

RESOLUTION NO. 174-2025
**AUTHORIZING AGREEMENT WITH 1135 OCEAN AVENUE, LLC FOR USE
OF PARKING LOT AT 1139 OCEAN AVENUE – BLOCK 19, LOTS 2 & 2.01
FOR THE 2026 SUMMER SEASON**

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

WHEREAS, the Borough of Sea Bright recognizes the need to increase parking within the Borough of Sea Bright during the summer season to better serve the needs and convenience of residents and the general public; and

WHEREAS, the Borough of Sea Bright and 1135 Ocean Avenue, LLC have agreed to use the premises known as 1135 and 1139 Ocean Avenue (Block 19, Lots 2 & 2.01) for additional parking pursuant to Chapter 130-49F, " Temporary Uses," of the Code of the Borough of Sea Bright; and

WHEREAS, the Borough Administrator negotiated an agreement with 1135 Ocean Avenue, LLC, attached hereto, outlining the terms and conditions for the use of 1135 and 1139 Ocean Avenue; and

WHEREAS, the proposed fee to park in said lot would be \$40.00 per day and all vehicles must be removed from the lot by 8:00 am the following day or will be subject to towing; and

WHEREAS, the Borough Council of the Borough of Sea Bright wish to enter into such an agreement for the 2026 season, for the operation of a temporary municipal parking lot at the rate of \$40.00/per day.

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 Administrator to execute an agreement with 1135 Ocean Avenue, LLC for the use of the parking lot at 1135 and 1139 Ocean Avenue according to the terms and conditions in the attached agreement, throughout the 2026 summer season; and

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

1. Finance Manager
2. Beach Manager
3. Borough Attorney
4. 1135 Ocean Avenue, LLC
5. Police Department

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

September 16, 2025

Certification

I, Christine Pfeiffer, Borough Clerk, do hereby certify the foregoing is a Resolution adopted by the Borough of Sea Bright, in the County of Monmouth, State of New Jersey, at a Council Meeting held on September 16, 2025.


Christine Pfeiffer, Borough Clerk

**2026 PARKING LOT AGREEMENT
WITH 1135 OCEAN AVENUE, LLC
BLOCK 19, LOTS 2 & 2.01 – 1139 OCEAN AVENUE**

FOR CONSIDERATION MUTUALLY EXCHANGED between 1135 OCEAN AVENUE, LLC, PO Box 4112 River Edge, NJ 07661, and the Borough of Sea Bright, this Agreement is made on this ___th day of _____ 2026.

WHEREAS, both parties desire to enter into an Agreement for the premises known as the “lots”, which is designated as a portion of Block 19, Lots 2 & 2.01 on the Tax Map of the Borough of Sea Bright, at 1139 Ocean Avenue for parking for the 2026 summer season (May 15 through September 15).

BOTH PARTIES AGREE, as follows:

1. The Borough will staff and utilize the lots for paid parking.
2. The Borough will stripe and provide signage.
3. The Borough will provide additionally named insured language for general automotive and excess liability coverage.
4. The Borough will reserve (2) two parking spaces for 1135 Ocean Avenue, LLC each day.
5. The cost of agreed upon expenses will be equally shared by both parties.
6. The parties will split the net proceeds equally.
7. The Borough will also add to its final payment to 1135 OCEAN AVENUE, LLC, an amount equal to four months’ property taxes.

IN WITNESS WHEREOF, the parties have executed this agreement on the day and year first above written.

1135 OCEAN AVENUE, LLC

Borough of Sea Bright

By: _____
Joseph Martucci

By: _____
Rachel Giolitto, Borough Administrator