

**MINUTES  
REGULAR MEETING  
BOROUGH OF SEA BRIGHT**

**APRIL 19, 2022**

**SEA BRIGHT, NEW JERSEY**

**TO ATTEND THIS MEETING REMOTELY PLEASE USE THE FOLLOWING:**

<https://meet.goto.com/146357197>

OR DIAL: (408) 650-3123

Access Code: 146-357-197

**Council President Keeler** called the meeting to order at 7:00 p.m. and requested those present to join in the Pledge of Allegiance.

**Council President Keeler** read the following Compliance Statement:

**Good Evening 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:** Councilmember's Erwin Bieber, Kevin Birdsall, Jefferey M. Booker, Sr.,  
Samuel A. Catalano, William J. Keeler, John M. Lamia, Jr.

**ABSENT:** Mayor Brian P. Kelly

**OTHERS:** Administrator Joseph L. Verruni, Attorney Roger McLaughlin,  
CFO Michael Bascom, 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.

Murphy Anderson, 8 Center Street, reported that the Sea Bright iPhone stickers are now available and encourages everyone use them to support the businesses. Mr. Anderson also read a quote from an old Two River Times article quoting former Mayor Dina Long and pointed out that the quote contradicted the way the litigation involving their property was handled.

Corey Wagner, Volleyball League, joined the meeting in case there were any questions regarding his request to expand the volleyball courts from 6 to 9 courts. Administrator Verruni responded that the Governing Body will discuss this matter in executive session and a final decision will be made by the next Council meeting on May 3<sup>rd</sup>.

**CONSENT AGENDA**

Councilmember Bieber offered a motion to approve the items that are considered routine in nature under the consent agenda; seconded by Councilmember Birdsall:

**Minutes**

04-05-2022                      Regular Meeting

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

**Resolutions:**

**No. 82-2022                      Donation of 2022 Beach Badges Borough of Sea Bright**

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

**WHEREAS**, the Governing Body of the Borough of Sea Bright wish to support the fundraising efforts for the local organizations listed below by donating ten (10) 2022 beach badges as requested:

1.      Blessing Bag Brigade                      **2 Badges**  
        Gift Auction – May 21, 2022
2.      Oceanport PTO                              **2 Badges**  
        Spring Festival – June 4, 2022
3.      Castle of Dreams Animal Rescue       **2 Badges**  
        Spring Gift Auction – May 1, 2022
4.      All Saints Memorial Church              **2 Badges**  
        Gift Action – May 14, 2022
5.      Middletown Lions 12U                      **2 Badges**  
        Baseball Fundraiser - August

**WHEREAS**, the Borough Auditor has been informed and advised that a resolution should be considered in order to donate 2022 Season Beach Badges.

**NOW, THEREFORE, BE IT RESOLVED**, that the Borough Council of the Borough of Sea Bright, County of Monmouth, State of New Jersey authorize the donation of ten (10) 2022 Season Beach Badges to the aforementioned organizations; and

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

- 1. Borough Administrator
- 2. Borough Auditor
- 3. Individual Requestors

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

**No. 83-2022            Accepting Donation of Portable Beach Cabanas from Edgewater Beach and Cabana Club**

Councilmember Bieber offered the following Resolution and moved its adoption; seconded by Councilmember Birdsall:

**WHEREAS**, pursuant to N.J.S.A. 40:12-29 a municipality is authorized to accept and maintain donations of real and personal property; and

**WHEREAS**, the Borough of Sea Bright received a donation of five (5) portable cabanas from Edgewater Beach and Cabana Club with for total estimated value of \$5,000; and

**WHEREAS**, the Borough would benefit greatly from said portable cabanas to be utilized on the Municipal Beach; and

**WHEREAS**, the Governing Body finds that it is appropriate to accept the donation offered.

**NOW, THEREFORE, BE IT RESOLVED**, that the Borough Council of the Borough of Sea Bright, County of Monmouth, State of New Jersey, does hereby accept the donation of five (5) portable cabanas for the Sea Bright Municipal Beach from Edgewater Beach and Cabana Club.

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

- 1. Beach Manager
- 2. Department of Public Works
- 3. Brown & Brown

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

**No. 84-2022            Refund of Tax Payment Error**

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

**WHEREAS**, payment errors were made for 2022 1<sup>st</sup> quarter property taxes for the following:

<b>Block</b>	<b>Lot</b>	<b>Name</b>	<b>Amount</b>
30	36	Christopher & Sonya Cappillo	\$5,307.75
23	103	Christopher & Sonya Cappillo	\$19.92

**WHEREAS**, the Tax Collector recommends that the tax payment errors should be refunded accordingly; and

**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 Tax Collector and the Finance Manager to refund the said 2022 1<sup>st</sup> quarter tax payment errors to Christopher and Sonya Cappillo; and

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

- 1. Tax Collector
- 2. Finance Manager
- 3. Christopher & Sonya Cappillo

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

**No. 85-2022                   Appointing Custodian of Records Sea Bright Police Department**

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

**WHEREAS**, N.J.S.A. 47:1A-1.1 of the Open Public Records Act names the Municipal Clerk as the Records Custodian of the Municipality; and

**WHEREAS**, N.J.S.A. 47:1A-1.1 of the Open Public Records Act (OPRA) does not preclude the Municipality from developing reasonable and practical measures for responding to OPRA requests, which measures may include the designation of another Custodian of Records for particular types of records; and

**WHEREAS**, as the Municipal Clerk does not have access to Police Department records, it would be in the best interest of the Borough to appoint a member of the Sea Bright Police Department as the Custodian of Police Records; and

**WHEREAS**, Brett Friedman, Sea Bright Police Chief recommends that he and Patrolman Andrew Hendricks be appointed as Co-Custodians of the Police Department Records; and

**NOW, THEREFORE, BE IT RESOLVED** by the Borough Council of the Borough of Sea Bright, County of Monmouth, State of New Jersey that Chief Brett Friedman and Patrolman Andrew Hendricks are hereby appointed as Co-Custodians of Records for the Sea Bright Police Department.

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

- 1. Borough Clerk
- 2. Sea Bright Police Department

<b>Roll Call:</b>	Bieber,	Birdsall,	Booker,	Catalano,	Keeler,	Lamia
	Yes	Yes	Yes	Yes	Yes	Yes

**No. 86-2022                   Authorizing Hiring of Police Officer Designation of Special Law Enforcement Officer - Class I**

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

**WHEREAS**, there exists a need for a Class I Special Officer in the Police Department in the Borough of Sea Bright; and

**WHEREAS**, Chief Brett Friedman requested that the following be appointed as Class I Special Police Officer after fulfilling the required training at the Monmouth County Police Academy.

**CLASS I SPECIAL POLICE OFFICER:**  
Mason V. Senoff

**CERTIFICATION OF FUNDS**

I, Michael J. Bascom, Chief Financial Officer of the Borough of Sea Bright, do hereby certify that funds are available in Police S/W for the purpose stated herein:



**MICHAEL J. BASCOM, CFO**

**NOW, THEREFORE, BE IT RESOLVED** that the Borough Council of the Borough of Sea Bright, County of Monmouth, State of New Jersey, does hereby approve the appointment of Class I Special Officer, Mason V. Senoff, at an hourly rate of pay as specified in Ordinance No. 04-2021; and

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

- 1. Khristi Jacobs, Finance Manager
- 2. Brett Friedman, Police Chief
- 3. Mason V. Senoff

<b>Roll Call:</b>	Bieber,	Birdsall,	Booker,	Catalano,	Keeler,	Lamia
	Yes	Yes	Yes	Yes	Yes	Yes

**No. 87-2022                   Hiring Seasonal Part-Time Borough Employee Department of Public Works**

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

**WHEREAS**, there exists a need for additional part-time seasonal employees in the Department of Public Works in the Borough of Sea Bright, and

**WHEREAS**, Public Works Deputy Director, Shawn Thomas, recommends the following individuals be hired as seasonal part-time employees in the Department of Public Works after successfully completing the application process:

William Ianfrank  
Jose Gonzalez  
Qua'shere Smith  
George Tamarro

**CERTIFICATION OF FUNDS**

I, Michael J. Bascom, Chief Financial Officer of the Borough of Sea Bright, do hereby certify that funds are available in DPW - Salary & Wages for the purpose stated herein.

  
**MICHAEL J. BASCOM, CFO**

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Council of the Borough of Sea Bright, County of Monmouth, State of New Jersey that the above-named individuals are hereby approved to be hired as part-time seasonal employees in the Department of Public Works and will receive an hourly rate of pay as specified in Ordinance No. 04-2021.

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

- 1. Finance Manager
- 2. DPW Director

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

**No. 88-2022                    Authorizing a Shared Services Agreement with the Borough of Highlands 2022 Ocean Rescue Lifeguard Services**

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

**WHEREAS**, the Uniform Shared Services and Consolidation Act, N.J.S.A. 40A:65-1, et. seq. authorizes the approval of Shared Services Agreements between local units by Resolution; and

**WHEREAS**, the Borough of Sea Bright ("Sea Bright") and the Borough of Highlands ("Highlands") wish to enter into a Shared Services Agreement for the provision of life guard services by Sea Bright to Highlands for the 2022 summer season; and

**WHEREAS**, Sea Bright and Highlands agree that Sea Bright is to provide lifeguard services to Highlands for the period of June 18, 2022 through and including September 5, 2022 as per the terms of the attached Agreement for an amount of \$54,138.00; and

**WHEREAS**, the parties acknowledge and agree that they are associated for only the purposes set forth in the Agreement and any other duly ratified Shared Services Agreement between them, and that each is a public entity separate and distinct from the other.

**NOW, THEREFORE, BE IT RESOLVED** by the Borough Council of the Borough of Sea Bright, County of Monmouth, State of New Jersey that the Mayor and Borough Clerk are hereby authorized to execute a Shared Services Agreement for lifeguard services with the Borough of Highlands for the 2022 summer season for a fee of \$54,138.00; and

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

- 1. Finance Manager
- 2. Beach Manager
- 3. Borough Attorney
- 4. Borough of Highlands
- 5. Department of Community Affairs, DLGS
- 6. Monmouth County JIF

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

**No. 89-2022                    Approving the Leasing of Property for Use by the Borough of Sea Bright with Jesse A. Howland & Sons, Inc. Municipal Permit Parking Facility**

Councilmember Bieber offered the following Resolution and moved its adoption; seconded by Councilmember Birdsall:

**WHEREAS**, it has been determined that the Borough of Sea Bright needs to provide a permit parking facility for the Borough and Business employees; and

**WHEREAS**, the Borough wishes to enter into a lease agreement with Jesse A. Howland & Sons, Inc. for a portion of property known as Block 13, Lot 14 (50 Church Street) to be used by the Borough of Sea Bright for a Municipal Permit Parking facility; and

**Municipal Permit Parking Facility: May 15, 2022 to September 15, 2022**

**Term: The total sum of \$6,000.00 payable in four equal monthly payments of \$1,500.00.**

**WHEREAS**, the Borough has determined that this would be a proper temporary use under the provisions of the Borough's zoning ordinance pursuant to Chapter 130, Section 38F; and

**CERTIFICATION OF FUNDS**

I, Michael J. Bascom, Chief Financial Officer of the Borough of Sea Bright, do hereby certify that funds are available in Parking/OE for the purposes stated herein.



**MICHAEL J. BASCOM, CFO**

**NOW, THEREFORE, BE IT RESOLVED** by the Borough Council of the Borough of Sea Bright that the Mayor and Borough Clerk be and are hereby authorized and directed to execute a lease agreement for a portion of the aforesaid property to be used by the Borough of Sea Bright for a Municipal Permit Parking facility from May 15, 2022 to September 15, 2022 for a fee of \$6,000.00.

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

- 1. Jesse A. Howland & Sons, Inc.
- 2. Roger McLaughlin, Borough Attorney
- 3. Michael Bascom, Chief Financial Officer
- 4. Khristi Jacobs, Financial Manager
- 5. Brett Friedman, Chief of Police

**BE IT FURTHER RESOLVED** that the form of the aforesaid lease agreement shall be approved by the Borough Administrator and Borough Attorney.

<b>Roll Call:</b>	Bieber,	Birdsall,	Booker,	Catalano,	Keeler,	Lamia
	Yes	Yes	Yes	Yes	Yes	Yes

**No. 90-2022                    Authorizing Current and Retired Borough Employees to Participate in Enhanced Dental Coverage**

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

**WHEREAS**, the Borough of Sea Bright offers dental insurance at no cost to full-time employees and retirees with 25 years of service; and

**WHEREAS**, the Borough wishes to offer enhanced dental coverage to those employees and retirees that choose to participate and agree to reimburse the Borough for any associated costs; and

**WHEREAS**, the Borough will require reimbursements for any additional costs for participating full time employees through a payroll deduction, and retirees through personal or certified check; and

**WHEREAS**, this coverage is offered for purchase at the employees' discretion and may be revoked, rescinded, amended, or cancelled at any time, with or without notice to those choosing to purchase the coverage.

**NOW, THEREFORE, BE IT RESOLVED** that the Borough Council of the Borough of Sea Bright, County of Monmouth, State of New Jersey, does hereby allow current and retired employees to opt in to enhanced dental coverage at no additional cost to the Borough.

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

- 1. Khristi Jacobs, Finance Manager
- 2. Borough Administrator

<b>Roll Call:</b>	Bieber,	Birdsall,	Booker,	Catalano,	Keeler,	Lamia
	Yes	Yes	Yes	Yes	Yes	Yes

**No. 91-2022                    Revoking Designation of BROOKS REAL ESTATE DEVELOPMENT, LLC as the Redeveloper of the "Shrewsbury River Properties", of Block 13, Lots 13, 14, 15, 18, 20, 21 and 22; Block 14, Lots 12 and 14; Block 15, Lots 5, 8, 10, 11 and 12, Sea Bright, New Jersey**

Councilmember Bieber introduced and offered for adoption the following resolution; seconded by Councilmember Birdsall:

**WHEREAS**, the Mayor and Council of the Borough of Sea Bright adopted Resolution 80-2016 authorizing the Planning Board to study certain properties known and designated as Block 13, Lots 13, 14, 15, 18, 20, 21 and 22; Block 14, Lots 12 and 14; Block 15, Lots 5, 8, 10, 11 and 12 as shown on the tax map of the Borough of Sea Bright ("Shrewsbury River Properties") to determine if they qualified as areas in need of redevelopment with the power of eminent domain as provided for under the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq.; and

**WHEREAS**, the Planning Board proceeded to prepare such a redevelopment study and retained the services of Christine Cofone of Cofone Consulting Group, LLC to assist with the investigation and preparation of a report; and

**WHEREAS**, Cofone Consulting Group prepared a report entitled "Condemnation Redevelopment Investigation for Shrewsbury River Properties"; and

**WHEREAS**, the Planning Board, upon giving due notice to the owners of the aforesaid properties, conducted a public hearing on this study on April 25, 2017, at which time Ms. Cofone provided detailed testimony and persons having an interest in said application were given an opportunity to be heard; and

**WHEREAS**, following the conclusion of that portion of the hearing, the Planning Board voted to find that the properties in question as set forth in the aforesaid study met one or more of the statutory criteria in order to be designated as a condemnation area in need of redevelopment; and

**WHEREAS**, the Borough Council had the opportunity to review the aforesaid Report, a transcript of the Planning Board hearing of April 25, 2017 and the subsequent Resolution adopted by the Planning Board memorializing its findings; and

**WHEREAS**, the owner of the Shrewsbury River Properties notified the Borough that it would accept the designation of its property as a condemnation area in need of redevelopment and that it would comply with the redevelopment ordinance and related ordinances in the development of the Shrewsbury River Properties; and

**WHEREAS**, the Borough Council adopted Resolution 102-2019 on May 21, 2019 adopting the foresaid Report; and

**WHEREAS**, the Borough Council concluded that it was appropriate to designate Brooks Real Estate Development, LLC as the redeveloper of the Shrewsbury River Properties; and

**WHEREAS**, Brooks Real Estate Development, LLC proposed a redevelopment plan for the Shrewsbury River Properties; and

**WHEREAS**, the Planning Board held a public hearing on July 28, 2020 at which time members of the public made comments on the proposed redevelopment plan. Subsequently the Planning Board made a referral to the Mayor and Council; and

**WHEREAS**, Brooks Real Estate Development, LLC met with the Borough consultants to further refine the proposed development plan; and

**WHEREAS**, subsequently Brooks Real Estate Development, LLC advised the Mayor and Council that it no longer wanted to redevelop the Shrewsbury River Properties and it asked the Mayor and Council to permit it to resign its designation as the redeveloper of the Shrewsbury River Properties; and

**WHEREAS**, the Borough Council concluded it is in the best interests of the Borough of Sea Bright and its residents and taxpayers that the Mayor and Council accept the offer of Brooks Real Estate Development, LLC to resign as the redeveloper of the Shrewsbury River Properties.

**NOW, THEREFORE, BE IT RESOLVED** that the Borough Council of the Borough of Sea Bright, County of Monmouth, State of New Jersey, hereby accept the resignation of Brooks Real Estate Development, LLC as the redeveloper of the Shrewsbury River Properties.

**BE IT FURTHER RESOLVED** that the Borough and Council adopt a Resolution declaring that Brooks Real Estate Development, LLC is no longer the redeveloper of the Shrewsbury River Properties.

**BE IT FURTHER RESOLVED** that all Borough officials, including, but not limited to, the Mayor, the Municipal Clerk, the Borough Administrator, Planner, Attorney and Special Counsel are hereby authorized and directed to take such action as necessary to effectuate the provisions of this Resolution.

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

**No 92-2022            Designating Denholtz Properties as the Redeveloper of the "Shrewsbury River Properties", of Block 13, Lots 13, 14, 15, 18, 20, 21 and 22; Block 14, Lots 12 and 14; Block 15, Lots 5, 8, 10, 11 and 12, Sea Bright, New Jersey**

Councilmember Bieber introduced and offered for adoption the following resolution; seconded by Councilmember Birdsall:

**WHEREAS**, the Mayor and Council of the Borough of Sea Bright adopted Resolution 80-2016 authorizing the Planning Board to study certain properties known and designated as Block 13, Lots 13, 14, 15, 18, 20, 21 and 22; Block 14, Lots 12 and 14; Block 15, Lots 5, 8, 10, 11 and 12 as shown on the tax map of the Borough of Sea Bright ("Shrewsbury River Properties") to determine if they qualified as areas in need of redevelopment with the power of eminent domain as provided for under the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq.; and

**WHEREAS**, the Planning Board proceeded to prepare such a redevelopment study and retained the services of Christine Cofone of Cofone Consulting Group, LLC to assist with the investigation and preparation of a report; and

**WHEREAS**, Cofone Consulting Group prepared a report entitled "Condemnation Redevelopment Investigation for Shrewsbury River Properties"; and

**WHEREAS**, the Planning Board, upon giving due notice to the owners of the aforesaid properties, conducted a public hearing on this study on April 25, 2017, at which time Ms. Cofone provided detailed testimony and persons having an interest in said application were given an opportunity to be heard; and

**WHEREAS**, following the conclusion of that portion of the hearing, the Planning Board voted to find that the properties in question as set forth in the aforesaid study met one or more of the statutory criteria in order to be designated as a condemnation area in need of redevelopment; and

**WHEREAS**, the Borough Council had the opportunity to review the aforesaid Report, a transcript of the Planning Board hearing of April 25, 2017 and the subsequent Resolution adopted by the Planning Board memorializing its findings; and

**WHEREAS**, the Borough Council adopted Resolution 102-2019 on May 21, 2019 adopting the foresaid Report; and

**WHEREAS**, the Borough Council concluded that it was appropriate to designate Brooks Real Estate Development, LLC as the redeveloper of the Shrewsbury River Properties; and

**WHEREAS**, Brooks Real Estate Development, LLC prepared a redevelopment plan for the Shrewsbury River Properties; and

**WHEREAS**, the Planning Board held a public hearing on July 28, 2020 at which time members of the public made comments on the proposed redevelopment plan. Subsequently the Planning Board made a referral to the Mayor and Council; and

**WHEREAS**, Brooks Real Estate Development, LLC met with the Borough consultants to further refine the proposed development plan; and

**WHEREAS**, subsequently Brooks Real Estate Development, LLC advised the Mayor and Council that it no longer wanted to redevelop the Shrewsbury River Properties and it asked the Mayor and Council to permit it to resign its designation as the redeveloper of the Shrewsbury River Properties; and

**WHEREAS**, the Borough Council concluded it is in the best interests of the Borough of Sea Bright and its residents and taxpayers that the Mayor and Council accept the offer of Brooks Real Estate Development, LLC to resign as the redeveloper of the Shrewsbury River Properties and it adopted a Resolution on April 5, 2022 accepting the resignation of Brooks Real Estate Development, LLC as the redeveloper of the Shrewsbury River Properties; and

**WHEREAS**, Denholtz Properties expressed a desire to be designated as the redeveloper of the Shrewsbury River Properties; and

**WHEREAS**, the Borough Administrator and the Borough's consultants met with representatives of Denholtz Properties to discuss its proposal; and

**WHEREAS**, further review of the capabilities of Denholtz Properties was undertaken; and

**WHEREAS**, the Mayor and Council discussed in public the qualifications of Denholtz Properties and concluded that Denholtz Properties appeared to be capable and qualified to undertake the work associated with the redevelopment of the Shrewsbury River Properties.

**NOW, THEREFORE, BE IT RESOLVED** that the Borough Council of the Borough of Sea Bright, County of Monmouth, State of New Jersey, designate Denholtz Properties as the redeveloper ("Redeveloper") of the following properties:



**REGULAR MEETING**

**APRIL 19, 2022**

2411	FSD ENTERPRISES, LLC 22-00432 04/13/22 A&E	Open	15,750.00
00575	GALLS, INC. 22-00285 03/16/22 POLICE: EQUIPMENT ALLOWANCE	Open	125.59
02101	GANNETT NJ 22-00411 04/07/22 PLAN BRD 22-00435 04/13/22 PLAN.BRD 22-00465 04/14/22 CLERK	Open Open Open	39.60 34.32 149.52 ----- 223.44
01194	GLENCO SUPPLY, INC. 22-00380 03/31/22 BEACH- MATERIALS & SUPPLIES	Open	1,525.00
02253	HODER, DAVID 22-00412 04/07/22 PLAN BRD	Open	855.00
01285	HOME DEPOT CREDIT SERVICES 22-00405 04/06/22 BLDGS. & GRDS.- MAINT. OF B&G	Open	357.16
2791	HUDSON ENERGY SERVICES 22-00467 04/14/22 ELECTRIC	Open	1,289.68
2573	JCP & L 22-00425 04/13/22 ELECTRIC	Open	4,645.85
2748	JOHNSON CONTROLS 22-00397 04/06/22 B&G- CONTRACTUAL	Open	5,155.00
2816	KING, KITRICK, JACKSON 22-00336 03/24/22 PLAN. BOARD	Open	594.00
2638	LAWES OUTDOOR POWER EQUIPMENT 22-00402 04/06/22 STREETS- VEHICLE MAINTENANCE	Open	36.65
01603	M & N VENTURES, LLC 22-00384 03/31/22	Open	35.00
2278	MCLAUGHLIN, STAUFFER & SHAKLEE 22-00436 04/13/22 LEGAL	Open	10,455.00
02045	MONMOUTH COUNTY SPCA 22-00414 04/12/22 ANIMAL	Open	187.50
01397	MURPHY, CHARLES 22-00390 04/06/22 Reimbursement	Open	559.78
00894	NOLZE GARAGE DOOR, LLC 22-00394 04/06/22 B&G- MAINT OF B&G	Open	1,635.00
00046	ONE CALL CONCEPTS, INC. 22-00440 04/13/22 SEWER	Open	35.75
2525	POOR JOHNS PORTABLE TOILETS 22-00385 03/31/22 BEACH- COJNTRACTUAL	Open	366.00
2728	READY REFRESH BY NESTLE 22-00421 04/13/22 WATER	Open	303.45
00463	RUTGERS, THE STATE UNIVERSITY 22-00083 01/18/22 PLAN.BRD. 22-00386 03/31/22 STREETS- CONFERENCE & MEETINGS	Open Open	462.00 481.00 ----- 943.00
01554	SEA BRIGHT SERVICE CENTER 22-00322 03/24/22 Repairs	Open	1,156.70
00985	SEABOARD FIRE/SAFETY EQUIP CO. 22-00407 04/06/22 B&G- FIRE & OTHER SAFETY	Open	70.00
00027	SEABOARD WELDING SUPPLY, INC. 22-00441 04/13/22 DPW	Open	14.50
2585	STATE TOXICOLOGY LABORATORY 21-01390 11/22/21 POLICE-OTHER PROFESSIONAL SERV	Open	90.00
2535	SUBURBAN DISPOSAL, INC. 22-00429 04/13/22 TRASH 22-00430 04/13/22 DUMPSTER 22-00431 04/13/22 LANDFILL	Open Open Open	20,673.33 456.33 6,926.75 ----- 28,056.41
00192	TAX COLL & TREAS ASSOC OF NJ 22-00422 04/13/22 TAX	Open	420.00
00973	THE TWO RIVER TIMES 22-00438 04/13/22 CLERK	Open	67.89
2815	TRITON TRAINING GROUP 22-00333 03/24/22 POLICE: EDUCATION & TRAINING	Open	400.00
02114	TWO RIVERS WATER RECLAMATION 22-00427 04/13/22 SEWER	Open	115,739.99

02061	VERIZON WIRELESS		
	22-00418 04/12/22 CELLS	Open	187.00
	22-00468 04/14/22 MDT	Open	268.09
	22-00469 04/14/22 CELL	Open	1,444.60
			-----
			1,899.69
00077	WEX BANK		
	22-00417 04/12/22 GASOLINE	Open	8,940.50
00877	WITMER ASSOCIATES, INC.		
	22-00321 03/24/22 TIC Batteries	Open	227.00

**TOTAL: \$ 246,842.29**

**Manual Checks**

22-00409	LUCIDPRESS		\$120.00
4/6/2022	A&E:PUBLISHING SOFTWARE SUBSCRIPTION		
22-00437	NJ DEPT OF HEALTH		\$9.00
4/13/2022	MONTHLY DOG LICENSE REPORT		
22-00410	UNITED STATES POSTAL SERVICE		\$1,000.00
4/6/2022	PERMIT FEE & SEWER BILL MAILING		

**TOTAL: \$ 1,129.00**

**GRAND TOTAL: \$ 247,971.29**

**2022 MUNICIPAL BUDGET**

**PRESENTATION OF 2022 BUDGET: Michael Bascom, Chief Financial Officer**

CFO, Michael Bascom, thanked the governing, body, all the administration and department heads for their hard work with the budget and presented an overview of the 2022 municipal budget. A copy of the full 2022 Budget presentation is available on the Borough website: [www.seabrightnj.com](http://www.seabrightnj.com)

Councilman Bieber commended Mr. Bascom and the finance team on a tremendous job managing the budget – there is a lot to be proud of. He also explained that there will be significant long-term benefits if we were to move forward with the school regionalization though, in the short term, there could be a challenging couple of years. Mr. Bascom said we are very much aware of any potential impacts and are prepared.

Councilman Booker stated that this is a budget we can all be proud of – we have had a municipal tax rate decrease 3 years in a row and commended CFO Michael Bascom and his team.

**Res. No. 93-2022 Authorizing the Budget to be read by Title**

Councilmember Birdsall offered the following resolution for approval; seconded by Councilmember Bieber:

**WHEREAS**, N.J.S.A. 40A:4-8, as amended, provides that the Budget shall be read in full at the public hearing, or that it may be read by title only, if:

1. At least one week prior to the date of the hearing a complete copy of the approved Municipal Budget:
  - a. shall be made available for public inspection.
  - b. is made available to each person requesting the same, during said week and during the public hearing.

**NOW, THEREFORE, BE IT RESOLVED** by the Borough Council of the Borough of Sea Bright, County of Monmouth, State of New Jersey, that the conditions of N.J.S.A. 40A:4-8, as amended, set forth in subsections 1(a) and 1(b) above have been met and therefore the 2022 Municipal Budget shall be read by title only.

<b>Vote:</b>	Bieber,	Birdsall,	Booker,	Catalano,	Keeler,	Lamia
	Yes	Yes	Yes	Yes	Yes	Yes

**Public Hearing 2022 Municipal Budget**

Councilmember Birdsall offered a motion to **open the public hearing** on the 2022 Municipal Budget, seconded by Councilmember Bieber:

<b>Roll Call:</b>	Bieber,	Birdsall,	Booker,	Catalano,	Keeler,	Lamia
	Yes	Yes	Yes	Yes	Yes	Yes

**Public Hearing – 2022 Budget**  
**No one wished to be heard.**

Councilmember Booker offered a motion to **close the public hearing** on 2022 Municipal Budget, seconded by Councilmember Birdsall:

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

**2022 MUNICIPAL BUDGET ADOPTION**

**Res. No. 94-2022 Adoption of the 2022 Municipal Budget**

Councilmember Booker offered a motion to approve **Resolution No. 94-2022**; seconded by Councilmember Birdsall:

**SECTION 2 - UPON ADOPTION FOR YEAR 2022**  
 RESOLUTION 94-2022

Be it Resolved by the COUNCIL MEMBERS of the SEA BRIGHT County of MONMOUTH BOROUGH that the budget hereinbefore set forth is hereby adopted and shall constitute an appropriation for the purposes stated of the sums therein set forth as appropriations, and authorization of the amount of:

(a) \$ 4,900,000.00 (Item 2 below) for municipal purposes, and  
 (b) \$ - (Item 3 below) for school purposes in Type I School Districts only (N.J.S.A. 18A:9-2) to be raised by taxation and,  
 (c) \$ - (Item 4 below) to be added to the certificate of amount to be raised by taxation for local school purposes in Type II School Districts only (N.J.S.A. 18A:9-3) and certification to the County Board of Taxation of the following summary of general revenues and appropriations.  
 (d) \$ - (Sheet 43) Open Space, Recreation, Farmland and Historic Preservation Trust Fund Levy  
 (e) \$ - (Sheet 44) Arts and Culture Trust Fund Levy  
 (f) \$ - (Item 5 Below) Minimum Library Tax

**RECORDED VOTE**  
 (Insert last name)

Ayes	Bieber Birdsall Booker Catalano Keeler Lamia	Nays		Abstained	
				Absent	

**SUMMARY OF REVENUES**

1. General Revenues			
Surplus Anticipated	08-100	\$	635,602.03
Miscellaneous Revenues Anticipated	13-099	\$	1,322,626.37
Receipts from Delinquent Taxes	15-499	\$	165,080.25
2. AMOUNT TO BE RAISED BY TAXATION FOR MUNICIPAL PURPOSES (Item 6(a), Sheet 11)	07-190	\$	4,900,000.00
3. AMOUNT TO BE RAISED BY TAXATION FOR SCHOOLS IN TYPE I SCHOOL DISTRICTS ONLY:			
Item 6, Sheet 42	07-195	\$	-
Item 6(b), Sheet 11 (N.J.S.A. 40A:4-14)	07-191	\$	-
TOTAL AMOUNT TO BE RAISED BY TAXATION FOR SCHOOLS IN TYPE I SCHOOL DISTRICTS ONLY			-
4. To Be Added TO THE CERTIFICATE FOR THE AMOUNT TO BE RAISED BY TAXATION FOR SCHOOLS IN TYPE II SCHOOL DISTRICTS ONLY:			
Item 6(b), Sheet 11 (N.J.S.A. 40A:4-14)	07-191		
5. AMOUNT TO BE RAISED BY TAXATION MINIMUM LIBRARY TAX	07-192	\$	-
<b>Total Revenues</b>	13-299	\$	7,023,308.65

Sheet 41

**MAYOR AND COUNCIL COMMENTS**

Councilman Bieber reported that Highlands and Sea Bright have each hosted a town hall meeting regarding the school regionalization. All 3 towns are awaiting the completion of the Board of Education feasibility study which we anticipate to be completed in early May. We hope that Atlantic Highlands will adopt a resolution authorizing the submission a petition to have a referendum question listed on the ballot in November (Highlands and Sea Bright has done so). All of this needs to be accomplished by the August deadline. Councilman Bieber also reported that the Administration Committee continues to move forward with ordinance enforcement. The Police Department is helping move the parking ordinance through before Memorial Day and urges everyone to make residents aware of the increase in fines. The bulkhead ordinance is being reviewed on how to roll it out and the short-term rental ordinance will be brought back to the Council for multiple reviews and hopes it will be in effect by the beginning of 2023.

Councilman Lamia reported the gym floor has been totally resurfaced and looks great – there are two pickle ball courts and a basketball court. They are still looking into other enhancements for the building. He is looking for volunteers and is hoping to set up youth programs for after school and adult programs in the evenings. Regarding the library - there are two positions open if anyone is interested. Councilman Lamia reported he is still working on the SeaBreeze and hopes to get that out soon while also making it available electronically. The PR Committee is looking to make upgrades to our website – also provided an update on plans for the two kiosks which would include advertisements for the businesses. Councilman Lamia thanked Public Works for all their efforts with getting the gym cleaned up.

Councilman Booker stated that Sea Bright is considering permitting a Class 5 dispensary for cannabis sales and looks forward to the ongoing conversations and to gain clarity on when we can expect an ordinance. Administrator Verruni stated that he has received information from professionals he has spoken to and they are providing sample ordinances, considerations for the selection process and necessary zoning changes – all of which will be ready for the May workshop meeting.

**EXECUTIVE SESSION**

Councilmember Birdsall offered the following resolution and moved its adoption; seconded 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. The general nature of the subject matters to be discussed are as follows:

**A. PERSONNEL & CONTRACTS**

**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.

<b>Roll Call:</b>	Bieber,	Birdsall,	Booker,	Catalano,	Keeler,	Lamia
	Yes	Yes	Yes	Yes	Yes	Yes

**ADJOURNMENT**

Councilmember Keeler offered a motion to adjourn the meeting; seconded by Councilmember Birdsall:

<b>Roll Call:</b>	Bieber,	Birdsall,	Booker,	Catalano,	Keeler,	Lamia
	Yes	Yes	Yes	Yes	Yes	Yes

Respectfully submitted,

Christine Pfeiffer  
Borough Clerk