

**MINUTES
WORKSHOP MEETING
BOROUGH OF SEA BRIGHT**

NOVEMBER 10, 2021 (Wednesday)

SEA BRIGHT, NEW JERSEY

TO ATTEND THIS MEETING REMOTELY PLEASE USE THE FOLLOWING:

<https://global.gotomeeting.com/join/625780549>

OR DIAL: (646) 749-3335

Access Code: 625-780-549

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, 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.

No one wished to be heard.

ITEMS FOR DISCUSSION:

SUBJECT: Capital Projects Update

ACTION: Administrator Verruni reported on the progress of the sewer lateral repair project on Ocean Avenue at Center Street – Dave Bahrle met with the engineer and they have located the laterals and will begin saw cutting the roadway this evening and excavating tomorrow night to make the repairs. The repaving on Shrewsbury Way, Riverview Place, and Henry Lane have been completed and it came out very well. We have also been approved for funding of this year's road program from the Department of Transportation.

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

ACTION: Chief Friedman reported it was a somewhat slow month and he has been working on the 2022 budget. Our Court Administrator is currently out sick and has other court employees filling in for her. The department members have been going to the Monmouth County Prosecutors Office for classes on Attorney General guidelines and updates. Councilman Keeler reported that the First Aid Squad responded to 9 calls this month and did not need any assistance from outside departments. The First Aid Squad also aided in 4 additional calls from other towns. Fire Department Assistant Chief Charles Rivera reported they have started working on their budget for next year as well and over the past month they have responded to a few serious incidents – mostly out of town. Mr. Rivera thanked everyone for their continued support.

SUBJECT: Woody's – Land Purchase

ACTION: Mayor Kelly reported the owner of Woody's Ocean Grille is interested in purchasing a piece of land (about 8 feet) on the west side of the restaurant to expand their outdoor dining. Attorney Shaklee explained that it would have to be accomplished by ordinance since it would be a private sale not a bidding sale – the price would be determined by the assessor. Councilman Lamia recommends leasing it and using those funds to restore the old recreation center. Attorney Shaklee and Administrator Verruni will look into the leasing option and the potential of a third-party appraisal for a sale.

SUBJECT: Sprinkler Installation Adjacent to Woody's

ACTION: Mr. Verruni explained that we have every intention of putting in a sprinkler system there but are waiting for NJ American Water to raise the water pit. Director of Public Works, Dave Bahrle, stated it is difficult to get the water company to come out unless it is an emergency, but he will reach out to them again. Councilman Keeler asked to Administrator to confirm that this won't interfere with the steps which will we want to build crossing that stretch of land.

9:00 am Councilman Booker left the meeting.

SUBJECT: Boarding/Rooming Houses

ACTION: Attorney Shaklee recommends the Governing Body establish an ordinance specifically tailored for sober houses. Council agreed and Mr. Shaklee will prepare an ordinance for introduction for the November 15th meeting.

SUBJECT: Seasonal Rentals

ACTION: Councilman Leckstein explained this will ultimately fall on next year's Council but asked what everyone's current position on allowing seasonal rentals is. Councilman Birdsall stated he does not have a problem with them but wants to make sure we have proper enforcement and guidelines in place. Councilman Catalano questioned if we have any complaints on record and Chief Friedman explained that there was only one recorded issue with a seasonal rental and maybe some parking issues. Mayor Kelly explained that our control mechanisms would be for these properties to get CO's (with a point of contact) so they can be properly documented. Mr. Verruni stated that Code Enforcement Officer Tom Haege recommended increasing the fine for not obtaining a CO. This discussion will be carried to the next workshop meeting and the Code Enforcement Officer will be invited to attend.

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

ACTION: Deputy Director of Public Works Shawn Thomas provided a report to the Governing Body that reflects the potential savings of eliminating pick up for businesses. The issues are not only the cost savings but also the leaking of fluids from the trucks. Council discussed covering businesses for a certain number of cans and if they are over, they are responsible for hiring their own hauler or the Borough would charge the business for the overage. Mr. Thomas will reach out to our garbage company to see their recommendations and to address the leakage and tonnage issues.

SUBJECT: 2022 Meeting Schedule

ACTION: Council will continue to hold workshop meetings on Wednesdays. A resolution with the agreed upon 2022 meeting dates will be prepared for the 2022 reorganization meeting agenda for approval.

SUBJECT: Cole/26 New Street

ACTION: Mayor Kelly explained that 26 New Street has been trying to raise their home but there is a utility wire directly over the house. The property owners have been in litigation with JCP&L, as there is not an easement allowing for the pole, and ultimately the pole needs to be moved. The owner of the property across the street has agreed to moving the pole onto his property in the Borough right-of-way. Attorney Shaklee said a resolution is necessary to authorize moving the pole into the Borough's right of way – he will prepare for the November 15th Council meeting for approval.

SUBJECT: Personnel Policies and Procedures Manual Revisions

ACTION: Councilman Leckstein stated he has no recommendations or issues with the new policy. A resolution adopting the new policy will be prepared for the November 15th meeting for approval.

SUBJECT: Best Practices Survey

ACTION: Administrator Verruni stated the Best Practices Survey has been completed and submitted to the State. We exceeded the State's threshold to receive the full amount of state aid and are in compliance with the statute. The completed survey will be posted on the website.

SUBJECT: Resolutions

1. Authorizing Monmouth County SPCA 2022 Contract
2. Authorizing Hiring of Police Officer - Designation of Special Law Enforcement Officer - Class II
3. Authorize the Release of Maintenance Bond for Mackal Ventures, LLC, 14 East New Street Block 20, Lot 5

ACTION: The above resolutions will be prepared for the November 15th meeting 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. 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 Booker Catalano Keeler Lamia Leckstein
 Yes absent Yes Yes Yes Yes

ADJOURNMENT:

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

Roll Call: Birdsall Booker Catalano Keeler Lamia Leckstein
 Yes absent Yes Yes Yes Yes

Prepared by,

Christine Pfeiffer, Borough Clerk