

**RESOLUTION NO. 152-2025**  
**AUTHORIZING BULKHEAD AGREEMENT WITH**  
**PROPERTY OWNER - 344 OCEAN AVENUE**  
**BOROUGH OF SEA BRIGHT**

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

**WHEREAS**, the Borough Code imposes an obligation on property owners to keep and maintain their bulkheads so that they do not pose a danger to the public health, safety and welfare or to the public use of navigable waterways; and,

**WHEREAS**, the Borough Code also states a duty of the Borough Engineer "to inspect all waterfront bulkheads in the Borough and to report to the Council and notify the owners and occupants of any dangerous or defective condition therein"; and,

**WHEREAS**, the Borough Code further provides that "all newly constructed bulkheads, bulkheads repaired that exceed more than 50% of the linear foot of bulkhead on the property, and damaged bulkheads that are not 'partially destroyed', ... , shall be constructed at a minimum elevation of seven feet (NAVD 88) and shall be constructed of steel, aluminum, vinyl or other approved material"; and,

**WHEREAS**, when the Borough Engineer deems a bulkhead dangerous or defective, the property owner is required to "submit a plan of corrective action"; and,

**WHEREAS**, the Property Owner owns property located at 344 Ocean Avenue, and shown on the Tax Map of the Borough as Block 30 Lot 39 (the "Property"); and,

**WHEREAS**, the Borough Engineer has determined the Bulkhead at the Property ("the Bulkhead") to be dangerous and defective; and,

**WHEREAS**, the Property Owner has submitted a corrective action plan ("the Plan"), which includes repairs that would address dangerous conditions of the Bulkhead, but which would not bring the Bulkhead into compliance with the mandated minimum elevation of seven feet (NAVD 88) and construction of steel, aluminum, vinyl or other approved material; and,

**WHEREAS**, the Borough Engineer cannot approve the Plan unless it contains a condition that by a certain date the Property Owner will bring the Bulkhead into full compliance with the Borough Code; and

**WHEREAS**, the Borough Engineer has requested the Borough enter into an agreement with the Property Owner to ensure compliance with the Borough Code according to the terms and conditions in the agreement attached hereto.

**NOW THEREFORE BE IT RESOLVED**, that the Borough Council of the Borough of Sea Bright, County of Monmouth, State of New Jersey, does hereby authorize the Mayor and Borough Clerk to execute an agreement with the Property Owner of 344 Ocean Avenue approving temporary repairs as a condition that their Bulkhead will be brought into full compliance with all Borough Code provisions, no later than April 23, 2026.

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


1. Borough Engineer
2. Borough Attorney
3. Property Owner

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

July 15, 2025

**CERTIFICATION**

I, Christine Pfeiffer, 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 July 15, 2025.

  
Christine Pfeiffer, Borough Clerk