

**MINUTES
WORKSHOP MEETING
BOROUGH OF SEA BRIGHT**

APRIL 14, 2022 (Thursday)

SEA BRIGHT, NEW JERSEY

TO ATTEND THIS MEETING REMOTELY PLEASE USE THE FOLLOWING:

<https://meet.goto.com/807401325>

OR DIAL: (872) 240-3212

Access Code: 807-401-325

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 10, 2022. 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 Erwin Bieber, Kevin Birdsall, Jefferey M. Booker, Sr.,
Samuel A. Catalano, William J. Keeler, John M. Lamia, Jr.

OTHERS: Administrator Joseph L. Verruni, Attorney Roger McLaughlin,
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.

JoAnn Kalaka, Ocean Avenue, asked for "no bicycles" signage on the sidewalks as it is a very dangerous situation and she has seen many people get hit by cyclists. Police Chief Friedman will look into this.

ITEMS FOR DISCUSSION:

SUBJECT: Capital Projects Update

ACTION: Administrator Verruni reported that we received the final estimate package from the Borough Engineer for the repairs of the front steps and drainage issues at the pavilion and the water pit in front of the municipal complex. Those repairs should be completed soon and that should wrap up the deficiencies identified in the pavilion. Attorney McLaughlin is also working to schedule mediation with the architect regarding the construction of the municipal facilities. We received a grant through the transportation trust fund for our streets and are waiting for proposals from engineers to begin that project.

SUBJECT: Lifeguard Tower Bid Results

ACTION: Mr. Verruni explained that yesterday bids were due for new lifeguard towers but we did not receive any. There were a few companies that reached out for the bid package but never submitted anything. Mr. Verruni said we need a resolution to re-advertise for bids. Councilman Catalano asked if we can revise the bid specs in any way to remove the surety bond, insurance requirements. Attorney McLaughlin will revise the bid specs.

Res No. 81-2022

Authorizing Receipt of Bids Purchase of Two Lifeguard Stands

Councilmember Catalano introduced and offered for adoption the following Resolution: seconded by Councilmember Booker:

WHEREAS, by way of Resolution No. 60-2022 duly adopted on March 1, 2022, the Borough Council authorized the receipt of bids for the purchase of two (2) lifeguard stands for use within the Borough of Sea Bright; and

WHEREAS, the Borough Clerk did duly advertise on March 31, 2022 to receive bids on April 12, 2022 for the lifeguard stands; and

WHEREAS, in connection therewith, no bids were received; and

WHEREAS, the Borough Council is still desirous of receiving bids for the following:

- a) Purchase of two (2) Lifeguard Stands

NOW, THEREFORE, BE IT RESOLVED by the Borough Council of the Borough of Sea Bright, County of Monmouth, State of New Jersey that it does hereby authorize the Borough Clerk to re-advertise for bids for the aforesaid item as per the specifications on file and will be received by the Borough on a date and time to be determined; and

BE IT FURTHER RESOLVED that specifications for the aforesaid items will be on file in the Borough Clerk's Office, and will be available for inspection.

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

1. Finance Manager
2. Department of Public Works
3. CFO
4. Beach Manager

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

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

ACTION: Fire Department Chief Murphy reported 61 calls for service. The ladder truck is at the County getting repaired for a cost of about \$10,000. The remainder of the trucks are scheduled to receive maintenance once the ladder truck is back – hopefully all before the 4th of July. They have started their seasonal recruiting program with 15 new applicants and Council can expect to see resolutions appointing seasonal members once they complete the process at upcoming meetings.

Police Chief Friedman reported that there will be a meeting with the County OEM, State Police and Public Safety Committee at the end of the month to gear up for the 4th of July fireworks. He met with the DEP regarding beach management and they are very happy with everything we are doing. Chief Friedman, Lt. Mcue and Deputy Director of Public Works Shawn Thomas drove through town last week and assessed every single sign to ensure consistency and accuracy. Parking passes for residents will be available in the beginning of May. He also met with the owner of the Church Street lot and received authorization to move forward with a lease agreement but at a higher cost and longer period – May 15th through September 15th at a cost of \$1,500 per month. Business parking passes are \$75 each so we will generate funds from that - a resolution will be prepared for the April 19th meeting to approve the lease agreement. He asked Council if they would consider moving the garbage pick up time from 7:00 am to 6:00 am – it would get the trucks in and out of town quicker. Council agreed it is reasonable. Mr. Verruni added that the letters have gone out to businesses with the new limit of garbage containers they are allowed to put out.

SUBJECT: The Haven – Redeveloper Designation

ACTION: Discussion carried to executive session.

SUBJECT: Bulkhead Ordinance Update

ACTION: Councilman Bieber explained that the parking ordinance has gone through the Police Department and Court for review and is now with our Attorney for final review. Our goal is to get this in place for Memorial Day weekend and to make residents aware of the new fines as they have increased significantly. Councilman Lamia will include that information in the newsletter he is sending out. The bulkhead ordinance is very challenging and complicated – the ordinance has been amended to extend the timelines for planning and permitting, etc. Letters have gone out to residents with bulkhead issues to make them aware of the new timelines. Councilman Bieber reminded Council that three of the properties in question belong to the town and need to be addressed – we cannot hold residents accountable if we are not holding ourselves accountable. We also need to figure out the funding methodology as there will be challenges for some to do this – possibly putting an assessment ordinance in place. Councilman Bieber's recommendation, as this is a top priority for the Administration Committee, is to get an understanding of how they are going to roll this out in a way that is clear, respectful and enforceable. Administrator Verruni said he is in the process of getting a cost estimate for repairing the Borough's bulkheads.

SUBJECT: Short Term Rentals

ACTION: Councilman Bieber explained that the committee has been doing a lot of research on the short term rental ordinance and is planning to have it effective for the beginning of next year. They are proposing short term rentals not be permitted for less than three days which is consistent with surrounding towns, an annual registration fee of \$500, require each registrant provide a point of contact and have a certificate of occupancy done at least once a year – not every time there is a new occupant. The committee will be reviewing an ordinance prepared by Code Enforcement Officer Tom Haeg. Also, there are tools we can utilize to oversee this program so we won't have to hire staff to monitor this. Councilman Bieber said his committee will sort this out and get it ready for implementation in 2023. Also, they will be contacting AirBnB representatives to better understand how to move forward and for additional recommendations.

SUBJECT: Woody's – outdoor dining plan

ACTION: Mr. Verruni explained that we are waiting for a plan from Woody's and would like to carry this item to the next workshop meeting.

SUBJECT: Cannabis

ACTION: Councilman Booker explained this can be a significant revenue generator for the town and we have potential applicants that are very interested in opening a dispensary in Sea Bright. Councilman Booker and Mr. Verruni met with an attorney to discuss the procedures for moving forward with permitting the sale of cannabis which Mr. Verruni outlined. There are many factors and moving parts that we need to take a closer look at but for the moment the ultimate question is do you want to proceed... Councilman Booker continued, if we opt back in, there is a process to ensure transparency and fairness to determine who to select. Councilman Birdsall explained that the state is still changing their rules and regulations but agrees we should get the ball rolling. The majority of council agreed to move forward with an ordinance to permit cannabis sales and limiting it to one Class 5 shop within the Borough.

SUBJECT: SeaBreeze

ACTION: Councilman Lamia explained that in the past we payed vendors about \$10,000 annually to put together the SeaBreeze so he has put together a newsletter himself with software he purchased for \$120 and as long as he is on Council he will continue to update the newsletter. He is waiting for a quote from Kintech Printing to produce and mail it. In addition, there will be a QR code in our kiosks that will bring up our website where you can access an electronic version.

SUBJECT: Old Borough Hall Improvements

ACTION: Councilman Lamia reported that the floors in old borough hall have been stripped and have had its first coat of finishing. He is hoping to coordinate with the children in town to create recreation programs as well as adult programs. He is looking forward to the floors being complete sometime next week and for what the future holds in that building.

SUBJECT: Street name/zip code issue

ACTION: Councilman Birdsall explained that a couple of streets in town are having issues with mail as they have the same street name and zip code as Rumson. He proposed changing the street names or coordinate with the post office to get Sea Bright a new zip code. Councilman Birdsall agreed to speak with the residents on Church Street and Center Street for feedback on the issue.

SUBJECT: Resolutions

1. Authorizing a Shared Services Agreement with the Borough of Highlands 2022 Ocean Rescue Lifeguard Services
2. Appointing Custodian of Records Sea Bright Police Department
3. Authorizing Hiring of Police Officer Designation of Special Law Enforcement Officer - Class I
4. Donation of 2022 Beach Badges Borough of Sea Bright
5. Accepting Donation of Portable Beach Cabanas from Edgewater Beach Club
6. Hiring Seasonal Part-Time Borough Employee - Department of Public Works
7. Authorizing Current and Retired Borough Employees to Participate in Enhanced Dental Coverage
8. Refund of Tax Payment Error

ACTION: The above resolutions will be prepared for the April 19th meeting for approval.

Karen Cantone, 3 East Church Street, stated that she lives on East Church Street and the street sign is not visible as it is behind another sign...and suggested moving the sign to make it more visible. Councilman Birdsall said he would speak to DPW to see what the options are.

Mayor Kelly stated that our first town hall meeting for the school regionalization was held on Tuesday and it went well overall. We continue working with our attorneys and the Mayors of Highlands and Atlantic Highlands to move this forward and will keep everyone updated.

EXECUTIVE SESSION:

Councilmember Bieber offered the following resolution and moved its adoption; seconded by Councilmember Booker:

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:

- Resolution to discuss:**
1. Contract Negotiations
 2. Personnel

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: Bieber, Birdsall, Booker, Catalano, Keeler, Lamia
 Yes Yes Yes Yes Yes Yes

ADJOURNMENT:

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

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

Respectfully submitted,

Christine Pfeiffer
Borough Clerk