

**MINUTES  
WORKSHOP MEETING  
BOROUGH OF SEA BRIGHT**

**SEPTEMBER 10, 2020 (Thursday)**

**SEA BRIGHT, NEW JERSEY**

**DUE TO THE CORONAVIRUS AND THE NEED FOR SOCIAL DISTANCING, THIS MEETING WILL BE HELD REMOTELY  
AND OPEN TO THE PUBLIC BY  
FOLLOWING THE INSTRUCTIONS BELOW.**

**PUBLIC ACCESS LINK**

<https://global.gotomeeting.com/join/618183437>

**DIAL-IN**

**United States (Toll Free): 866-899-4679**

**United States: 571-317-3116**

**Access Code: 618-183-437**

**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 6, 2020. 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 Kevin Birdsall, Samuel A. Catalano, William J. Keeler,  
Marc A. Leckstein, Charles H. Rooney, Jon Schwartz

**OTHERS:** Attorney Roger McLaughlin, Administrator Joseph L. Verruni,  
Engineer William White, 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.

No one wished to be heard.

**ITEMS FOR DISCUSSION:**

**SUBJECT:** Redevelopment (Bill Wolf)

**ACTION:** Redevelopment Attorney Bill Wolf explained that Trip Brooks no longer wishes to be the redeveloper of the downtown properties project. Councilman Leckstein recommended rescinding the entire redevelopment zone designation from the downtown properties. Council agreed and a resolution will be prepared rescinding the designation. The next steps for the riverfront property is to prepare an ordinance to adopt the redevelopment plan prepared by Christine Cofone and enter into a redeveloper's agreement. Mr. Verruni explained that he had a meeting with Trip Brooks, Attorney Bill Wolf, and Engineers Bill White and Dave Hoder to discuss the improvements that will be required for the riverfront development regarding stormwater, public improvements, etc. and requested that this language be incorporated in the redeveloper's agreement.

**SUBJECT:** Capital Projects Update

**ACTION:** Administrator Verruni stated that the Travelers Insurance Company has come to an agreement with a contractor to finish the remaining punch list items in the beach pavilion. They selected Unimak who was the contractor for the municipal complex and now that the beach season is winding down they will be able to get in the building to complete the work. Mr. Verruni reported we will be submitting a grant application for Phase II of the Shrewsbury Riverfront Park improvements and will hopefully get the park finished in 2021. Mr. Verruni reported that two basketball hoops will be installed next to the beach pavilion once the fitness classes are no longer using the space. Mr. Verruni reported he is in contact with T&M Associates to find out if the multiple levels of sidewalk on the southwest corner of the firehouse conform with the plans as it has created a trip hazard.

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

**ACTION:** Police Chief Friedman reported on the month of August - 662 calls for service, multiple arrests and approximately 1,032 parking tickets were issued. Paid parking has generated about \$650,000 in revenue. Councilman Keeler asked the Chief to look into additional speed bumps and signage on some of the side streets in the downtown. Fire Chief Murphy reported the fire department had about 300 calls for service this summer which is an unprecedented amount and said they are starting to transition to storm prep for the upcoming nor'easter season.

**SUBJECT:** Sidewalk Power-Washing

**ACTION:** Councilman Rooney reported that some of the restaurants and other establishments who utilize our sidewalks for outdoor dining are power washing but the sidewalk are so ingrained with dirt that only the surface is getting clean. Councilman Rooney consulted with Servpro who determined that muriatic acid would penetrate the cement and be the most effective way to clean the sidewalk. Councilman Birdsall is concerned that muriatic acid is not environmentally safe, and it could harm aspects of our streetscape and drain into the river. Councilman Rooney stated that we would be hiring a company that would obtain necessary permits and approvals and ensure they would clean our sidewalks without harming the environment or the pavers. Councilman Leckstein would like Attorney McLaughlin to prepare an ordinance to be in effect by January 1<sup>st</sup>. Attorney McLaughlin recommended getting a proposal from Servpro so we can see the terms and conditions and permits they will be providing so we can work out the details. Mayor Kelly thanked Councilman Rooney for all his hard work maintaining our streetscape and working with the businesses.

**SUBJECT:** Bulkhead Maintenance Ordinance

**ACTION:** Attorney McLaughlin explained that Councilman Schwartz requested that we put something in place to strengthen our regulations in our Code on bulkhead maintenance. This ordinance would establish the property owner to properly maintain bulkheads and give the Borough the right to inspect and enforce the maintenance of bulkheads as well as give it the authority to take whatever action is needed and place a lien on the property as appropriate. Council agreed to move forward with this ordinance.

**SUBJECT:** Beach Maintenance Permit – Sand Sedge Treatment Maps

**ACTION:** Mr. Verruni provided a map of where the NJDEP wants to treat the sand sedge as it was not originally included with the agreement.

Councilman Leckstein addressed the influx of dogs on the beach in the off-season and requested that the garbage cans remain on the beach so people can dispose of dog waste and other trash. Councilman Birdsall explained that cans are usually taken away this time of year because of the storms – also, DPW does not have the staff in the off-season to empty the trash cans daily – there are cans at each public access point on the west side of the seawall. Councilman Schwartz would like to increase fines for littering on the beach. The Public Safety Committee will meet and bring their recommendations back to Council.

**SUBJECT:** Short Term Rental Properties Ordinance

**ACTION:** Councilman Birdsall stated that he reviewed Atlantic City's ordinance regarding short term rentals and believes it is perfect for what Sea Bright needs. Councilman Leckstein questioned if we will be banning AirBNB's in Sea Bright. Councilman Birdsall clarified that it would require specific guidelines – not a ban. Council agreed to carry this discussion to the next workshop meeting to allow for further review of the ordinance.

**SUBJECT:** Beach Hours and Fees after Labor Day

**ACTION:** Mr. Verruni wanted to clarify based on the Beach Manager, Don Klein, recommendations, that we are only going to charge for beach access on the weekends since that is when the beaches will be guarded. The last day for paid parking will be September 15<sup>th</sup>. Councilman Keeler asked when the bathrooms close – Mr. Verruni said the bathrooms in the beach pavilion are heated and will remain open through the winter; the Anchorage bathrooms will close when it gets too cold but we will have port-o-pottys.

**SUBJECT:** Water Safety Review

**ACTION:** Councilman Keeler expressed his concern about our water safety procedures and our involvement with Edgewater Beach Club, and Highlands, and recommends having a third-party expert come in to review and certify that our contracts, operations, and procedures are in good order. This would put an extra layer of review in case any serious incidents occur. The cost is \$2,000 and the JIF agrees it would be beneficial for the Borough. Councilman Leckstein suggested doing this next year when we our operations are in full swing. Administrator Verruni will request a detailed proposal, possibly in two parts for review of contracts and manuals now and beach operations next summer and bring it back to Council for review.

**SUBJECT:** Authorization to go out to bid for cleaning services, HVAC maintenance services for the new municipal complex/beach pavilion and vehicle repair services

**ACTION:** Mr. Verruni explained that we are exceeding our \$17,500 limit for various services and the Department of Public Works put together bid specs for cleaning services, HVAC maintenance for the new municipal complex, and vehicle repair. Mr. Verruni would like to have the bids awarded by the end of the year. Council agreed to authorize going out to bid at the September 15<sup>th</sup> meeting.

**SUBJECT:** Disposing of property no longer needed for public use in the old Borough Hall

**ACTION:** Mr. Verruni explained that we are trying to get rid of all the old furniture in the old Borough Hall. COVID-19 is making it problematic to hold an auction for individual items and we would have to do a resolution for every single item if we were to give it away which is not feasible. Mr. Verruni said he would like to hold one auction for the entire lot and the successful bidder would take everything. Mr. Verruni has already instructed Public Works to dispose of everything that is broken and to clean up the building. Council agreed to auction the items as one lot.

**SUBJECT:** Cat food – Borough Expense

**ACTION:** Mr. Verruni reported that the Borough is spending close to \$2,500/year on cat food and it is adding to the feral cat problem. Several years ago, the Borough formed a committee to work on the feral cat problems and put together a program to feed, trap, neuter, and then release them. Mr. Verruni recommends limiting the amount we spend on food - Council agreed would like to reinstate a committee to work with the residents to deal with this issue. Administrator Verruni and Borough Clerk Christine Pfeiffer will research the costs of the trap, neuter, release program with the Monmouth County SPCA.

**SUBJECT:** Borough Signage

**ACTION:** Councilman Catalano reported that the welcome sign at the Rumson bridge was damaged in the last storm – the plan is to repair that sign and get two identical signs for the north and south entrances. In addition, Councilman Leckstein stated that we should remove the BSB sign in the south end of Sea Bright. Engineer Bill White explained that any replacement or new sign on the state highway would require a highway occupancy permit from the NJDOT. Councilman Rooney will find out the cost to replicate the sign in the north end.

**SUBJECT:** Verizon 5G & Splash Pad Easements

**ACTION:** Councilman Leckstein provided an update that he located many of the easements along the splash pad and will continue his search so we have the entire collection. Attorney McLaughlin is looking into whether installing lighting along the splashpad would be permitted with these easements – to be discussed at a future meeting. Councilman Leckstein also wants to address the Verizon structure on New Street continues to be a thorn in the side of the town. Councilman Birdsall would like to put pressure on them to maintain the property and make it more aesthetically pleasing. Councilman Birdsall asked for an update on the cell tower and the flag. Mr. Verruni stated T-Mobile has just received their permits. Shawn Thomas, Public Works, explained that they now have full access and control of the flag on the cell tower.

**SUBJECT:** Extension of Outdoor Dining License

**ACTION:** Councilman Leckstein wanted to make sure we extend the outdoor dining permits since they are set to expire on September 30<sup>th</sup>. Council agreed to extend the permits to December 31<sup>st</sup> – a resolution will be prepared for the September 15<sup>th</sup> meeting.

**SUBJECT:** Dumpster Relocation

**ACTION:** Councilman Birdsall explained that we are going to lose some property we use for dumpsters once the Shrewsbury River development project is underway and has been considering new locations – he recommends moving them to an area just on the north side of Sea Bright Beach Club. Councilman Rooney thinks it would be best for the Borough to purchase a garbage truck – for storing and dumping our garbage.

**SUBJECT:** Resolutions

R1. Borough Council Stipend

Councilman Leckstein asked why there is a distinction between Council President and Council Members since they will be receiving the same amount – The Clerk responded that it was written that way to follow the way the ordinance was written. Councilman Keeler suggested giving the Council President more than Council Members and Council decided to leave the resolution as is.

R2. Authorizing a Refund of Bid Deposit for the Lease Agreement for the Rental of Umbrellas & Chairs

R3. Donation of 2021 Beach Badges

**ACTION:** Resolutions will be prepared for the September 15<sup>th</sup> meeting for approval.

### **EXECUTIVE SESSION:**

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

**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. The general nature of the subject matters to be discussed are as follows:

A. 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:**      Birdsall    Catalano    Keeler    Leckstein    Rooney    Schwartz  
                      Yes            Yes            Yes            Yes            Yes            Yes

**ADJOURNMENT:**

Councilmember Birdsall offered a motion to Adjourn the Workshop meeting; seconded by Councilmember Leckstein:

**Roll Call:**      Birdsall    Catalano    Keeler    Leckstein    Rooney    Schwartz  
                      Yes            Yes            Yes            Yes            Yes            Yes

Time: 10:30am

Respectfully Submitted,

Christine Pfeiffer  
Borough Clerk