

**MINUTES
WORKSHOP MEETING
BOROUGH OF SEA BRIGHT**

SEPTEMBER 11, 2024 (Wednesday)

SEA BRIGHT, NEW JERSEY

TO ATTEND THIS MEETING REMOTELY PLEASE USE THE FOLLOWING:

<https://meet.goto.com/594030741>

OR DIAL: 872-240-3412

Access Code: 594-030-741

Council President Keeler called the meeting to order at 8:30 a.m. and requested those present to join in the Pledge of Allegiance.

Council President Keeler 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 8, 2024. In each instance, the Date, Time, And Location of This Meeting Were Provided in the Notice. This Meeting Is Open to The Public."

PRESENT: Councilmember's Erwin Bieber, Samuel A. Catalano, Heather Gorman, William J. Keeler, John M. Lamia, Jr., Marc A. Leckstein

ABSENT: Mayor Brian P. Kelly

OTHERS: Administrator Rachel Giolitto, Attorney Richard Shaklee, Engineer Greg Blash, Clerk Christine Pfeiffer

**A MOMENT OF SILENCE TO REFLECT UPON THE LOSSES SUFFERED ON
SEPTEMBER 11, 2001.**

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.

Tammy Kaiser, resident, requested clarification on the sale of the Mad Hatter property – Councilman Bieber stated that it has been sold through auction at the Monmouth County Sheriff's Office and the Borough was not actively involved with the sale. Attorney Shaklee stated that it is his understanding that a subcontractor who had a lien on the property was the one who purchased it from the contractor who ultimately foreclosed on the property. Ms. Kaiser was disappointed that residents were not notified of the sale - Councilman Leckstein responded that it is not feasible to send out a memorandum for every sheriff's sale in the Borough. There will be a public hearing on Ordinance No. 14-2024 which approves a residential overlay zone for the Mad Hatter and the adjacent property at the October 15th meeting.

Tara Almachenko, business owner, wanted to discuss the mural for the Community Center as the building has just gone through numerous upgrades and renovations and it might be a good time to continue the conversation. She feels it would be a wonderful welcome for visitors as they come into town. Councilwoman Gorman added that it would add value and brightness to the town and we have grant funding that we can use toward this improvement. This discussion will be continued at the October 9th workshop meeting for consideration.

ITEMS FOR DISCUSSION:

SUBJECT: Capital Projects Update

ACTION: Administrator Giolitto provided updates – several projects will be going out to bid this fall; the Ocean Avenue downtown sewer relining project, the 2024 road improvements program for Via Ripa and South Way, as well as the new DPW building. We are still waiting to hear back from the DOT regarding the 2025 road program and the River Street pump station is estimated to go out to bid in the winter. The bond ordinance financing the Imbrie Place sanitary sewer relining will be on the agenda for introduction at the September 17th meeting – this project will be a 50/50 cost share between Sea Bright and Rumson. The pedestrian ramp at Anchorage Beach should be going out to bid this fall but we are modifying the plan to move the showers to ground level. In addition, the plan and estimate for repairing the sanitary sewer manhole outside of Rum Runner is being reviewed. Councilman Leckstein questioned if there has been any progress regarding the removal of inactive lines – Borough Engineer Greg Blash stated that he has heard back from Verizon but not JCP&L and will follow up. Councilwoman Gorman questioned if the contractor is hosing down the debris during the demo of the structures in the downtown riverfront project – Mr. Blash responded that they do wet it after a demo. The Governing Body requested that a letter be sent to the residents communicating how to express their concerns and questions during this phase of the redevelopment project. Councilman Bieber asked for an update on the DOT crosswalks – Ms. Giolitto will follow up with the DOT for a timeline.

SUBJECT: Public Safety & Public Works Updates

ACTION: Captain Arias reported 740 calls for service during the month of August and numerous arrests and violations. There were 1,050 parking tickets issued during the month of August bringing the total to 3,400, noting the police specials did a great job this year. Parking revenue has reached \$900,000 which is up \$67,000 from last year. Councilman Bieber commended the department for the increased visibility of the officers this summer.

Fire Chief Murphy reported 126 calls for service for the month of August bringing the season's total to 361. The department had 15,000 staffing hours over the summer season. Notable incidents – Monmouth Beach had a hazmat incident at the reclamation center and a boat accident under the Rumson bridge. They will be assisting at Earle Naval base on Saturday for the submarine tours. The trucks that have been stored at Sandy Hook will need to find a new location as the Park will be utilizing that space in the off season. The Recreation Committee will be doing a haunted house in the firehouse as part of the trunk or treat event. Chief Murphy thanked Council for new equipment included in the capital ordinance listed for introduction for Tuesday's meeting.

Dan Drogin, EMS Member, reported that they are excited to be assisting with the upcoming Halloween activities. Mr. Drogin reported 36 calls for service for the month of August bringing the total to 226 – they have had no missed calls which is thanks to the Fire Department. The next 4 Sundays there are races taking place in Sandy Hook and next Sunday there will be a bike race coming through Sea Bright – they are on call for these events. Both the Lucas chest compressor and electric stretcher have been greatly utilized.

Administrator Giolitto reported on behalf of DPW – the new tractor and side by side have come in and are running wonderfully. The cleaning service is ending on September 15th which was a one-year contract with the option to renew if we chose to do so. There were no reported complaints and have done an excellent job. DPW will be assisting the Police with disassembling the parking kiosks. There will be a "post-mortem" meeting with Beach, Police and Public Works to discuss how to be more prepared for next summer and what we can work on to make any improvements. Our summer staff did an outstanding job. Councilwoman Gorman added that the concerts on the beach were so successful because of DPW's help with the set up and clean up for the events. Councilman Bieber asked Capt. Arias about the possibility of eliminating the parking Kiosks and requested that increasing parking and beach fees be discussed at the post-summer meeting which would help offset our increasing school tax. Councilwoman Gorman would like a meeting to be set up with the new Shore Regional board member to discuss overall finances and the impact on the Borough.

SUBJECT: Idling Motor Vehicles

ACTION: Councilwoman Gorman stated that there have been an increase in "deliveries" resulting in many idling vehicles on both Ocean Avenue and the side streets – she feels it is both a safety and environmental issue. Attorney Shaklee stated that there are state regulations that may be applied to the amount of time they can idle. The Police Department will speak with business owners to try to direct the delivery drivers into the municipal parking lot.

SUBJECT: Communication Plan

ACTION: Ms. Giolitto stated that she has put together a plan in efforts to streamline communications both internally and externally. The purpose of the plan is to make sure that all of our information and messaging is getting out to the public and is coming from the voice of the Borough. Ms. Giolitto reviewed the plan with the Governing Body and highlighted a proposed Borough run Facebook page that would be for informational purposes only and would not engage comments. Also, we would add a component on our website to sign up for email blasts that would notify users when the website is updated. The goal is to keep NIXLE alerts for emergencies. Council was in support of the plan.

SUBJECT: Resolutions

1. Sea Bright Library Fall Festival
2. Donation of 2025 Beach Badges
3. Renewal of Membership in the Monmouth Municipal Join Insurance Fund
4. Authorize Issuance of a "New" Liquor License for the 2023/2023 License Term Superstar Enterprises d/b/a The Cove
5. Renewal of the 2023/2024 Liquor License for Superstar Enterprises d/b/a The Cove 1250 Ocean Avenue
6. Renewal of the 2024-2025 Liquor License for Superstar Enterprises d/b/a The Cove 1250 Ocean Avenue
7. Hiring Part-Time Building Sub-Code Official and Inspector

ACTION: Borough Clerk Christine Pfeiffer explained that the reason for the three Cove resolutions is because they did not renew their license last year so they had to file for a special ruling to reactivate their license in addition to renewing for both 2023/2024 and 2024/2025. The above resolutions will be prepared for approval at the September 17th meeting.

SUBJECT: Ordinances

1. Bond Ordinance Providing an Appropriation Of \$240,000 for Sewer Utility Improvements for and by the Borough of Sea Bright in the County of Monmouth, New Jersey and, Authorizing the Issuance of \$228,000 Bonds or Notes of the Borough for Financing Part of the Appropriation.
2. Capital Ordinance Providing Funding for Various Capital Acquisitions for the Borough of Sea Bright and Appropriating \$150,000 for Such Purpose.
3. Ordinance Amending and Supplementing Chapter 70, Entitled "Building Construction," Article I, "Uniform Construction Code, "Section 70-3, "Fees," of the Code of the Borough of Sea Bright

ACTION: The above ordinances will be prepared for introduction at the September 17th meeting.

EXECUTIVE SESSION:

Councilmember Leckstein offered a motion to enter in to Closed Session; second by Councilmember Bieber:

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. Contract Negotiations
2. 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

Roll Call:	Bieber,	Catalano,	Gorman,	Keeler,	Lamia,	Leckstein
	Yes	Yes	Yes	Yes	Yes	Yes

***Councilman Leckstein left the meeting.**

ADJOURNMENT:

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

Roll Call:	Bieber,	Catalano,	Gorman,	Keeler,	Lamia,	Leckstein
	Yes	Yes	Yes	Yes	Yes	Absent

Respectfully Submitted,

Christine Pfeiffer
Borough Clerk