

**AGENDA
SPECIAL MEETING
BOROUGH OF SEA BRIGHT**

DECEMBER 6, 2022 (Tuesday)

SEA BRIGHT, NEW JERSEY

TO ATTEND THIS MEETING REMOTELY PLEASE USE THE FOLLOWING:

<https://meet.goto.com/576605781>

OR DIAL: (224) 501-3412

Access Code: 576-605-781

CALL MEETING TO ORDER: 6:00 PM

PLEDGE OF ALLEGIANCE

COMPLIANCE STATEMENT (N.J.S.A. 10:4-18)

Good Evening Ladies and Gentlemen,

48 Hour Notice Requirement:

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 the 48-hour notice requirement for this meeting has been met. A copy of the agenda was sent to the Asbury Park Press and other local newspapers on November 30, 2022 and posted on the bulletin board in the Borough office. This meeting is open to the public.

ROLL CALL:

Councilmember(s): BIEBER____ BIRDSALL____ BOOKER____
 CATALANO ____ KEELER____ LAMIA____
Mayor KELLY ____

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.

CONSENT AGENDA

Councilmember offered a motion to approve the items that are considered routine in nature under the consent agenda; seconded by Councilmember

Minutes

11-10-2022 Workshop Meeting
11-14-2022 Regular Meeting
11-14-2022 Executive Meeting

Resolution(s):

Res No. 183-2022 Authorizing the Release of Various Planning Board Escrow Account Balances

Roll Call: Bieber____ Birdsall____ Booker____ Catalano____ Keeler____ Lamia____

INDIVIDUAL ACTION:

RESOLUTION:

Councilmember _____ introduced and offered for adoption the following Resolution;
seconded by Councilmember _____ :

**Res No. 184-2022 Designating Block 13, Lot 17 and Block 15, Lot 9 an Area
in Need of Redevelopment to be Included Within the
Shrewsbury River Properties Redevelopment Area
Previously Designated as an Area in Need of
Redevelopment Pursuant to Council Resolution
No. 102-2019**

Roll Call: Bieber____ Birdsall____ Booker____ Catalano____ Keeler____ Lamia____

ORDINANCE:

Introduction: Mayor Kelly to read the ordinance by title:

**ORDINANCE NO. 13-2022
BOROUGH OF SEA BRIGHT
AMENDING THE SEA BRIGHT RIVER PROPERTIES REDEVELOPMENT
PLAN TO INCLUDE ADDITIONAL BOROUGH-OWNED PARCELS,
BLOCK 13, LOT 17 AND BLOCK 15, LOT 9.**

Councilmember _____ offered a motion to introduce Ordinance No. 13-2022 for a
public hearing to be held on December 20, 2022 and advertise according to law; seconded
by Councilmember _____

Roll Call: Bieber____ Birdsall____ Booker____ Catalano____ Keeler____ Lamia____

VOUCHERS: \$87,274.88

Councilmember _____ offered a motion to approve the Voucher List dated
December 6, 2022 as submitted by the Finance Manager; seconded by Councilmember _____

Roll Call: Bieber____ Birdsall____ Booker____ Catalano____ Keeler____ Lamia____

ADJOURNMENT

Councilmember _____ offered a motion to adjourn the meeting; seconded by
Councilmember _____

Roll Call: Bieber____ Birdsall____ Booker____ Catalano____ Keeler____ Lamia____

RESOLUTION NO. 183-2022
**Authorizing the Release of Various
Planning Board Escrow Account Balances**

Councilmember _____ introduced and offered for adoption the following Resolution;
seconded by Councilmember _____ :

WHEREAS, Chapter 130-74D(1)(a) of the Borough Code requires that all Planning Board applications be accompanied by escrows fees which are to be utilized to reimburse professionals to review applications; and

WHEREAS, the Planning Board Secretary has confirmed with the necessary professionals that there are no outstanding invoices and is requesting the release of the following;

<u>Block</u>	<u>Lot</u>	<u>Name</u>	<u>Escrow Balance</u>
10	21	MMJD Properties, LLC	\$624.58
22	4.01 and 4.02	Dogs & Cats, Inc.	\$677.76
25	14	Morph Solutions, LLC	\$2,105.12
30	26	John Jaworski	\$680.80
TOTAL:			\$4,088.26

NOW THEREFORE BE IT RESOLVED by the Borough Council of the Borough of Sea Bright, County of Monmouth, State of New Jersey that the above-mentioned Planning Board escrow balances be released.

BE IT FURTHER RESOLVED that a copy of this resolution, certified to be a true copy, be forwarded to the following:

1. Finance Manager
2. Fiscal Officer
3. Planning Board Secretary

Roll Call: Bieber, Birdsall, Booker, Catalano, Keeler, Lamia

December 6, 2022

CERTIFICATION

I, Christine Pfeiffer, Borough Clerk, do hereby certify that the foregoing is a Resolution adopted by the Borough Council of the Borough of Sea Bright, County of Monmouth, State of New Jersey, at a Council Meeting held on December 6, 2022.

Christine Pfeiffer, Borough Clerk

RESOLUTION NO. 184-2022

**Resolution of the Borough Council of the Borough of Sea Bright
Designating Block 13, Lot 17 and Block 15, Lot 9 an Area in Need of Redevelopment to be
Included Within the Shrewsbury River Properties Redevelopment Area Previously Designated
as an Area in Need of Redevelopment Pursuant to Council Resolution No. 102-2019.**

Councilmember _____ introduced and offered for adoption the following
resolution; seconded by Councilmember _____ :

WHEREAS, the Borough Council of the Borough of Sea Bright (the “Council”) adopted Resolution 80-2016 authorizing the study of certain properties known and designated as Block 13, Lots 13, 14, 15, 18, 20, 21, 22; Block 14, Lots 12, 14; Block 15, Lots 5, 8, 10, 11, 12 as shown on the tax map of the Borough of Sea Bright to determine if they qualified as areas in need of redevelopment under the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 *et seq.* (the “Redevelopment Law”); and

WHEREAS, the Unified Planning Board (the “Planning Board”) proceeded to prepare such a redevelopment study and retained the services of Christine Cofone of Cofone Consulting Group, LLC to assist with the investigation and preparation of a report; and

WHEREAS, Cofone Consulting Group prepared such report and

the Planning Board, upon giving due notice to the owners of the aforesaid properties, conducted a public hearing on this study and the report on April 25, 2017, at which time Ms. Cofone provided detailed testimony and all persons having an interest in said application were given an opportunity to be heard; and

WHEREAS, following the conclusion of the hearing, the Planning Board voted to find that the properties in question as set forth in the aforesaid study met one or more of the statutory criteria in order to be designated as an area in need of redevelopment; and

WHEREAS, the Borough Council, after reviewing the aforesaid Report and the subsequent Resolution adopted by the Planning Board memorializing its findings, proceeded to designate the Shrewsbury River properties as an area in need of redevelopment (the Shrewsbury River properties subject to that designation referred to hereinafter as the “Redevelopment Area”), pursuant to Council Resolution No. 102-2019; and

WHEREAS, on October 20, 2020, the Mayor and Council adopted Ordinance No. 10-2020, approving the Sea Bright River Properties Redevelopment Plan (the “Redevelopment Plan”), which amended and supplemented the Code of the Borough of Sea Bright, Part II “General Legislation” so that the Redevelopment Area would be developed in compliance with the Redevelopment Plan; and

WHEREAS, the Redevelopment goals and objectives include providing “for public access to the Shrewsbury River and public amenities, including but not limited to a boardwalk, a dog park, a kayak launch, a fishing area and cleaning station, parking spaces, and a community green;” and

WHEREAS, included as Figure 6 to the Redevelopment Plan is a development concept plan for the Redevelopment Area (the “Redevelopment Concept Plan”); and

WHEREAS, the Redevelopment Concept Plan provides for a kayak launch being constructed partially upon the Borough-owned property designated as Block 13, Lot 17 and partially upon private properties, as well as a meandering public path from the kayak launch to Front Street that lines up with Surf Street, and a portion of the private development occurring on what is currently situated upon Block 13, Lot 17 (the “Kayak Launch Work”); and

WHEREAS, construction of the Kayak Launch will require the reconfiguration and/or adjustment of Block 13, Lot 17 and surrounding private parcels; and

WHEREAS, the Redevelopment Concept Plan also provides for the relocation and improvement of the existing Borough right of way known as Poppinger Place, which is Borough-owned property designated as Block 15, Lot 9 (the “ROW Relocation Work”); and

WHEREAS, Denholtz Properties, the designated redeveloper for the Redevelopment Area (“Redeveloper”) filed an application with the Planning Board for site plan approval for the Redevelopment Area; and

WHEREAS, in connection with the Planning Board’s review of the site plan, an issue was raised with respect to certain properties not being specifically included within the designated Redevelopment Area, including Block 15, Lots 6 and 7; and

WHEREAS, research of the Borough tax records established that Lots 6 & 7 of Block 15 merged into Lot 5 of Block 15 when purchased by C.J. & M. Associates of Sea Bright, LLC on May 30, 2010; and

WHEREAS, because former Lots 6 and 7 of Block 15 were consolidated into Block 15 Lot 5, which was included in designated Redevelopment Area and is subject to the Redevelopment Plan, former Lots 6 and 7 were effectively included in the Redevelopment Area and are subject to the Redevelopment Plan; and

WHEREAS, while Block 13, Lot 17, owned by the Borough, is clearly contemplated for development under the Redevelopment Plan pursuant to the Redevelopment Concept Plan to provide for the Kayak Launch Work and Block 15, Lot 9, owned by the Borough, is clearly contemplated for development under the Redevelopment Plan pursuant to the Redevelopment Concept Plan to provide for the ROW Relocation Work, neither of these parcels was included in the designated Redevelopment Area; and

WHEREAS, as set forth above, it is the clear and express intent set forth in the Redevelopment Plan that Block 13, Lot 17 and Block 15, Lot 9 would be utilized to facilitate the goals and objectives of the Redevelopment Plan to accomplish the Kayak Launch Work and the ROW Relocation Work, respectively, and, therefore, the Council has determined that the following tax lots should have been, and should now be, included in the Redevelopment Area:

Block 13, Lot 17 (boat ramp - property owned by the Borough)

Block 15, Lot 9 (owned by the Borough)

(collectively the “Omitted Lots”); and

WHEREAS, the Council has concluded that the Omitted Lots are necessary for the effective redevelopment of the Redevelopment Area and to achieve the goals and objectives of the Redevelopment Plan to accomplish the Kayak Launch Work and the ROW Relocation Work; and

WHEREAS, pursuant to N.J.S.A. 40A:12A-3 of the Redevelopment Law, a “redevelopment area may include lands, buildings, or improvements which of themselves are not detrimental to the public health, safety or welfare, but the inclusion of which is found necessary, with or without change in their condition, for the effective redevelopment of the area of which they are a part”; and

WHEREAS, on October 18, 2022, the Council adopted Resolution No. 173-22, authorizing and directing the Planning Board to undertake a preliminary investigation to determine whether the Omitted Lots are necessary for the effective redevelopment of the Redevelopment Area and should be included within the Redevelopment Area and subject to the Redevelopment Plan; and

WHEREAS, on November 22, 2022, the Planning Board held a duly-noticed public meeting, pursuant to N.J.S.A. 40A:12A-6, at which it reviewed the request of the Council to determine whether the Omitted Lots are necessary for the effective redevelopment of the Redevelopment Area and should be included within the Redevelopment Area, as provided under N.J.S.A. 40A:12A-3; and

WHEREAS, on that date the Planning Board conducted the inquiry requested by the Council and, thereafter, voted to recommend the designation of the Omitted Lots as an area in need of redevelopment for inclusion in the Redevelopment Area and to adopt a resolution determining that the Omitted Lots qualify for inclusion in the Redevelopment Area; and

WHEREAS, the Planning Board planner provided a report of the Board’s findings and recommendation to include the Omitted Lots in the Redevelopment Area; and

WHEREAS, the Council wishes to accept the Planning Board’s recommendation and designate the Omitted Lots for inclusion within the Redevelopment Area.

NOW, THEREFORE, BE IT RESOLVED by the Borough Council of the Borough of Sea Bright that:

1. The Preamble set forth above is incorporated by reference herein.
2. The Omitted Lots, Block 13, Lot 17 and Block 15, Lot 9, are hereby designated as a “redevelopment area” according to the criteria set forth in N.J.S.A. 40A:12A-5 and/or pursuant to the statutory authority to consider properties that do not meet the criteria themselves but are necessary for the effective redevelopment of the area, pursuant to N.J.S.A. 40A:12A-3.
3. Such redevelopment designation shall be a non-condemnation redevelopment area, as the Omitted Lots are Borough-owned, and the Borough shall be authorized to use all those powers provided by the Redevelopment Law for use in a Redevelopment Area other than the use of eminent domain for the Omitted Lots.

4. Subsequent to the adoption of this Resolution, the Shrewsbury River Properties Redevelopment Area shall be deemed to refer to and include collectively all of the properties previously-designated as a redevelopment area pursuant to Resolution 102-2019 as well as the Omitted Lots: (Block 13, Lots 13, 14, 15, 17, 18, 20, 21, 22; Block 14, Lots 12, 14; Block 15, Lots 5, 8, 9, 10, 11, 12).

5. Upon the adoption of this Resolution, the Borough Clerk shall transmit a copy of the Resolution to the Commissioner of New Jersey Department of Community Affairs, pursuant to N.J.S.A. 40A:12A-6(d).

6. Notice of this determination, along with a copy of this Resolution, shall be served, within 10 days after its adoption, upon the record owner(s) of the property being designated as a redevelopment area, Block 13, Lot 17 and Block 15, Lot 9, whose names are listed on the Tax Assessor's records.

7. The notice of the redevelopment determination and adoption of this Resolution shall indicate that such designation is as a non-condemnation redevelopment area and the Borough shall be authorized to use all those powers provided by the Redevelopment Law for use in a Redevelopment Area other than the use of eminent domain for the Omitted Lots.

Roll Call: Bieber, Birdsall, Booker, Catalano, Keeler, Lamia

December 6, 2022

CERTIFICATION

I, Christine Pfeiffer, Borough Clerk, do hereby certify that the foregoing is a Resolution adopted by the Borough Council of the Borough of Sea Bright, County of Monmouth, State of New Jersey, at a Council Meeting held on December 6, 2022.

Christine Pfeiffer, Borough Clerk

ORDINANCE NO. 13-2022
BOROUGH OF SEA BRIGHT
AMENDING THE SEA BRIGHT RIVER PROPERTIES
REDEVELOPMENT PLAN TO INCLUDE ADDITIONAL
BOROUGH-OWNED PARCELS, BLOCK 13, LOT 17 AND BLOCK 15,
LOT 9.

WHEREAS, on April 19, 2016, the Mayor and Council of the Borough of Sea Bright adopted Resolution No. 80-2016. Pursuant to Resolution No. 80-2016, the Mayor and Council asked the Unified Planning Board (the “Planning Board”) to evaluate whether the area of the following tax lots should be determined to be an area in need of redevelopment, pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, *et seq.* (the “Redevelopment Law”); and

WHEREAS, the property that was part of that area was identified as:

Block 13	Lot(s) 13, 14, 15, 18, 20, 21, 22
Block 14	Lot(s) 12, 14
Block 15	Lot(s) 5, 8, 10, 11, 12

(collectively the “River Properties”); and

WHEREAS, subsequently, following the recommendation of the Planning Board, on May 21, 2019, the River Properties were deemed to be an area in need of redevelopment, by adoption of Council Resolution No. 102-2019, in compliance with the requirements of the Redevelopment Law; and

WHEREAS, on October 20, 2020, the Mayor and Council adopted Ordinance No. 10-2020, approving the *Sea Bright River Properties Redevelopment Plan* (the “Redevelopment Plan”), which amended and supplemented the Code of the Borough of Sea Bright, Part II “General Legislation” so that the River Properties would be developed in compliance with the Redevelopment Plan; and

WHEREAS, in the Redevelopment Plan, the redevelopment area was described as the “Shrewsbury River Properties Redevelopment Area, a/k/a “River Properties” Block 13, Lots 13, 14, 15, 18, 20, 21 and 22; Block 14, Lots 12 and 14; and Block 15, Lots 5, 8, 10, 11 and 12 (hereinafter, the “Redevelopment Area”); and

WHEREAS, the Redevelopment goals and objectives include providing “for public access to the Shrewsbury River and public amenities, including but not limited to a boardwalk, a dog park, a kayak launch, a fishing area and cleaning station, parking spaces, and a community green;” and

WHEREAS, included as Figure 6 to the Redevelopment Plan is a development concept plan for the Redevelopment Area (the “Redevelopment Concept Plan”); and

WHEREAS, the Redevelopment Concept Plan provides for a kayak launch being constructed partially upon the Borough-owned property designated as Block 13, Lot 17 and partially upon private properties, as well as a meandering public path from the kayak launch to Front Street that lines up with Surf Street, and a portion of the private development occurring on what is currently situated upon Block 13, Lot 17 (the “Kayak Launch Work”); and

WHEREAS, construction of the Kayak Launch Work will require the reconfiguration and/or adjustment of Block 13, Lot 17 and surrounding private parcels; and

WHEREAS, the Redevelopment Concept Plan also provides for the relocation and improvement of the existing Borough right of way known as Poppinger Place, which is Borough-owned property designated as Block 15, Lot 9 (the "ROW Relocation Work"); and

WHEREAS, Denholtz Properties, the designated redeveloper for the Redevelopment Area, ("Redeveloper") filed an application with the Planning Board for site plan approval for the Redevelopment Area; and

WHEREAS, in connection with the Planning Board's review of the site plan, an issue was raised with respect to certain properties not being specifically included within the designated Redevelopment Area, including Block 15, Lots 6 and 7; and

WHEREAS, research of the Borough tax records established that Lots 6 & 7 of Block 15 merged into Lot 5 of Block 15 (Lot 5 shown on the Redevelopment Plan) when purchased by C.J. & M. Associates of Sea Bright, LLC on May 30, 2010 and Lot 5 was included in the Redevelopment Plan; and

WHEREAS, because former Lots 6 and 7 of Block 15 were consolidated into Block 15 Lot 5, which was included in designated Redevelopment Area and is subject to the Redevelopment Plan, former Lots 6 and 7 were effectively included in the Redevelopment Area and are subject to the Redevelopment Plan; and

WHEREAS, while Block 13, Lot 17, owned by the Borough, is clearly contemplated for development under the Redevelopment Plan pursuant to the Redevelopment Concept Plan to provide for the Kayak Launch Work and Block 15, Lot 9, owned by the Borough, is clearly contemplated for development under the Redevelopment Plan pursuant to the Redevelopment Concept Plan to provide for the ROW Relocation Work, neither of these parcels was included in the designated Redevelopment Area; and

WHEREAS, as set forth above, it was the clear and express intent of the Redevelopment Plan that Block 13, Lot 17 and Block 15, Lot 9 would be utilized to facilitate the goals and objectives of the Redevelopment Plan to accomplish the Kayak Launch Work and the ROW Relocation Work, respectively, and, therefore, the Council has determined that the following tax lots should also be included in the Redevelopment Area:

Block 13	Lot(s) 17 (boat ramp - property owned by the Borough)
Block 15	Lot(s) 9 (owned by the Borough)

(collectively the "Omitted Lots"); and

WHEREAS, the Council has concluded that the Omitted Lots are necessary for the effective redevelopment of the Redevelopment Area and to achieve the goals and objectives of the Redevelopment Plan to accomplish the Kayak Launch Work and the ROW Relocation Work; and

WHEREAS, pursuant to N.J.S.A. 40A:12A-6, the Council directed the Planning Board to undertake a preliminary investigation to determine whether the Omitted Lots are necessary for the

effective redevelopment of the Redevelopment Area and should be included within the Redevelopment Area, as provided under N.J.S.A. 40A:12A-3; and

WHEREAS, on November 22, 2022, the Planning Board held a duly-noticed public meeting, pursuant to N.J.S.A. 40A:12A-6, at which it reviewed the request of the Council to determine whether the Omitted Lots are necessary for the effective redevelopment of the Redevelopment Area and should be included within the Redevelopment Area, as provided under N.J.S.A. 40A:12A-3; and

WHEREAS, on that date the Planning Board conducted the inquiry requested by the Council and, thereafter, voted to recommend the designation of the Omitted Lots as an area in need of redevelopment for inclusion in the Redevelopment Area and to adopt a resolution determining that the Omitted Lots qualify for inclusion in the Redevelopment Area; and

WHEREAS, the Planning Board planner provided a report of the Board's findings and recommendation to include the Omitted Lots in the Redevelopment Area; and

WHEREAS, on December 6, 2022, Council adopted Resolution No. 184-2022, accepting the Planning Board's recommendation and designating the Omitted Lots for inclusion within the Redevelopment Area; and

WHEREAS, the Council has concluded that the Redevelopment Plan should now properly be amended to add and include the Omitted Lots; and

WHEREAS, pursuant to N.J.S.A. 40A:12A-7, prior to adoption of an ordinance adopting a redevelopment plan, or any amendments thereto, the Council must refer the redevelopment plan or amendment to the Planning Board for comments and recommendations; and

WHEREAS, upon introduction of this Ordinance amending the Redevelopment Plan to add the Omitted Lots, it shall be referred to the Planning Board for comments and recommendations, including a determination as to the consistency of the amended Redevelopment Plan with the Borough Master Plan and identification of any provisions of the amended Redevelopment Plan that it deems to be inconsistent with the Master Plan; and

WHEREAS, the Mayor and Council, having considered the Planning Board's comments and recommendations, wish to adopt the amendment to the Redevelopment Plan to include the Omitted Lots.

NOW, THEREFORE, BE IT ORDAINED that:

Section 1.

1. The Redevelopment Plan shall be and hereby is amended by an addendum, Exhibit A, to include the property known as Block 15, Lot 9; and Block 13, Lot 17 as part of the Redevelopment Area subject to the Redevelopment Plan.
2. The Redevelopment Plan as amended shall supersede underlying zoning for the Redevelopment Area and the Borough Zoning Ordinance Map is hereby, and shall be,

amended to specifically designate the Redevelopment Area zoning as set forth in the amended Redevelopment Plan.

- 3. Although included in the Redevelopment Area, the Redeveloper shall not become the owner of Block 13, Lot 17 and Block 15, Lot 9, or any portion thereof, without further action and agreement by the Borough, even though those lots will be improved and enhanced by the Redeveloper.

BE IT FURTHER ORDAINED that all Borough officials, including, but not limited to, the Mayor, the Borough Clerk, the Borough Administrator, Planner, Attorney and Special Counsel are hereby authorized and directed to take such action as necessary to effectuate the provisions of this Ordinance.

Section 2. All Ordinances, or parts thereof, inconsistent with the provisions of this Ordinance shall be and the same are hereby repealed to the extent of such inconsistency.

Section 3. Should any section, paragraph, clause or other portion of this Ordinance be adjudged by a court of competent jurisdiction to be invalid, such judgement shall not affect or impair the remainder of this Ordinance.

Section 4. A copy of this Ordinance; the Redevelopment Plan and Schedule A, shall be available for public inspection at the office of the Borough Clerk during regular business hours.

Section 5. This Ordinance shall become effective upon its passage and publication according to law, and upon filing of a certified copy thereof with the Monmouth County Planning Board.

I HEREBY CERTIFY this to be a true and correct Ordinance of the Mayor and Borough Council of the Borough of Sea Bright, introduced on December 6, 2022 and will be further considered after a Public Hearing at the virtual meeting of the Borough Council held on December 20, 2022 at 7:00 pm. Meeting access instructions will be published accordingly.

INTRODUCED: December 6, 2022
PUBLIC HEARING: December 20, 2022
ADOPTION:

Witness

BOROUGH OF SEA BRIGHT,

CHRISTINE PFEIFFER, CLERK

BRIAN KELLY, MAYOR

Exhibit A

ADDENDUM TO SEA BRIGHT RIVER PROPERTIES
REDEVELOPMENT PLAN

On December 20, 2022, the Mayor and Council of the Borough of Sea Bright adopted an Ordinance amending the Sea Bright Property Redevelopment Plan to include Block 15, Lots 6, 7, 9 and Block 13, Lot 17 as part of the properties included in the Sea Bright River Properties Redevelopment Plan.

**VOUCHER LIST
BOROUGH OF SEA BRIGHT
DECEMBER 6, 2022**

02113	AMERICAN WATER		
22-01296	11/29/22 SEWER	Open	327.67
2867	FODERO, LAUREN		
22-01293	11/29/22 LIBRARY	Open	250.00
2791	HUDSON ENERGY SERVICES		
22-01291	11/29/22 ELECTRIC	Open	271.83
2573	JCP & L		
22-01292	11/29/22 ELECTRIC	Open	1,681.28
00028	JNM HOLDINGS, INC.		
22-01289	11/29/22 PARKING	Open	54,999.77
02110	KLEIN, DON		
22-01283	11/22/22 REC	Open	87.50
00263	MITCHELL, CANDACE		
22-01275	11/21/22 PLAN. BOARD	Open	127.97
00113	NJ NATURAL GAS COMPANY		
22-01308	12/01/22 NAT GAS	Open	1,398.28
01207	PFEIFFER, CHRISTINE		
22-01274	11/21/22 CLERK	Open	105.00
2535	SUBURBAN DISPOSAL, INC.		
22-01280	11/22/22 TRASH	Open	19,083.33
22-01281	11/22/22 TRASH	Open	280.00
22-01282	11/22/22 TRASH	Open	7,766.88

			27,130.21
2291	VERIZON		
22-01309	12/01/22 FIOS	Open	188.99
02061	VERIZON WIRELESS		
22-01290	11/29/22 CELLS	Open	234.06
22-01310	12/01/22 FIRE	Open	268.09
22-01311	12/01/22 CELLS	Open	204.23

			706.38

GRAND TOTAL: \$ 87,274.88