Waste Collection Code Changes (Commercial business Pick-up)

**ACTION:** Mr. Verruni stated that many towns do not pick up business's garbage and it seems that the residents in Sea Bright are subsidizing pick up costs for the businesses. It may be beneficial to limit the number of cans we pick up to help the smaller businesses. Deputy Director of Public Works, Shawn Thomas, reported that it would save taxpayers a lot of money if we eliminate business pick up – one restaurant alone increases costs approximately \$20,000 annually. Councilman Leckstein strongly recommends not picking up any of the businesses and having them contract their own collection services and said it would help eliminate the leaking truck problem. Attorney Shaklee said he would look into what type of regulations we could put on the pick-up times and days for the haulers. In sum, the issues are – the financial aspects and the fairness to our residents, the leaking trucks and the potentially hazardous storage of the waste. Councilman Leckstein requested that we gather additional information and bring it back to the next workshop for further discussion.

**SUBJECT:** Ordinance to Monitor Seismic Activity During Pile Driving

**ACTION:** Councilman Birdsall explained that there was a specific property that caused this issue to be brought to Council's attention - it was four houses away from his home and he felt the vibrations of the pile driving. Councilman Leckstein thinks that we should be taking a look at this since it is something that is definitely going to be happening throughout the town in the future with new developments, homes, etc. The Borough Engineer will look at the sample ordinance and provide recommendations.

**SUBJECT:** NJDOT Welcome Sign Permit

**ACTION:** Mayor Kelly explained that we submitted an application to the NJDOT for a welcome sign in north beach. Councilman Catalano explained that the sign is not in good shape and can either be repaired or replaced on a more durable material for about the same price - \$1,500-\$2,000. Council agreed and authorized the purchase of a new sign made out of a more durable material to be installed in north beach once we receive the highway occupancy permit from NJDOT.

**SUBJECT:** RFPs for Professionals Services

**ACTION:** RFPs will be advertised in November and due December 10<sup>th</sup> for 2022 professional service contracts. Two new positions will be included – Risk Manager Consultant and Flood Insurance Broker.

**SUBJECT:** Beach Business Bid Specifications and Contract Details

**ACTION:** Council agreed to allow beach businesses the option of up to a 5-year contract when submitting their bids this year. Mr. Verruni asked Council to consider how they would evaluate a bid – would a one-year contract for more money be selected over a five-year contract for less money – Council agreed to give preference to longer duration contracts.

**\*Mayor Kelly and Councilman Leckstein left the meeting.**

**SUBJECT:** 2022 Beach Fees

**ACTION:** Mr. Verruni explained we need to set the 2022 beach fees now so we can prepare for the preseason sale which begins December 1. Shawn Thomas reported that many of the lockers need repair and/or to be replaced and he would like to purchase new lockers made with more durable plastic materials. Council agreed to increase the prices of the small lockers to \$400, the large lockers to \$450 to help offset the costs of building new ones but will keep the beach badge fees the same.

**SUBJECT:** Beach Locker Contents

**ACTION:** Mr. Verruni explained that the lockers have been moved off the beach and into the gravel lot north of the beach pavilion. Some lockers still have contents inside even though the contract states everything must be removed by September 30<sup>th</sup>. This year DPW will not dispose of anything left in the lockers until they begin repairs.

**SUBJECT:** Marketing Stickers on Public Infrastructure

**ACTION:** Councilman Birdsall explained that there seems to be a sticker war between Melonhead and Playa Bowl throughout town. It has become a problem with these businesses giving out stickers which patrons then place on public property, signs, parking kiosks, etc. Councilman Birdsall suggested prohibiting businesses from giving out stickers. Chief Friedman said he would speak with the businesses to see if he can resolve the problem.

**SUBJECT:** Resolutions

1. Authorizing Halloween Curfew
2. Donation of 2022 Beach Badges
3. Compliance with Promulgation of Local Finance Board of the State of New Jersey accepting the Borough of Sea Bright 2020 Annual Audit

**ACTION:** The above resolutions will be prepared for the October 19<sup>th</sup> meeting for approval.

**EXECUTIVE SESSION:**

Councilmember Keeler 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. Beach Club Tax Appeals (Martin Allen, Esq. & Tim Anfuso)

**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	Absent

**ADJOURNMENT:**

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

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

Prepared by,

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