

**AGENDA  
REGULAR MEETING  
BOROUGH OF SEA BRIGHT**

**FEBRUARY 20, 2024**

**SEA BRIGHT, NEW JERSEY**

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

<https://meet.goto.com/251932365>

OR DIAL: (571) 317-3112

Access Code: 251-932-365

**CALL MEETING TO ORDER: 7:00pm**

**PLEDGE OF ALLEGIANCE**

**COMPLIANCE STATEMENT (N.J.S.A. 10:4-18)**

**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 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."**

**ROLL CALL:**

<b>Councilmember(s)</b>	BIEBER _____	CATALANO _____	GORMAN _____
	KEELER _____	LAMIA _____	LECKSTEIN _____
<b>Mayor</b>	KELLY _____		

**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.

**CONSENT AGENDA**

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

**Minutes**

01-16-2024	Regular Meeting
01-16-2024	Executive Session

**Resolutions:**

- |                    |  |
|--------------------|--|
| <b>No. 45-2024</b> | <b>Accept the Performance Guarantee(s) for Block 22, Lot 1, 1 East Church Street - Woody's Ocean Properties, LLC</b>                               |
| <b>No. 46-2024</b> | <b>Authorizing the County of Monmouth Mosquito Control Division to Conduct Aerial Mosquito Control Operations within the Borough of Sea Bright</b> |
| <b>No. 47-2024</b> | <b>Donation of 2024 Beach Badges</b>   |
| <b>No. 48-2024</b> | <b>Appropriation Reserve Transfers</b>   |
| <b>No. 49-2024</b> | <b>Sea Bright Ocean Rescue - Authorizing 2024 Jr. Lifeguard Program</b>  |

- No. 50-2024**      **CERTIFICATION OF COMPLIANCE WITH THE UNITED STATES EQUAL EMPLOYMENT OPPORTUNITY COMMISSION'S "Enforcement Guidance on the Consideration of Arrest and Conviction Records in Employment Decisions Under Title VII of the Civil Rights Act of 1964"**
  
- No. 51-2024**      **Authorizing Hiring of Police Officers - Designation of Special Law Enforcement Officers - Class I**
  
- No. 52-2024**      **Authorizing the Purchase of Personal Protective Equipment for the Sea Bright Fire Department**
  
- No. 53-2024**      **Refund of 2023 Building Permit Payment**
  
- No. 54-2024**      **Authorizing the Borough of Sea Bright to Apply for a Grant from the Department of Community Affairs for Renovations to the Cecile F. Norton Community Center**
  
- No. 55-2024**      **Approving Proposal for Additional Engineering Services for Street End Viewing Platform on Beach Street - Colliers Engineering & Design**
  
- No. 56-2024**      **Approving Proposal from Leon S. Avakian, Inc. to Prepare Land Use Ordinance Amendments Consistent with the 2017 Master Plan**
  
- No. 57-2024**      **Approving Proposal from Community Grants, Planning & Housing for Affordable Housing Administrative Agent Services**
  
- No. 58-2024**      **Resolution of the Borough Council of the Borough of Sea Bright Approving the Partial Assignment and Amendment of Redevelopment Agreement With Denholtz Acquisition LLC and Partial Assignment of Financial Agreement with Haven at Sea Bright Urban Renewal LLC to Toll Sea Bright Urban Renewal LLC, for the Sea Bright River Properties Redevelopment Plan**
  
- No. 59-2024**      **Authorizing the Sea Bright Dune Committee to Solicit Sponsors for Dune Sustainability and Enhancement and Display Sponsor's Names at Beach Access Points**

**Roll Call:** Bieber\_\_\_ Catalano\_\_\_ Gorman\_\_\_ Keeler\_\_\_ Lamia\_\_\_ Leckstein\_\_\_

**ORDINANCE(s):**

**Public Hearing:** Mayor Kelly to read the ordinance by title:

**ORDINANCE NO. 01-2024**  
**AN ORDINANCE AMENDING AND SUPPLEMENTING THE GENERAL CODE OF THE BOROUGH OF SEA BRIGHT, CHAPTER 3, ENTITLED "ADMINISTRATIVE CODE"**

Councilmember \_\_\_\_\_ offered a motion to open the public hearing on Ordinance No. 01-2024; seconded by Councilmember \_\_\_\_\_

**Roll Call:** Bieber\_\_\_ Catalano\_\_\_ Gorman\_\_\_ Keeler\_\_\_ Lamia\_\_\_ Leckstein\_\_\_

**Public Hearing (Ord. No. 01-2024)**

Councilmember \_\_\_\_\_ offered a motion to close the public hearing on Ordinance No. 01-2024; seconded by Councilmember \_\_\_\_\_

**Roll Call:** Bieber\_\_\_ Catalano\_\_\_ Gorman\_\_\_ Keeler\_\_\_ Lamia\_\_\_ Leckstein\_\_\_

Councilmember \_\_\_\_\_ offered a motion to adopt Ordinance No. 01-2024 and advertise according to law; seconded by Councilmember \_\_\_\_\_

**Roll Call:** Bieber\_\_\_ Catalano\_\_\_ Gorman\_\_\_ Keeler\_\_\_ Lamia\_\_\_ Leckstein\_\_\_

**Public Hearing:** Mayor Kelly to read the ordinance by title:

**ORDINANCE NO. 02-2024**  
**CALENDAR YEAR 2024**  
**ORDINANCE TO EXCEED THE MUNICIPAL BUDGET APPROPRIATION  
LIMITS AND TO ESTABLISH A CAP BANK  
(N.J.S.A. 40A: 4-45.14)**

Councilmember \_\_\_\_\_ offered a motion to open the public hearing on Ordinance No. 02-2024; seconded by Councilmember \_\_\_\_\_

**Roll Call:** Bieber\_\_\_ Catalano\_\_\_ Gorman\_\_\_ Keeler\_\_\_ Lamia\_\_\_ Leckstein\_\_\_

**Public Hearing (Ord. No. 02-2024)**

Councilmember \_\_\_\_\_ offered a motion to close the public hearing on Ordinance No. 02-2024; seconded by Councilmember \_\_\_\_\_

**Roll Call:** Bieber\_\_\_ Catalano\_\_\_ Gorman\_\_\_ Keeler\_\_\_ Lamia\_\_\_ Leckstein\_\_\_

Councilmember \_\_\_\_\_ offered a motion to adopt Ordinance No. 02-2024 and advertise according to law; seconded by Councilmember \_\_\_\_\_

**Roll Call:** Bieber\_\_\_ Catalano\_\_\_ Gorman\_\_\_ Keeler\_\_\_ Lamia\_\_\_ Leckstein\_\_\_

**Introduction:** Mayor Kelly to read the ordinance by title:

**ORDINANCE NO. 03-2024**  
**AN ORDINANCE TO FIX THE COMPENSATION OF OFFICERS AND EMPLOYEES  
OF THE BOROUGH OF SEA BRIGHT, COUNTY OF MONMOUTH, STATE OF NEW JERSEY  
FOR THE CALENDAR YEARS 2024 through 2026**

Councilmember \_\_\_\_\_ offered a motion to introduce Ordinance No. 03-2024 for a public hearing to be held on March 19, 2024 and advertise according to law; seconded by Councilmember \_\_\_\_\_

**Roll Call:** Bieber\_\_\_ Catalano\_\_\_ Gorman\_\_\_ Keeler\_\_\_ Lamia\_\_\_ Leckstein\_\_\_

**INDIVIDUAL ACTION/New Business:**

**Vouchers:    \$ 1,245,997.07**

Councilmember \_\_\_\_\_ offered a motion to approve the Voucher List dated February 20, 2024 as submitted by the Finance Manager; seconded by Councilmember \_\_\_\_\_

**Roll Call:** Bieber\_\_\_\_ Catalano\_\_\_\_ Gorman\_\_\_\_ Keeler\_\_\_\_ Lamia\_\_\_\_ Leckstein\_\_\_\_

**MAYOR AND COUNCIL COMMENTS**

**EXECUTIVE SESSION**

Councilmember \_\_\_\_\_ offered a motion to enter in to Closed Session; seconded by Councilmember \_\_\_\_\_

**Resolution to discuss: TBD**

**Roll Call:** Bieber\_\_\_\_ Catalano\_\_\_\_ Gorman\_\_\_\_ Keeler\_\_\_\_ Lamia\_\_\_\_ Leckstein\_\_\_\_

**ADJOURNMENT**

Councilmember \_\_\_\_\_ offered a motion to adjourn the meeting; seconded by Councilmember \_\_\_\_\_

**Roll Call:** Bieber\_\_\_\_ Catalano\_\_\_\_ Gorman\_\_\_\_ Keeler\_\_\_\_ Lamia\_\_\_\_ Leckstein\_\_\_\_

**RESOLUTION NO. 45-2024**  
**Accept the Performance Guarantee(s) for**  
**Block 22, Lot 1 – 1 East Church Street**  
**Woody's Ocean Properties, LLC**

Councilmember \_\_\_\_\_ introduced and offered for adoption the following Resolution;  
seconded by Councilmember \_\_\_\_\_ :

**WHEREAS**, the Borough of Sea Bright Planning Board has granted minor subdivision and minor site plan approval with variance relief to Woody's Ocean Properties, LLC, for improvements on Block 22, Lot 1, also known as 1 East Church Street; and

**WHEREAS**, Planning Board Engineer, David Hoder of Hoder Associates Consulting Engineers, prepared a performance guarantee estimate dated February 1, 2023, for the development project at 1 East Church Street; and

**WHEREAS**, in accordance with N.J.S.A. 40:55D-53, Woody's Ocean Properties, LLC posted said performance guarantees in cash as follows: performance bond in the amount of \$11,298.00, Safety and Stabilization Bond in the amount of \$5,000.00 and the estimated engineering inspection fees in the amount of \$1,260.75 which were deposited with the Borough in accordance with the ordinances of the Borough of Sea Bright.

**NOW, THEREFORE, BE IT RESOLVED** by the Borough Council of the Borough of Sea Bright, County of Monmouth, State of New Jersey, that the requirements for entering into a developer's agreement are hereby waived; and

**BE IT FURTHER RESOLVED** that the performance guarantees as referenced above are hereby accepted.

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

1. Hoder Associates
2. Construction Official
3. Finance Manager
4. Planning Board Secretary
5. Christopher Wood

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

February 20, 2024

**CERTIFICATION**

I, Christine Pfeiffer, Borough Clerk 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 February 20, 2024.

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Christine Pfeiffer, Borough Clerk

**RESOLUTION NO. 46-2024**

**Authorizing the County of Monmouth Mosquito Control Division  
to Conduct Aerial Mosquito Control Operations within the Borough of Sea Bright**

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

**WHEREAS**, the Monmouth County Board of Chosen Freeholders, pursuant to N.J.S.A. 26:9-27 et seq. has elected through its Mosquito Control Division to perform all acts necessary for the elimination of mosquito breeding areas and/or to exterminate mosquitoes within the County; and

**WHEREAS**, the County has instituted an Integrated Pest Management Program consisting of surveillance, water management, biological control, and chemical control to exterminate the mosquito population within the County of Monmouth; and

**WHEREAS**, prior to conducting aerial dispensing operations over a designated "congested area," the County is required, pursuant to Federal Aviation Administration Regulation (FAR Part 137.51), to secure prior written approval from the governing body of the political subdivision over which the aircraft is to be operated; and

**WHEREAS**, the Borough of Sea Bright is designated as a "congested area" by the Federal Aviation Administration and the County has requested that this governing body consent to its proposed aerial dispensing operations.

**NOW, THEREFORE, BE IT RESOLVED** that the Borough Council of the Borough of Sea Bright in the County of Monmouth, State of New Jersey, does hereby authorize the County of Monmouth Mosquito Control Division or its agent to apply pesticides by aircraft for mosquito control in certain areas of the municipality designated by the County as being either larval mosquito habitat or areas harboring high populations of mosquitoes constituting either a nuisance, a health hazard, or both with the understanding that:

- a. the County shall utilize pesticides, application equipment and aircraft that are approved for aerial applications by the applicable Federal (USEPA) and State (NJDEP) agencies, and
- b. such operations will be performed in compliance with applicable Federal and State regulations, and
- c. the County will notify the police department of each municipality over which aerial pesticide operations are planned prior to commencement of such operations.

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

- 1. Monmouth County Mosquito Extermination Commission
- 2. Chief of Police
- 3. Director of Public Works

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

February 20, 2024

**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 February 20, 2024.

---

Christine Pfeiffer, Borough Clerk

**RESOLUTION NO. 47-2024**  
**DONATION OF 2024 BEACH BADGES**  
**BOROUGH OF SEA BRIGHT**

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

**WHEREAS**, the Governing Body of the Borough of Sea Bright wish to support the fundraising efforts for the local organizations listed below by donating six (6) 2024 beach badges as requested:

1.     Bayview Elementary School PTA     **2 Badges**  
       Fundraising Event – March 16, 2024
2.     Lincroft Elementary PTA                 **2 Badges**  
       Fundraising Event – April 12, 2024
3.     Oceanport PTO                                 **2 Badges**  
       Fundraising Event – March 8, 2024

**WHEREAS**, the Borough Auditor has been informed and advised that a resolution should be considered in order to donate 2024 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 six (6) 2024 Season Beach Badges to the aforementioned charitable 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,    Catalano,    Gorman,    Keeler,    Lamia,    Leckstein

February 20, 2024

**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 February 20, 2024.

\_\_\_\_\_  
Christine Pfeiffer, Borough Clerk

**RESOLUTION NO. 48-2024**  
**APPROPRIATION RESERVE TRANSFERS**  
**BOROUGH OF SEA BRIGHT**

Councilmember \_\_\_\_\_ introduced and offered for adoption the following Resolution;  
 seconded by Councilmember \_\_\_\_\_ :

**WHEREAS**, N.J.S.A. 40A:4-4-59 provides that all unexpended balances carried forward after the close of the fiscal year are available, until lapsed at the close of the succeeding year, to meet specific claims, commitments or contracts incurred during the preceding fiscal year, and allow transfers to be made from unexpended balances to those which are expected to be insufficient during the first three months of the succeeding year;

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Council of the Borough of Sea Bright, in the County of Monmouth, State of New Jersey, 2/3 of the majority of the full membership concurring herein that the following transfers be authorized amongst 2023 Budget Appropriation Reserves as follows:

<u>ACCOUNTING CODE</u>	<u>CURRENT FUND</u>	<u>TO</u>	<u>FROM</u>
01-21-180-200	Planning Board OE	\$2,000.00	
01-25-265-200	Volunteer Fire OE	\$300.00	
01-28-370-200	Parks & Recreation OE	\$1,100.00	
01-31-430-270	Electric	\$900.00	
01-20-100-010	Admin S&W		\$4,300.00
		<b>\$4,300.00</b>	<b>\$4,300.00</b>

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

February 20, 2024

**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 February 20, 2024.

\_\_\_\_\_  
 Christine Pfeiffer, Borough Clerk



**RESOLUTION NO. 49-2024**  
**SEA BRIGHT OCEAN RESCUE**  
**AUTHORIZING 2024 JUNIOR LIFEGUARD PROGRAM**

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

**WHEREAS**, established in 2004, the Sea Bright Junior Lifeguard Program has provided a safe and fun way for children to learn about beach and ocean safety, improve upon their swimming abilities and develop high confidence levels in the surf and open water; and

**WHEREAS**, Sea Bright Beach Manager, Don Klein, has authorized the schedule and fees listed below for the 2024 Junior Lifeguard Program; and

**WHEREAS**, there will be no refunds once a Junior Guard participant is registered; and

**Junior Lifeguard Program - \$250 per session (includes 1 rash guard)**

**Dates:**       **Session 1** July 8 – July 12  
                  **Session 2** July 15 – July 19  
                  **Session 3** July 22 – July 26  
                  **Session 4** July 29 – August 2  
**Time:**       9:00 am to 12:00 pm  
**Age:**        7-16 years old  
                  (must pass a swim test on the first day in order to participate)

**Junior Lifeguard "Nipper" Program - \$250.00 (includes 1 rash guard)**

**Dates:**       August 5 - August 9  
**Time:**       9:00 am to 5:00 pm  
**Age:**        10-16 years old  
                  (must successfully complete one of the Junior Lifeguard sessions  
                  and tryout for the program)

**WHEREAS**, the monies collected from the Sea Bright Junior Lifeguard Program will be deposited in the Beach Trust account.

**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 Beach Manager, Don Klein, to operate the 2024 Junior Lifeguard Program, as described above, and collect the appropriate fees to be deposited in the Beach Trust Account; and

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

1. Beach Manager
2. Finance Manager
3. P. Spahr

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

February 20, 2024

**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 February 20, 2024.

\_\_\_\_\_  
Christine Pfeiffer, Borough Clerk

**RESOLUTION NO. 50-2024**  
**BOROUGH OF SEA BRIGHT**  
**CERTIFICATION OF COMPLIANCE WITH THE**  
**UNITED STATES EQUAL EMPLOYMENT OPPORTUNITY COMMISSION'S**  
**"Enforcement Guidance on the Consideration of Arrest and Conviction Records**  
**in Employment Decisions Under Title VII of the Civil Rights Act of 1964"**

Councilmember \_\_\_\_\_ introduced and offered for adoption the following resolution;  
seconded by Councilmember \_\_\_\_\_ :

**WHEREAS**, N.J.S.A. 40A:4-5 as amended by P.L. 2017, c.183 requires the governing body of each municipality and county to certify that their local unit's hiring practices comply with the United States Equal Employment Opportunity Commission's "Enforcement Guidance on the Consideration of Arrest and Conviction Records in Employment Decisions Under Title VII of the Civil Rights Act of 1964," as amended, 42 U.S.C. § 2000e et seq., (April 25, 2012) before submitting its approved annual budget to the Division of Local Government Services in the New Jersey Department of Community Affairs; and

**WHEREAS**, the members of the Governing Body in the Borough of Sea Bright have familiarized themselves with the contents of the above-referenced enforcement guidance and with their local unit's hiring practices as they pertain to the consideration of an individual's criminal history, as evidenced by the group affidavit form of the Governing Body attached hereto.

**NOW, THEREFORE BE IT RESOLVED**, that the Governing Body of the Borough of Sea Bright, County of Monmouth, State of New Jersey, hereby states that it has complied with N.J.S.A. 40A:4-5, as amended by P.L. 2017, c.183, by certifying that the Borough of Sea Bright's hiring practices comply with the above-referenced enforcement guidance and hereby directs the Clerk to cause to be maintained and available for inspection a certified copy of this resolution and the required affidavit to show evidence of said compliance.

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

February 20, 2024

**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 February 20, 2024.

\_\_\_\_\_  
Christine Pfeiffer, Borough Clerk

**GOVERNING BODY CERTIFICATION PURSUANT TO P.L. 2017, C.183 OF COMPLIANCE  
WITH THE UNITED STATES EQUAL EMPLOYMENT OPPORTUNITY COMMISSION'S  
"Enforcement Guidance on the Consideration of Arrest and Conviction Records in  
Employment Decisions Under Title VII of the Civil Rights Act of 1964"**

**GROUP AFFIDAVIT FORM FOR MUNICIPALITIES AND COUNTIES  
NO PHOTO COPIES OF SIGNATURES**

STATE OF NEW JERSEY  
COUNTY OF MONMOUTH

We, members of the governing body of the Borough of Sea Bright being duly sworn according to law, upon our oath depose and say:

1. We are duly elected members of the Borough Council of the Borough of Sea Bright in the county of Monmouth;
2. Pursuant to P.L. 2017, c.183, we have familiarized ourselves with the contents of the United States Equal Employment Opportunity Commission's "Enforcement Guidance on the Consideration of Arrest and Conviction Records in Employment Decisions Under Title VII of the Civil Rights Act of 1964," *as amended*, 42 U.S.C. § 2000e *et seq.*, (April 25, 2012);
3. We are familiar with the local unit's hiring practices as they pertain to the consideration of an individual's criminal history;
4. We certify that the local unit's hiring practices comply with the above-referenced enforcement guidance.

\_\_\_\_\_  
Erwin Bieber

\_\_\_\_\_  
William J. Keeler

\_\_\_\_\_  
Samuel A. Catalano

\_\_\_\_\_  
John M. Lamia, Jr.

\_\_\_\_\_  
Heather Gorman

\_\_\_\_\_  
Marc A. Leckstein

Sworn to and subscribed before me this  
\_\_\_\_\_ day of \_\_\_\_\_, 20\_\_

\_\_\_\_\_  
Notary Public of New Jersey

\_\_\_\_\_  
Clerk

**RESOLUTION NO. 51-2024**  
**AUTHORIZING HIRING OF POLICE OFFICERS**  
**DESIGNATION OF SPECIAL LAW ENFORCEMENT OFFICERS - CLASS I**

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

**WHEREAS**, there exists a need for Class I Special Officers 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 Law Enforcement Officers after fulfilling the required training at the Monmouth County Police Academy.

**CLASS I SPECIAL LAW ENFORCEMENT OFFICERS**

Michael Alvator  
Griffin Falco  
Jacob Herschenfeld  
Logan Keefer

**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:

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**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 the above-mentioned Class I Special Law Enforcement Officers 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. Appointees

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

February 20, 2024

**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 February 20, 2024.

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Christine Pfeiffer, Borough Clerk

**RESOLUTION NO. 52-2024**  
**AUTHORIZING THE PURCHASE OF**  
**PERSONAL PROTECTIVE EQUIPMENT**  
**FOR THE SEA BRIGHT FIRE DEPARTMENT**

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

**WHEREAS**, the Sea Bright Fire Department is in need of additional personal protective equipment; and

**WHEREAS**, in accordance with the requirements of the Local Public Contract Law, N.J.S.A. 40:11-12 et seq., and the regulations promulgated thereunder, the purchase of goods and services by local contracting units without competitive bids is authorized from vendor(s) with state contracts; and

**WHEREAS**, the Sea Bright Fire Department wishes to purchase equipment under State Contract No. 17-FLEET-00810 specified in the proposal attached hereto from Skylands Area Fire Equipment and Training, LLC of Riverdale New Jersey for the total amount of \$49,827.16, and

**CERTIFICATION OF FUNDS**

I, Michael J. Bascom, Chief Financial Officer of the Borough of Sea Bright, have certified that funds in the amount of \$49,827.16 are available in Bond Ordinance No. 12-2023 for the purpose stated herein.

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**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 authorize the aforementioned equipment be purchased through State Contract No. 17-FLEET-00810 from Skylands Area Fire Equipment & Training, LLC for a total amount of \$49,827.16; and

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

1. Fire Department Chief
2. Finance Manager
3. Skylands Area Fire Equipment & Training, LLC

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

February 20, 2024

**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 February 20, 2024.

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Christine Pfeiffer, Borough Clerk

**SKYLANDS AREA FIRE EQUIPMENT AND TRAINING LLC**

23 Hamburg Turnpike, Unit A  
 Riverdale, NJ 07457  
 Office 973-579-3473  
 Mobile: 732-691-8078  
 Email: Angelo@safe-tonline.com



**PROPOSAL**

<b>BILL TO:</b>
Sea Bright Fire Department 1167 Ocean Ave Sea Bright, NJ 07760

<b>SHIP TO:</b>
Sea Bright Fire Department 1099 East Ocean Ave Sea Bright, NJ 07760 Attn: Fire Chief

DATE	REP	FOB	VALID UNITL	TERMS
1/26/2024	Angelo		4/15/2024	PO

**NJ State Contract 17-FLEET-00810**

QTY.	ITEM #	DESCRIPTION	UNIT PRICE	TOTAL PRICE
2	NJSEAB00051	Morning Pride LTO 17ID Tails, Black	\$2,199.87	\$4,399.74
11	NJSEAB00052	Morning Pride LTO 17ID Pants, Black	\$1,567.61	\$17,243.71
9	NJSEAB00053	Morning Pride 17ID Long Coat (Up to 40" Length) Extra Charges Over 40"	\$2,134.64	\$19,211.76
10	541NYCL	Gemtor Class II Harness With Hook	\$295.00	\$2,950.00
	Sizes	9 = 0A, 30"-44" Waist Sizes Will Not Alter Price		
11	5007	Pro-Series Leather Structural Firefighter Boot	\$547.45	\$6,021.95
	<b>NOTE</b>	<b>***LONG COAT SALES ARE FINAL, NO ALTERATIONS ARE COVERED***</b>		
	Hem Patches Long Coats	K. COVERT, M. POLANDICK, L. FANNING, N. SIMMONS, K. WELSH, V.NOCERA, J. VOORHIS, M. SAUL, D. GRABOWSKI		
	Hem Patches STD Coats	R. GLIETZ, P. GASPER		
		***Thank You For The Opportunity To Serve You***		
<b>TOTAL</b>				<b>\$49,827.16</b>

Dept. Voucher or Purchase Order will be issued (Circle One) **YES** PO# ( ) **NO** Signed and dated for approval below

**\*A Valid Purchase Order or a written authorization must be received before any order is processed**

Approved by: \_\_\_\_\_ Date: \_\_\_\_\_

Print Name: \_\_\_\_\_ Rank: \_\_\_\_\_

Additional Notes:

**RESOLUTION NO. 53-2024**  
**REFUND OF 2023 BUILDING PERMIT PAYMENT**

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

**WHEREAS**, a payment by check was received for a building permit from the resident listed below and the check was duly deposited; and

**WHEREAS**, due to a bank error with the deposit, a refund needs to be issued as follows:

<b>YEAR</b>	<b>AMOUNT</b>	<b>PAID BY</b>
2023	\$703.00	Sanjiv & Bindu Sharma 1332 Ocean Avenue, Unit 6 Sea Bright, NJ 07760

**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 Finance Manager to refund \$703.00 to Sanjiv & Bindu Sharma, 1332 Ocean Avenue, Unit 6, Sea Bright, New Jersey; and

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

1. Finance Manager
2. Sanjiv & Bindu Sharma

**Roll Call:**        Bleber,    Catalano,    Gorman,    Keeler,    Lamia,    Leckstein

February 20, 2024

**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 February 20, 2024.

\_\_\_\_\_  
Christine Pfeiffer, Borough Clerk

**RESOLUTION NO. 54-2024**  
**AUTHORIZING THE BOROUGH OF SEA BRIGHT TO APPLY  
FOR A GRANT FROM THE DEPARTMENT OF COMMUNITY AFFAIRS  
FOR RENOVATIONS TO THE CECILE F. NORTON COMMUNITY CENTER**

Councilmember \_\_\_\_\_ introduced and offered for adoption the following Resolution;  
seconded by Councilmember \_\_\_\_\_ :

**WHEREAS**, the Borough of Sea Bright desires to apply for and obtain a grant from the New Jersey Department of Community Affairs for approximately \$50,000.00 to carry out a project to provide upgrades to the Community Center.

**NOW THEREFORE BE IT RESOLVED,**

1) that the Borough of Sea Bright, County of Monmouth, State of New Jersey, does hereby authorize the application for such a grant; and

2) recognizes and accepts that the Department may offer a lesser or greater amount and therefore, upon receipt of the grant agreement from the New Jersey Department of Community Affairs, does further authorize the execution of any such grant agreement; and also, upon receipt of the fully executed agreement form the Department, does further authorize the expenditure of funds pursuant to the terms of the agreement between the Borough of Sea Bright and the New Jersey Department of Community Affairs.

**BE IT FURTHER RESOLVED**, that the persons whose names, titles, and signatures appear below are authorized to sign the agreement, and any other documents necessary in connection therewith:

\_\_\_\_\_  
Brian P. Kelly, Mayor

\_\_\_\_\_  
Christine Pfeiffer, Borough Clerk

**Roll Call:**     Bleber,   Catalano,   Gorman,   Keeler,   Lamia,   Leckstein

February 20, 2024

**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 February 20, 2024.

\_\_\_\_\_  
Christine Pfeiffer, Borough Clerk



**RESOLUTION NO. 55-2024**  
**APPROVING PROPOSAL FOR ADDITIONAL ENGINEERING SERVICES  
FOR STREET END VIEWING PLATFORM ON BEACH STREET  
COLLIERS ENGINEERING & DESIGN**

Councilmember \_\_\_\_\_ introduced and offered for adoption the following Resolution;  
seconded by Councilmember \_\_\_\_\_ :

**WHEREAS**, the Borough of Sea Bright has a need for professional engineering and construction administration services associated with the construction of a street-end viewing platform adjacent to the Shrewsbury River at the terminus of Beach Street; and

**WHEREAS**, by way of Resolution No. 72-2023 on April 18, 2023, the Borough Council approved a proposal submitted by William H.R. White, III, Colliers Engineering and Design for professional engineering services, including bidding services and construction administration, for the street-end viewing platform in the amount of \$7,000.00; and

**WHEREAS**, bids documents were prepared and advertised by Colliers Engineering and Design to be received by the Borough on July 13, 2023; and

**WHEREAS**, by way of Resolution No. 123-2023 on July 18, 2023, Borough Council rejected the one bid received as it exceeded budget estimates for the project and authorized the Borough Clerk to re-advertise for the receipt of bids for the construction of a viewing platform on Beach Street; and

**WHEREAS**, William H.R. White III, of Colliers Engineering & Design submitted a proposal dated February 6, 2024 for re-bidding services for the construction of a viewing platform at the terminus of Beach Street in an amount not to exceed \$4,000.00; and

**WHEREAS**, the Borough Administrator has reviewed and recommends Council approve the proposal received from Colliers Engineering & Design, attached hereto.

**CERTIFICATION OF FUNDS**

I, Michael J. Bascom, Chief Financial Officer of the Borough of Sea Bright, do hereby certify that funds in the amount of \$4,000.00 are available in Bond Ordinance No. 14-2021 for the purposes stated herein.

\_\_\_\_\_  
**Michael J. Bascom, CFO**

**NOW, THEREFORE, BE IT RESOLVED** by the Borough Council of the Borough of Sea Bright, in the County of Monmouth, State of New Jersey, that the Borough Council hereby approves the proposal submitted by Colliers Engineering and Design dated February 6, 2024 for re-bidding services for the construction of a street-end viewing platform adjacent to the Shrewsbury River at the terminus of Beach Street, for the sum of \$4,000.00; and

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

1. Finance Manager
2. William White, Colliers Engineering & Design

Roll Call: Bieber\_\_\_ Catalano\_\_\_ Gorman\_\_\_ Keeler\_\_\_ Lamia\_\_\_ Leckstein\_\_\_

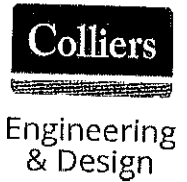
February 20, 2024

**CERTIFICATION**

I, Christine Pfeiffer, Deputy Clerk, 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 February 20, 2024.

\_\_\_\_\_  
Christine Pfeiffer, Borough Clerk

101 Crawford's Corner Road  
Suite 3400  
Holmdel, New Jersey 07733  
Main: 877 627 3772



## Client Authorization Form

**Date:** 02/06/24  
**Client:** Borough of Sea Bright  
**Project name:** Street End Platform – Beach Street  
**Task name:** Rebidding Services  
**Colliers Engineering & Design project no.:** SEA205P

We request your review and authorization of services as outlined below in order to proceed:

**Services requested by:** Borough

**Description of service contract scope:**

Colliers Engineering & Design, Inc. (DBA Maser Consulting) proposes to provide the following service(s):

Rebidding Services

During this phase, CED will:

- 1.1 Prepare Bid documents.
- 1.2 Prepare all forms required for project advertisement, bid and contract execution, review, analyze and tabulate bids, and recommend award of contract.
- 1.3 Respond to questions from prospective bidders during the review period and issue appropriate addenda to contract documents, if required.
- 1.4 Review references, qualifications and prices submitted by the low bidder, and submit a recommendation of award of contract to the Borough.

**The Business Terms and Conditions of the original contract shall still apply.**

Services outlined above shall be invoiced:

Per diem/hourly

Lump sum

**Payment terms are NET30 of receipt of invoice.**

Estimated Budget = \$ \_\_\_\_\_

Fee = \$ 4,000.00

I (we) hereby authorize the services to proceed as outlined above:

Client Authorization Form prepared by:


William White

\_\_\_\_\_  
Signer's Name (Print)

\_\_\_\_\_  
Project Manager's Name (Print)

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Project Manager's Signature

2/6/2024

Please sign the form where indicated & email or mail to Colliers Engineering & Design for our records.

**RESOLUTION NO. 56-2024**  
**APPROVING PROPOSAL FROM LEON S. AVAKIAN, INC.**  
**TO PREPARE LAND USE ORDINANCE AMENDMENTS**  
**CONSISTENT WITH THE 2017 MASTER PLAN**

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

**WHEREAS**, the Borough of Sea Bright's current Master Plan was re-written in 2017 to implement the Borough's recovery strategies from Super Storm Sandy, including providing for safety from coastal flooding and storms; and

**WHEREAS**, the Borough Council is in need of professional planning services to amend land use ordinances as referenced in the 2017 Master Plan; and

**WHEREAS**, the Borough Planner, Jennifer Beahm of Leon S. Avakian, Inc., has submitted a proposal dated January 24, 2024, for professional planning services to prepare land use ordinances as recommended by the 2017 Master Plan Land Use Element for an amount not to exceed \$5,750.00; and

**WHEREAS**, the Borough Council wishes to approve the proposal submitted by Jennifer Beahm from Leon S. Avakian, Inc., attached hereto; and

**CERTIFICATION OF FUNDS**

I, Michael J. Bascom, Chief Financial Officer of the Borough of Sea Bright, do hereby certify that funds in the amount of \$5,750.00 will be available in Budget Line Item Engineering O&E for the purpose stated herein.

---

**MICHAEL J. BASCOM, CFO**

**NOW, THEREFORE, BE IT RESOLVED** by the Borough Council of the Borough of Sea Bright, in the County of Monmouth, State of New Jersey, that the Borough Council hereby approves the proposal submitted by Leon S. Avakian, for professional planning services, including ordinance preparation for an amount not to exceed \$5,750.00 as outlined in the January 24, 2024 proposal; and

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

1. Leon S. Avakian
2. Finance Manager
3. Building Department

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

February 20, 2024

**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 February 20, 2024.

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Christine Pfeiffer, Borough Clerk

January 24, 2024

**Re: Fee Estimate for Professional Planning Services  
Ordinance Preparation  
Borough of Sea Bright  
Monmouth County, New Jersey**

Leon S. Avakian, Inc. (LSA) is pleased to present this Proposal for Professional Planning services to prepare land use ordinances, as recommended by the 2017 Master Plan Land Use Element. Our scope of work is as follows:

**Item 1 – Preparation of Ordinances**

LSA will review the 2017 Master Plan and prepare amendments to the Zoning Ordinance, as recommended by the Master Plan Land Use Element. This may include amendments to the following topics:

- Building Height
- Definition of Story
- Roof Deck
- Issues resulting from Raising Homes
- Building Separation
- Seawall Platforms
- Conditional Uses
- Yard Modifications
- Definitions
- Houses of Worship
- Fences and Accessory Structures on lots fronting the Shrewsbury River
- Design Requirements to facilitate better sidewalk circulation
- Driveway Width
- Preparation of a Design Standards Manual

**Item 2 – Meetings**

LSA will attend one (1) Planning Board meeting to discuss consistency with the master plan and one (1) Borough Council meeting.

**FEE SUMMARY**

We will provide the necessary planning services as described above for a not to exceed fee of \$5,750.00.

**Fixed Fee: \$5,250.00**

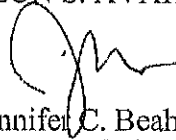
**Exceptions**

Any work not specified as listed in the above phases shall be considered additional services and will be invoiced as an additional fee at the time said additional work is authorized by the Borough.

Should this fee estimate meet your approval, please provide our office with a professional services agreement or resolution as an indication of the work to proceed. In the meantime, should you have any questions concerning this matter, please do not hesitate to contact this office.

Very truly yours,

LEON S. AVAKIAN, INC.

A handwritten signature in black ink, appearing to read 'Jennifer C. Beahm', written over the printed name.

Jennifer C. Beahm, PP, AICP  
Director of Planning

**RESOLUTION NO. 57-2024**  
**APPROVING PROPOSAL FROM**  
**COMMUNITY GRANTS, PLANNING & HOUSING**  
**FOR AFFORDABLE HOUSING ADMINISTRATIVE AGENT SERVICES**

Councilmember \_\_\_\_\_ introduced and offered for adoption the following Resolution;  
seconded by Councilmember \_\_\_\_\_ :

**WHEREAS**, under the authorization of the New Jersey Fair Share Housing Act (N.J.S.A.52:27D-301, et seq., hereafter the "Act") the Borough has implemented a program to provide qualified affordable housing units to low and moderate income households desiring to live within the Borough; and

**WHEREAS**, a Title 5, Chapter 80, Subchapter 26 of the New Jersey Administrative Code, the State has promulgated affordability controls in regulations designated to implement the Act, by assuring that low and moderate income units that are created under the Act are occupied by low and moderate income households for an appropriate period of time (the "Rules"); and

**WHEREAS**, Section 5:80-26.14 of the Rules provides that affordability controls may be administered by an administrative agent acting on behalf of a Borough; and

**WHEREAS**, Community Grants, Planning & Housing of Cranbury, New Jersey, submitted a proposal dated December 28, 2023, for affordable housing administrative services for an amount not to exceed \$10,000 per calendar year; and

**WHEREAS**, the Borough Council wishes to approve the proposal submitted by Community Grants, Planning & Housing which is on file in the office of the Borough Clerk; 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 A/E Contractual Services Budget Line Item #4-01-20-100-220 for the purposes stated herein.

---

**MICHAEL J. BASCOM, CFO**

**NOW, THEREFORE, BE IT RESOLVED**, by the Borough Council of the Borough of Sea Bright, County of Monmouth, State of New Jersey, do hereby approve the proposal and authorize the Mayor and Borough Clerk to execute an agreement with Community Grants, Planning & Housing for an amount not to exceed \$10,000.00 per calendar year effective, nunc pro tunc, February 1, 2024 through January 31, 2025; and

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

1. Community Grants, Planning & Housing
2. Jennifer Beahm, Borough Planner
3. Roger McLaughlin, Borough Attorney

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

February 20, 2024

**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 February 20, 2024.

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Christine Pfeiffer, Borough Clerk

**RESOLUTION NO. 58-2024**

**Resolution of the Borough Council of the Borough of Sea Bright  
Approving the Partial Assignment and Amendment of Redevelopment Agreement With  
Denholtz Acquisition LLC and Partial Assignment of Financial Agreement with Haven at  
Sea Bright Urban Renewal LLC to Toll Sea Bright Urban Renewal LLC, for the Sea Bright  
River Properties Redevelopment Plan.**

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

**WHEREAS**, pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the “**LRHL**”), Block 13, Lots 13, 14, 15, 17, 18, 20, 21 and 22; Block 14, Lots 12 and 14; and Block 15, Lots 5 (formerly Lots 5, 6, and 7), 8, 9, 10, 11 and 12 as identified on the tax maps of the Borough have been designated by the Mayor and Council as an “area in need of redevelopment” (“**Redevelopment Area**”); and

**WHEREAS**, on October 9, 2020, by Ordinance No. 10-2020, the Mayor and Borough Council approved a redevelopment plan for the revitalization and redevelopment of the Redevelopment Area entitled Sea Bright River Properties Redevelopment Plan, as amended by Ordinance No. 13-2022, adopted December 20, 2022 (the “**Redevelopment Plan**”), a copy of which is on file with the Borough Clerk; and

**WHEREAS**, on April 25, 2023, the Borough entered into a redevelopment agreement with the Denholtz Acquisition LLC (“**Denholtz Redeveloper**”), governing the redevelopment of the Redevelopment Area pursuant to the Redevelopment Plan (the “**Redevelopment Agreement**”), pursuant to which to Denholtz Redeveloper, will construct, or cause to be constructed thereon, the “**Project**” (as more specifically defined in the Redevelopment Agreement); and

**WHEREAS**, on February 28, 2023, Denholtz Redeveloper secured site plan approval (the “**Site Plan Approval**”) for development of the Redevelopment Area with the construction of forty-four (44) residential units, including one building consisting of fifteen (15) units, twenty-five (25) townhouse style units and four (4) detached single family units, along with associated parking, landscaping, infrastructure, common areas and public amenities and spaces, as more specifically set forth in the Site Plan Approval; and

**WHEREAS**, Denholtz Redeveloper formed an affiliated entity, Haven at Sea Bright Urban Renewal LLC (“**Denholtz Entity**”), as an urban renewal entity to undertake the development of the Project, to which Denholtz Redeveloper has assigned its rights under the Redevelopment Agreement, pursuant to Section 6.1(u) of the Redevelopment Agreement; and

**WHEREAS**, Denholtz Entity filed an application seeking a long term tax exemption pursuant to the Long Term Tax Exemption Law, N.J.S.A. 40A:20-1 et seq. (“**LTTE Law**”) and approval of a financial agreement; and

**WHEREAS**, by Ordinance # 06-2023, adopted on May 16, 2023, the Borough Council approved Denholtz Entity’s application and authorized the execution of a financial agreement, executed by the Borough and Denholtz Entity on May 25, 2023 (the “**Financial Agreement**”); and

**WHEREAS**, Denholtz Redeveloper has entered into an agreement with Toll Entity, or its affiliate, to sell a portion of the Redevelopment Area (the “**Toll Property**”) that will comprise the twenty-five (25) townhouse style units and four (4) detached single-family units to Toll Entity, with Toll Entity to undertake the development of the units on the Toll Property (the “**Toll Project**”), as more specifically set forth in Exhibit B to the form of Partial Assignment and Amendment of Redevelopment Agreement, attached to this Resolution, and Denholtz Entity will retain the remaining portion of the Redevelopment Area (the “**Denholtz Property**”) and undertake the development of the fifteen (15) unit building, as well as undertaking the development of the Infrastructure Improvements (other than Infrastructure Improvements and other site improvements and amenities that are specifically and exclusively associated with the Toll Project), as more specifically set forth in Section 2.6 of the Redevelopment Agreement and the Affordable Units at the Affordable Site, as more specifically set forth in Section 7.1 of the Redevelopment Agreement (the “**Denholtz Project**”); and

**WHEREAS**, the Borough has reviewed Toll Entity’s qualifications and has determined that Toll Entity has the requisite qualifications and experience to undertake the Toll Project, pursuant to Section 6.1(t) of the Redevelopment Agreement; and

**WHEREAS**, the Borough further determined, pursuant to Section 8.1(b) of the Financial Agreement, that Denholtz Entity is in full compliance with the Financial Agreement and the LTTE Law and that Toll Entity is qualified to assume the obligations under the Financial Agreement, with respect to the Toll Property; and

**WHEREAS**, in furtherance of completion of both the Denholtz Project and the Toll Project, and to facilitate the transaction between Denholtz Entity and Toll Entity, the Parties wish to partially assign the rights and obligations under the Financial Agreement to the Toll Entity and to partially assign the Redevelopment Agreement to Toll Entity and to amend the Redevelopment Agreement to specifically delineate the parties’ respective rights and obligations therein; and

**WHEREAS**, the Borough Council now wishes to approve and authorize the Partial Assignment and Assumption of Financial Agreement and the Partial Assignment and Amendment to Redevelopment Agreement, in the form attached hereto.

**NOW, THEREFORE, BE IT RESOLVED** by the Borough Council of the Borough of Sea Bright that:

1. The Borough finds, pursuant to Section 6.1(t) of the Redevelopment Agreement, that Toll Sea Bright Urban Renewal LLC has the requisite qualifications and experience to undertake the Toll Project upon the Toll Property and hereby designates Toll Sea Bright Urban Renewal LLC as the exclusive Redeveloper for the Toll Project upon the Toll Property.

2. The Mayor and Clerk are hereby authorized to execute the Partial Assignment and Amendment to Redevelopment Agreement between the Borough of Sea Bright, Haven at Sea Bright Urban Renewal LLC and Toll Sea Bright Urban Renewal LLC, in the form attached hereto.



3. The Borough finds, pursuant to Section 8.1(b) of the Financial Agreement, that Haven at Sea Bright Urban Renewal LLC is in full compliance with the Financial Agreement and the LTTE Law and that Toll Sea Bright Urban Renewal LLC is qualified to assume the obligations under the Financial Agreement with respect to the Toll Property and the Toll Project.

4. The Borough hereby approves the partial assignment of the Financial Agreement to Toll Sea Bright Urban Renewal LLC with respect to the Toll Property and the Toll Project.

5. The Borough has reviewed the Partial Assignment of Assumption Agreement between Haven at Sea Bright Urban Renewal LLC and Toll Sea Bright Urban Renewal LLC and finds it to be in acceptable form so as to accomplish the partial assignment of the Financial Agreement, as approved by this Resolution.

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

February 20, 2024

**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 February 20, 2024.

---

Christine Pfeiffer, Borough Clerk

**PARTIAL ASSIGNMENT AND AMENDMENT OF REDEVELOPMENT AGREEMENT**

**By and Between**

**BOROUGH OF SEA BRIGHT**

**and**

**DENHOLTZ ACQUISITION LLC**

**and**

**TOLL SEA BRIGHT URBAN RENEWAL LLC**

---

**Dated as of \_\_\_\_\_, 2024**

**THIS PARTIAL ASSIGNMENT AND AMENDMENT OF REDEVELOPMENT AGREEMENT** (this "**Agreement**") dated as of this \_\_\_\_ day of \_\_\_\_\_, 2024 (the "**Effective Date**"), is made by and between the Borough of Sea Bright (the "**Borough**"), in the County of Monmouth, State of New Jersey, having its offices at 1099 Ocean Avenue, Sea Bright, New Jersey 07760, Haven at Sea Bright Urban Renewal, LLC ("**Denholtz Entity**"), affiliate and assignee of Denholtz Acquisition LLC ("**Denholtz Redeveloper**"), each having offices at 116 Chestnut Street, Suite 102, Red Bank, New Jersey 07701 and Toll Sea Bright Urban Renewal LLC, having its offices at 1140 Virginia Drive, Ft. Washington, PA 19034 ("**Toll Entity**") (together the Borough, Denholtz Entity and Toll Entity collectively shall be the "**Parties**," and each individually shall be a "**Party**");

**WITNESSETH**

**WHEREAS**, pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the "**LRHL**"), Block 13, Lots 13, 14, 15, 17, 18, 20, 21 and 22; Block 14, Lots 12 and 14; and Block 15, Lots 5 (formerly Lots 5, 6, and 7), 8, 9, 10, 11 and 12 as identified on the tax maps of the Borough have been designated by the Mayor and Council as an "area in need of redevelopment" ("**Redevelopment Area**"); and

**WHEREAS**, on October 9, 2020, by Ordinance No. 10-2020, the Mayor and Borough Council approved a redevelopment plan for the revitalization and redevelopment of the Redevelopment Area entitled Sea Bright River Properties Redevelopment Plan, as amended by Ordinance No. 13-2022, adopted December 20, 2022 (the "**Redevelopment Plan**"), a copy of which is on file with the Borough Clerk; and

**WHEREAS**, on April 25, 2023, Denholtz Redeveloper entered into a redevelopment agreement with the Borough, governing the redevelopment of the Redevelopment Area pursuant to the Redevelopment Plan (the "**Redevelopment Agreement**"), a copy of which is attached hereto as **Exhibit A**, pursuant to which Denholtz Entity, as assignee to Denholtz Redeveloper, will construct, or cause to be constructed thereon, the "**Project**" (as more specifically defined in the Redevelopment Agreement); and

**WHEREAS**, on February 28, 2023, Denholtz Redeveloper secured site plan approval (the "**Site Plan Approval**") for development of the Project, with the construction of forty-four (44) residential units, including one building consisting of fifteen (15) units, twenty-five (25) townhouse style units and four (4) detached single family units, along with associated parking, landscaping, infrastructure, common areas and public amenities and spaces, as more specifically set forth in the Site Plan Approval; and

**WHEREAS**, Denholtz Redeveloper formed Denholtz Entity as an urban renewal entity to undertake the development of the Project, to which Denholtz Redeveloper has assigned its rights under the Redevelopment Agreement, pursuant to Section 6.1(u) of the Redevelopment Agreement; and

**WHEREAS**, Denholtz Entity filed an application seeking a long term tax exemption pursuant to the Long Term Tax Exemption Law, N.J.S.A. 40A:20-1 et seq. (the "**LTTE Law**") and approval of a financial agreement; and

**WHEREAS**, by Ordinance # 06-2023, adopted on May 16, 2023, the Borough Council approved Denholtz Entity’s application and authorized the execution of a financial agreement, executed by the Borough and Denholtz Entity on May 25, 2023 (the “**Financial Agreement**”); and

**WHEREAS**, Denholtz Redeveloper has entered into an agreement with Toll Entity, or its affiliate, to sell a portion of the Redevelopment Area (the “**Toll Property**”) that will comprise the twenty-five (25) townhouse style units and four (4) detached single-family units to Toll Entity, with Toll Entity to undertake the development of the units on the Toll Property, as more specifically set forth in **Exhibit B**, attached hereto (the “**Toll Project**”), and Denholtz Entity will retain the remaining portion of the Redevelopment Area (the “**Denholtz Property**”) and undertake the development of the fifteen (15) unit building, as well as undertaking the development of the Infrastructure Improvements (other than Infrastructure Improvements and other site improvements and amenities that are specifically and exclusively associated with the Toll Project), as more specifically set forth in Section 2.6 of the Redevelopment Agreement and the Affordable Units at the Affordable Site, as more specifically set forth in Section 7.1 of the Redevelopment Agreement (the “**Denholtz Project**”); and

**WHEREAS**, the Borough has reviewed Toll Entity’s qualifications and has determined that Toll Entity has the requisite qualifications and experience to undertake the Toll Project and, based thereon, by Resolution No. \_\_\_\_\_, adopted on \_\_\_\_\_, 2024 (the “**Approval Resolution**”), a copy of which is attached hereto as **Exhibit C**, approved the partial assignment of the Redevelopment Agreement to Toll Redeveloper, pursuant to Section 6.1(t) of the Redevelopment Agreement, as well as the amendments to the Redevelopment Agreement set forth herein; and

**WHEREAS**, in furtherance of completion of both the Denholtz Project and the Toll Project, and to facilitate the transaction between Denholtz Entity and Toll Entity, the Parties will partially assign the rights and obligations under the Redevelopment Agreement to Toll Entity with respect to the Toll Property and to amend the Redevelopment Agreement to specifically delineate the Parties’ respective rights and obligations thereunder.

**NOW, THEREFORE**, for and in consideration of the premises and of the mutual representations, covenants and agreements herein set forth, the Parties, each binding itself, its successors and assigns, do mutually promise, covenant and agree as follows.

**1. Incorporation of Redevelopment Agreement.** Except as otherwise specifically amended and set forth herein, the Redevelopment Agreement attached hereto as Exhibit A is deemed fully incorporated herein and all terms, provisions, rights and obligations thereunder shall continue to apply to Denholtz Entity and shall also apply to Toll Entity, who through this Agreement shall be deemed a Party to the Redevelopment Agreement, as amended hereby and subject to the additional terms herein.

**2. Definitions.** The Definitions in Section 1.2 of the Redevelopment Agreement shall be used as capitalized terms herein, except that:

(a) The term “Project” shall be deemed to refer to the Denholtz Project with respect to Denholtz Property and the Toll Project with respect to the Toll Property.

(b) The term “Property” shall be deemed to refer to the Denholtz Property or the Toll Property, as applicable.

(c) The term “Redeveloper” shall be deemed to refer to the Denholtz Entity with respect to Denholtz Project and to Toll Entity with respect to the Toll Project.

**3. Approval of Partial Assignment.** Pursuant to the Approval Resolution attached hereto as Exhibit C, the Borough has reviewed Toll Entity’s qualifications and has determined that Toll Entity has the requisite qualifications and experience to undertake the Toll Project, has designated Toll Entity as the exclusive Redeveloper for the Toll Project on the Toll Property and has approved this Agreement and partial assignment of the Redevelopment Agreement to Toll Entity, pursuant to Section 6.1(t) of the Redevelopment Agreement.

**4. No Joint Venture.** Denholtz Entity and Toll Entity are not Affiliates and are not undertaking the Denholtz Project and Toll Project as a joint venture but are proceeding with implementation of their respective projects separately as if each were subject to a separate redevelopment agreement.

**5. No Cross-Default.** An Event of Default by Denholtz Entity shall not be deemed an Event of Default by Toll Entity and an Event of Default by Toll Entity shall not be deemed an Event of Default by Denholtz Entity. The Borough shall serve notice of an Event of Default, pursuant to Section 9.1(a), upon the defaulting Party and serve an informational copy of such notice upon the non-defaulting Party. The exercise of any remedies by the Borough against the defaulting party, pursuant to Section 9.2, shall be limited to the defaulting Party and the applicable Project (Denholtz Project or Toll Project) and Property (Denholtz Property or Toll Property) and shall not impact the non-defaulting Party’s rights and obligations with respect to the non-defaulting Party’s Project and Property. For purposes of example only, if the Borough exercised its remedy to terminate the Redevelopment Agreement against Denholtz Entity, the termination would be limited to Denholtz Entity with respect to the Denholtz Project and the Denholtz Property and would have no impact or effect upon Toll Entity, the Toll Project or the Toll Property. Notwithstanding, Denholtz Entity and Toll Entity reserve the right to cure a Default by the other Party through the same process as provided to a Holder, as set forth in Sections 9.4 and 9.5 of the Redevelopment Agreement and subject to the terms of this Agreement. In the event that the non-defaulting Party does not exercise the option to cure any Default, the Borough shall have the right, but not the obligation, to terminate the Redevelopment Agreement with respect to the Denholtz Property, in the event of a Denholtz Entity Default, or with respect to the Toll Property in the event of a Toll Entity Default, and designate another redeveloper to complete the Denholtz Project or Toll Project, as applicable.

**6. Governmental Approvals.** Denholtz Entity shall be responsible, at its sole cost and expense (except to the extent financed, reimbursed by, or paid by third parties in the ordinary course of business in connection with the development of the Project, other than the Borough), for: (i) the procurement of all applicable Governmental Approvals for all Project Improvements, except for building permits to be issued by the Borough for the Toll Project; and (ii) payment of the Borough Costs in accordance with the terms of this Agreement.

**7. Redeveloper Designation.** Denholtz Redeveloper has been designated as the exclusive Redeveloper of the Denholtz Property and shall have the exclusive right to redevelop the Denholtz Property and implement the Denholtz Project, through Denholtz Entity, in accordance with the terms and conditions of the Redevelopment Agreement and this Agreement. Toll Entity has been designated as the exclusive Redeveloper of the Toll Property and shall have the exclusive right to redevelop the Toll Property and implement the Toll Project in accordance with the terms and conditions of the Redevelopment Agreement and this Agreement.

**8. Acquisition of Toll Property.** This designation of Toll Entity as Redeveloper and the partial assignment of the Redevelopment Agreement pursuant to this Agreement is made in anticipation of Toll Entity taking title to the Toll Property. If the purchase and sale transaction does not occur and Denholtz Entity notifies the Borough that Toll Entity will not be acquiring the Toll Property, this Agreement will be deemed of no further force or effect but the Redevelopment Agreement, without the amendments herein, will continue in full force and effect as between the Borough and Denholtz Entity.

**9. Project Schedule.** The Toll Entity will comply with the Project Schedule set forth in Exhibit D to the Redevelopment Agreement as applicable to the Toll Project.

**10. Certificate of Completion.** Subject to the terms and procedures set forth in Section 2.3 (e), (f) and (g) of the Redevelopment Agreement, Denholtz Entity will be entitled to issuance of a Certificate of Completion upon Completion of the Denholtz Project and Toll Entity will be entitled to issuance of a Certificate of Completion upon Completion of each unit within the Toll Project. The issuance of a Certificate of Completion upon Completion of either the Denholtz Project or Toll Project shall not be delayed or denied based upon the status of the other Project or the other Project not being Completed. The Toll Entity will be entitled to issuance of a Final Certificate of Completion upon Completion of all units within the Toll Project and all infrastructure improvements associated with the Toll Project.

**11. Infrastructure Improvements.**

(a) Denholtz Entity shall be solely responsible for the design and construction of the Infrastructure Improvements, as more specifically defined and set forth in Section 2.6 of the Redevelopment Agreement, except for any Infrastructure Improvements and other site improvements and amenities that are specifically and exclusively associated with the Toll Project, including but not limited to utility structures for water and sewer (inclusive of any connection fees), electric, cable and similar equipment to be constructed and installed upon the Toll Property for use exclusively within the Toll Property.

(b) The Public Infrastructure Improvements- The Project consists of various public Infrastructure Improvements, as set forth more specifically in Section 2.6(i), (iii) and (v) of the Redevelopment Agreement, the development and construction of which shall be solely Denholtz Entity's responsibility. Denholtz Entity is seeking approval of the subdivision plat attached hereto as Exhibit D, and incorporated herein (the "Subdivision Plat"). The Public Improvements will all be located upon the to-be-subdivided parcels identified on the Subdivision Plat (the "Public Parcels"), which will include: (i) the Sea Bright Riverfront Park Green Space, (ii) the Dog Park, (iii) the meandering trails/sidewalks and (iv) the

Boardwalk, the Kayak Launch, the Fish Cleaning Station and Flood Barrier (collectively referred to as the “Public Improvements”). Upon Completion of the Public Improvements, Redeveloper shall dedicate and convey the Public Parcels and the Public Improvements to the Borough, which dedication and conveyance the Borough shall accept upon satisfactory Completion of the Public Improvements.

(c) Contributions to Boardwalk- Pursuant to Section 4.3 of the Redevelopment Agreement, Denholtz Entity and Toll Entity shall establish a homeowner’s association comprised of the Denholtz Property condominium and the Toll Property single family and townhouse unit owners, which will be responsible for the maintenance and repair of the Boardwalk and Boardwalk amenities including the fish cleaning station and fishing areas. The specific areas of the Public Parcels and Public Improvements for which the homeowner’s association shall be responsible are depicted on Exhibit E attached hereto (the “HOA Responsibilities”). Denholtz Entity and Toll Entity shall provide a draft declaration for the HOA Responsibilities and draft deed of dedication of the Public Parcels to the Borough within one hundred and eighty (180) days of Effective Date for its review.

(d) The New Pump Station- Denholtz Entity shall be solely responsible for the payment of the contribution toward the costs for the design and construction of the New Pump Station, pursuant to Section 2.6(vii) of the Redevelopment Agreement. The Parties acknowledge that the Borough executed a Financial Agreement with Denholtz Entity, on May 25, 2023 (the “**Financial Agreement**”), and, pursuant to the Approval Resolution, has approved a Partial Assignment of the Financial Agreement to Toll Entity. Accordingly, pursuant to Section 2.6(vii) of the Redevelopment Agreement, Denholtz Entity shall contribute \$875,000 toward the costs of the New Pump Station.

**12. Toll Entity Ownership.** Each limited liability company member that an ownership interest in Toll Entity is set forth on **Exhibit E** hereto. In each instance that the Redevelopment Agreement requires that the Toll Entity provide ownership information to the Borough, it will do so for the Toll Entity and any parent companies to the Toll Entity other than with respect to shareholders of Toll Brothers, Inc., a parent and related company to the Toll Entity, which is a publicly-traded company.

**13. Redeveloper Covenants.** Toll Entity accepts and agrees to abide by all of the covenants set forth in Section 6.1 of the Redevelopment Agreement, with respect to the undertaking of the Toll Project upon the Toll Property, except that (a) the covenant under Section 6.1(d) shall not apply to Toll Entity with respect to the Governmental Approvals that Denholtz Entity is required to obtain and (b) the restrictions on Transfers of the ownership of the Entity shall not apply to transfers of stock of Toll Brothers, Inc., which is a parent and related company to the Entity and which is a public company registered on the New York Stock Exchange.

**14. Affordable Housing Requirements.**

(a) The construction and provision of the Affordable Units upon the Affordable Site and the recording of the Deed Restriction upon the Affordable Site shall be solely Denholtz Entity’s obligation. Denholtz Entity’s failure to complete and timely deliver the Affordable Units and/or record the Deed Restriction upon the Affordable Site shall not constitute an Event of Default

by Toll Entity and shall not be a basis to delay or preclude Toll Entity from proceeding with development of the Toll Project or receiving a Certificate of Completion upon Completion of the Toll Project. The Borough shall look solely to Denholtz Entity in the pursuit of any remedies in the event of an uncured Event of Default by Denholtz Entity with respect to the Affordable Units.

(b) Denholtz will execute and record the Affordable Housing Deed Restriction immediately upon its acquisition of the Affordable Site.

(c) In the event that Denholtz Entity is unable to develop and deliver the Affordable Units at the Affordable Site, Denholtz shall include the seven (7) Affordable Units in the Denholtz Project and shall record a deed restriction for the Denholtz Project.

(d) In the event of a Denholtz Entity Default resulting in the termination of the Redevelopment Agreement with respect to Denholtz Entity and Denholtz does not proceed with the development of the Denholtz Project, Denholtz shall continue to be obligated to develop the Affordable Site to provide a total of seven (7) Affordable Units, which represents the obligation that will be triggered by the development of the Project. In the event that Denholtz does not complete the development the seven (7) Affordable Units on the Affordable Site prior to Toll Redeveloper receiving a Certificate of Occupancy for the Toll Project, Denholtz shall convey the Affordable Site to the Borough, or the Borough's designee, at no cost to the Borough. The Deed Restriction shall provide for such conveyance to the Borough.

**15. Insurance.** Toll Entity shall provide and maintain, or cause to be maintained, insurance for the Toll Property as provided in Exhibit F to the Redevelopment Agreement, except that, notwithstanding anything in Exhibit F to the contrary, the Toll Entity shall be permitted to maintain a self-insured retention with respect to its commercial general liability insurance policy in the amount of up to \$500,000, so long as the full amount of insurance coverage required in Exhibit F is provided and maintained by the Toll Entity.

**16. Notices and Demands.** Notice, demand or other communication under this Agreement be in writing and shall be hand delivered to Toll Entity to:

TOLL SEA BRIGHT URBAN RENEWAL LLC  
c/o Toll Bros., Inc.  
1140 Virginia Drive  
Ft. Washington, PA 19034  
Attn: Legal Department

with a copy to:

c/o Toll Bros., Inc.  
42 Old Ridgebury Rd.  
Danbury, CT 06810  
Attn: James Fitzpatrick, Group President

And a copy to:



Steven P. Gouin, Esq.  
Giordano, Halleran & Ciesla, P.C.  
125 Half Mile Road, Suite 300  
Red Bank, NJ 07701

**17. Modification of Agreement.** No modification, waiver, discharge, or amendment of this Agreement shall be valid unless the same is in writing, duly authorized, and signed by the Parties.

**18. Counterparts.** This Agreement may be executed in counterparts. All such counterparts shall be deemed to be originals and together shall constitute one and the same instrument.

**19. Entire Agreement.** This Agreement constitutes the entire agreement between the Parties and supersedes all prior oral and written agreements between the Parties with respect to the subject matter.

**20. Review by Counsel.** This Agreement shall be construed and enforced in accordance with the laws of the State of New Jersey without regard to or any presumption or other rule requiring construction against the Party composing or causing this Agreement to be composed since counsel for Denholtz Entity, Toll Entity and the Borough have collectively reviewed same.

**21. Estoppel.** As of the Effective Date: (i) neither the Denholtz Redeveloper nor the Denholtz Entity nor the Borough is in default under the Redevelopment Agreement; (ii) neither Denholtz Redeveloper nor the Denholtz Entity nor the Borough is aware of any circumstances that would, with the passage of time, lead to a default under the Redevelopment Agreement; and (iii) neither the Denholtz Redeveloper nor the Denholtz Entity nor the Borough has provided any notice to the other party of any claimed breach or default under the Redevelopment Agreement.

*[Signature page follows]*

**IN WITNESS WHEREOF**, the Parties have executed this Agreement to be promptly executed and their corporate seals affixed and attested as of the date first written above.

**WITNESS/ATTEST:**

**THE BOROUGH OF SEA BRIGHT**

\_\_\_\_\_  
Clerk

By: \_\_\_\_\_  
Brian P. Kelly, Mayor

**WITNESS/ATTEST:**

**DENHOLTZ ENTITY:**

**HAVEN AT SEA BRIGHT URBAN RENEWAL  
LLC**

By \_\_\_\_\_  
(Print Name)

By: \_\_\_\_\_  
Steven Denholtz, Managing Member

**WITNESS/ATTEST:**

**TOLL ENTITY:**

**TOLL SEA BRIGHT URBAN RENEWAL LLC**

\_\_\_\_\_

By: \_\_\_\_\_  
(Print Name)

By: \_\_\_\_\_

## **PARTIAL ASSIGNMENT AND ASSUMPTION OF FINANCIAL AGREEMENT**

**THIS PARTIAL ASSIGNMENT AND ASSUMPTION OF FINANCIAL AGREEMENT** (the “Assignment”) is dated as of \_\_\_\_\_, 2023, (“Effective Date”) by and between **HAVEN AT SEA BRIGHT URBAN RENEWAL LLC**, a New Jersey limited liability company, having an address at 116 Chestnut St., Suite 102, Red Bank, New Jersey 07701 (the “Assignor”) and **TOLL SEA BRIGHT URBAN RENEWAL LLC**, a New Jersey limited liability company, having an address at 1140 Virginia Drive, Ft. Washington, PA 19034 (the “Assignee”).

### **WITNESSETH:**

**WHEREAS**, Denholtz Acquisition LLC (“Seller”), an affiliate of Assignor, and Toll NJ I, LLC (“Purchaser”), an affiliate of Assignee, entered into that certain purchase and sale agreement, dated as of \_\_\_\_\_, 2023 (the “Purchase Agreement”) pursuant to which the Seller or its assignee agreed to sell to Purchaser or its assignee, and the Purchaser agreed to purchase from Seller, the Property (as defined in the Purchase Agreement) located in the Borough of Sea Bright, County of Monmouth and State of New Jersey, as more particularly depicted in Exhibit A, hereto; and

**WHEREAS**, pursuant to this Assignment, the Assignor desires to partially assign to the Assignee all of its right, title and interest in and to that certain financial agreement, dated as of May 25, 2023, by and between and the Borough of Sea Bright, a municipal corporation of the State of New Jersey (the “Borough”), a copy of which is attached hereto as Exhibit B (the “Financial Agreement”), solely with respect to the Property. Terms used but not defined herein shall have the respective meaning ascribed to such terms in the Purchase Agreement.

**WHEREAS**, the Borough has approved the transfer of the Property and the partial assignment of the Financial Agreement to Assignee.

**NOW, THEREFORE**, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, and in consideration of the foregoing recitals and the mutual covenants and agreements contained therein, Assignor and Assignee hereby agree as follows:

1. Partial Assignment. Assignor does hereby sell, transfer, assign and convey to Assignee, its successors and assigns, and Assignee and said successors and assigns do hereby purchase and accept from Assignor, all of Assignor’s right, title and interests and obligations in, to and under the Financial Agreement solely with respect to the Property. Assignor shall remain a party to the Financial Agreement with respect to the Remaining Property and continue to be subject to the terms of the Financial Agreement and to retains its right, title and interests and obligations thereunder with respect to the Remaining Property.

2. Undertaking and Assumption. Assignee hereby assumes and undertakes to perform, pay or discharge, in accordance with the terms and conditions thereof, all obligations of the “Entity” under or in respect of the Financial Agreement, as applicable to the Property, to the extent such obligations are to be performed, paid or discharged from and after the Effective Date. Assignee hereby agrees to be bound by the terms, provisions, covenants and conditions in the

Financial Agreement from and after the date hereof with respect to the Property. In connection with the foregoing, Assignee and Assignor each agrees to execute and deliver all such further assurances or documents as may be reasonably requested by the other in order to effect the assignment by Assignor and assumption by Assignee of the obligations of Assignor under the Financial Agreement as contemplated herein.

3. No Cross-Default. Subsequent to the Effective Date, a default under the Financial Agreement by the Assignor shall not be a default by Assignee under the Financial Agreement and a default under the Financial Agreement by the Assignee shall not be a default by Assignor under the Financial Agreement.

4. Estoppel. As of the Effective Date: (i) neither the Assignor nor the Borough is in default under the Financial Agreement; (ii) neither the Assignor nor the Borough is aware of any circumstances that would, with the passage of time, lead to a default under the Financial Agreement; and (iii) neither the Assignor nor the Borough has provided any notice to the other party of any claimed breach or default under the Financial Agreement.

5. Borough Consent and Approval. The assignment of the Financial Agreement and this Assignment is subject to Borough review and approval, pursuant to Section 8.1(b) of the Financial Agreement. The Borough has consented to and approved the partial assignment of the Financial Agreement and this Assignment, pursuant to Borough Resolution No. \_\_, adopted on \_\_  
\_\_\_\_\_, 2023, attached hereto as Exhibit C (the "Borough Approval"). The parties agree to send notice to the Borough of the execution of this Assignment immediately upon such execution and advising the Borough that any notice required under the Financial Agreement to the Entity shall be sent to the Assignee at the following addresses:

TOLL SEA BRIGHT URBAN RENEWAL LLC  
c/o Toll Bros., Inc.  
1140 Virginia Drive  
Ft. Washington, PA 19034  
Attn: Legal Department

with a copy to:

c/o Toll Bros., Inc.  
42 Old Ridgebury Rd.  
Danbury, CT 06810  
Attn: James Fitzpatrick, Group President

And a copy to:

Steven P. Gouin, Esq.  
Giordano, Halleran & Ciesla, P.C.  
125 Half Mile Road, Suite 300  
Red Bank, NJ 07701

6. Sale to Unit Purchasers. Pursuant to N.J.S.A. 40A:20-10(c), the Borough hereby consents to sales of individual units developed at the Property to purchasers of units in fee simple, if the project or any portion thereof has been devoted to fee simple ownership, and to their successors, assigns, all owning (in the case of housing) no other fee simple unit of a project at the time of the transfer. Upon assumption by the fee simple unit purchaser of the obligations under the Financial Agreement, the tax exemption of the project buildings and improvements and, to the extent authorized pursuant to N.J.S.A. 40A:20-12 and the Financial Agreement, land shall continue and inure to the fee simple unit purchaser, his respective successors or assigns.

7. Governing Law. This Assignment shall be governed by and construed in accordance with the internal laws of the State of New Jersey.

8. Further Assurances. To the extent reasonably required by Assignee, Assignor agrees to take such further action and send such further notices or obtain such necessary consents as may be required to effectuate transfer and release of Assignee of its obligations under the Financial Agreement as described hereunder. In the event the transfer of the Property is not completed, the Financial Agreement between Assignor and the Township shall remain in full force and effect.

9. Counterparts/PDF. This Assignment may be executed in one or more identical counterparts, all of which, when taken together shall constitute one and the same instrument. Portable document format (PDF) signatures transmitted by electronic mail shall be considered originals for purposes of this Agreement

[SIGNATURES ON FOLLOWING PAGE]

**IN WITNESS WHEREOF**, Assignor and Assignee have caused this Assignment to be executed and delivered on its behalf by a duly authorized person as of the date first above written.

ASSIGNOR:

\_\_\_\_\_,  
a \_\_\_\_\_

By: \_\_\_\_\_  
Name:  
Title:

ASSIGNEE:

\_\_\_\_\_,  
a \_\_\_\_\_

By: \_\_\_\_\_  
Name:  
Title:

**BOROUGH OF SEA BRIGHT**

BY: \_\_\_\_\_  
Brian Kelly, Mayor

**RESOLUTION No. 59-2024**  
**AUTHORIZING THE SEA BRIGHT DUNE COMMITTEE TO  
SOLICIT SPONSORS FOR DUNE SUSTAINABILITY AND ENHANCEMENT  
AND DISPLAY SPONSOR'S NAMES AT BEACH ACCESS POINTS**

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

**WHEREAS**, the Sea Bright Dune Committee along with hundreds of volunteers have been working diligently since Super Storm Sandy to restore our beautiful beaches and dunes to protect the community from storm surge and wave run-up and to create a safe habitat for wildlife; and

**WHEREAS**, the Dune Committee for the Borough of Sea Bright recognizes the need to continue efforts to maintain a coherent and protective dune system; and

**WHEREAS**, the Dune Committee is in need of financial support to finance the necessary projects under consideration for the upcoming year; and

**WHEREAS**, the Dune Committee is soliciting members of our community to support their efforts with a \$1000 contribution and are offering said supporters the opportunity to have a sign displaying their name at beach access points; and

**WHEREAS**, Michael Bascom, CFO has indicated that contributions are to be deposited into the Beautification account for the purposes stated herein; and

**NOW THEREFORE, BE IT RESOLVED**, that the Borough Council of the Borough of Sea Bright, County of Monmouth, State of New Jersey, do hereby recognize the importance of dune restoration for the resilience of the community and support the solicitation efforts of the Sea Bright Dune Committee; and

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

1. Dune Committee

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

February 20, 2024

**Certification**

I, Christine Pfeiffer, Borough Clerk, do hereby certify 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 February 20, 2024.

\_\_\_\_\_  
Christine Pfeiffer, Borough Clerk

**ORDINANCE NO. 01-2024**  
**AN ORDINANCE AMENDING AND SUPPLEMENTING THE GENERAL  
CODE OF THE BOROUGH OF SEA BRIGHT, CHAPTER 3, ENTITLED  
"ADMINISTRATIVE CODE"**

BE IT ORDAINED, by the Mayor and Council of the Borough of Sea Bright that the following revisions to the General Code of the Borough of Sea Bright shall be enacted:

**SECTION ONE:** Chapter 3, Administrative Code, Sub-section 3-11. Meetings. shall be amended to read as follows with all other sections not mentioned to remain the same:

**3-11. Meetings.**

There shall be one Regular meeting of the Council and one Workshop meeting each month and adequate notice will be provided according to law. A recessed meeting shall be considered a continuation of a preceding meeting, and the business of the Council shall resume where it was last acted upon. Special meetings can be called by the Mayor or Council and when necessary and adequate notice will be provided according to law. An annual re-organization meeting, known as "Re-organization day," will be held on the first Saturday following January 1<sup>st</sup>.

**SECTION TWO.** If any section, paragraph, clause, or provision of this ordinance shall be adjudged invalid, such adjudication shall apply only to die section, paragraph, clause or provision so adjudged and the remainder of the ordinance shall be deemed valid and effective.

**SECTION THREE.** All ordinances or parts of ordinances inconsistent with or in conflict with this ordinance are hereby repealed to die extent of such inconsistency.

**SECTION FOUR.** This ordinance shall take effect after final passage and publication as provided by law.

I HEREBY CERTIFY this to be a true and correct Ordinance of the Mayor and Borough Council of the Borough of Sea Bright, introduced on January 16, 2024 and will be further considered after a Public Hearing held on February 20, 2024 at the Municipal Building, 1097 Ocean Avenue, at 7:00 p.m.

INTRODUCED:        January 16, 2024  
PUBLIC HEARING:   February 20, 2024  
ADOPTED:                                , 2024

Witness

**BOROUGH OF SEA BRIGHT**

\_\_\_\_\_  
CHRISTINE PFEIFFER, CLERK

\_\_\_\_\_  
BRIAN KELLY, MAYOR



**ORDINANCE NO. 02-2024**  
**CALENDAR YEAR 2024**

**ORDINANCE TO EXCEED THE MUNICIPAL BUDGET APPROPRIATION LIMITS  
AND TO ESTABLISH A CAP BANK  
(N.J.S.A. 40A: 4-45.14)**

**WHEREAS**, the Local Government Cap Law, N.J.S. 40A: 4-45.1 et seq., provides that in the preparation of its annual budget, a municipality shall limit any increase in said budget up to 2.5% unless authorized by ordinance to increase it to 3.5% over the previous year's final appropriations, subject to certain exceptions; and,

**WHEREAS**, N.J.S.A. 40A: 4-45.15a provides that a municipality may, when authorized by ordinance, appropriate the difference between the amount of its actual final appropriation and the 3.5% percentage rate as an exception to its final appropriations in either of the next two succeeding years; and,

**WHEREAS**, the Borough Council of the Borough of Sea Bright in the County of Monmouth finds it advisable and necessary to increase its CY 2024 budget by up to 3.5% over the previous year's final appropriations, in the interest of promoting the health, safety and welfare of the citizens; and,

**WHEREAS**, the Borough Council hereby determines that a 3.5% increase in the budget for said year, amounting to \$57,339.63 in excess of the increase in final appropriations otherwise permitted by the Local Government Cap Law, is advisable and necessary; and,

**WHEREAS** the Borough Council hereby determines that any amount authorized hereinabove that is not appropriated as part of the final budget shall be retained as an exception to final appropriation in either of the next two succeeding years.

**NOW THEREFORE BE IT ORDAINED**, by the Borough Council of the Borough of Sea Bright, in the County of Monmouth, a majority of the full authorized membership of this governing body affirmatively concurring, that, in the CY 2024 budget year, the final appropriations of the Borough of Sea Bright shall, in accordance with this ordinance and N.J.S.A. 40A: 4-45.14, be increased by 3.5%, amounting to \$200,678.21. and that the CY 2024 municipal budget for the Borough of Sea Bright be approved and adopted in accordance with this ordinance; and,

**BE IT FURTHER ORDAINED**, that any that any amount authorized hereinabove that is not appropriated as part of the final budget shall be retained as an exception to final appropriation in either of the next two succeeding years; and,

**BE IT FURTHER ORDAINED**, that a certified copy of this ordinance as introduced be filed with the Director of the Division of Local Government Services within 5 days of introduction; and,

**BE IT FURTHER ORDAINED**, that a certified copy of this ordinance upon adoption, with the recorded vote included thereon, be filed with said Director within 5 days after such adoption.

INTRODUCED:        January 16, 2024  
PUBLIC HEARING:    February 20, 2024  
ADOPTION:

**I HEREBY CERTIFY** this to be a true and correct Ordinance of the Mayor and Borough Council of the Borough of Sea Bright, introduced on January 16, 2024 and will be further considered after a Public Hearing held on February 20, 2024 at the regular council meeting at 7:00 P.M in the Mayor Dina Long Community Room at 1097 Ocean Avenue. Remote meeting access information is available on the Borough website: [www.seabrightnj.org](http://www.seabrightnj.org).

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Christine Pfeiffer  
Clerk, Borough of Sea Bright

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Brian P. Kelly  
Mayor, Borough of Sea Bright

**ORDINANCE NO. 03-2024**

**AN ORDINANCE TO FIX THE COMPENSATION OF OFFICERS AND EMPLOYEES  
OF THE BOROUGH OF SEA BRIGHT, COUNTY OF MONMOUTH, STATE OF NEW JERSEY  
FOR THE CALENDAR YEARS 2024 through 2026**

**BE IT ORDAINED, BY THE BOROUGH COUNCIL OF THE BOROUGH OF SEA BRIGHT IN THE COUNTY OF  
MONMOUTH AND THE STATE OF NEW JERSEY AS FOLLOWS:**

**SECTION ONE:** The purpose of this Ordinance is to set the salary and wage ranges for officers and employees within the Borough of Sea Bright. Unless otherwise noted, all salaries and wages shall be paid semi-monthly.

	2024	2025	2026
<b>GROUP I – <u>Part Time Employees</u></b>	<b>1,000 – 37,000</b>	<b>1,000 – 38,500</b>	<b>1,000 – 40,000</b>

- Assessment Searches
- Administrative Assistant
- Board of Health Secretary
- Emergency Management Coordinator/Deputy
- Assistant Code Enforcement
- Beach Manager
- Chief Financial Officer
- Code Enforcement
- Collection Operator
- Construction Officer
- Electrical Inspector
- Fire Department Administrator

	2024	2025	2026
• <b>Fire Official/Fire Marshall</b>	1,000 – 37,000	1,000 – 38,500	1,000 – 40,000
• <b>Fiscal Officer</b>			
• <b>Fire Sub-code Official Inspector</b>			
• <b>Flood Plain Manager</b>			
• <b>Housing Inspector</b>			
• <b>Municipal Court Judge</b>			
• <b>Plumbing Sub Code Official</b>			
• <b>Public Building Custodian</b>			
• <b>Recreation Director</b>			
• <b>Registrar of Vital Statistics</b>			
• <b>Deputy Registrar of Vital Statistics</b>			
• <b>Recycling Coordinator</b>			
• <b>Tax Assessor</b>			
• <b>Tax Search Officer</b>			
• <b>Water Safety Director</b>			
• <b>Zoning Officer</b>			

2024

2025

2026

**GROUP II – Hourly Employees**

15.13 – 53.50

15.13 – 54.50

15.13 – 55.50

- **Administrative Assistant Secretary**
- **Construction Department Secretary Assistant**
- **Custodian**
- **Library Cultural Arts Assistant**
- **Library Cultural Arts Director**
- **Planner**
- **Recreation Assistant**

**GROUP III – Permanent Fulltime Employees**

5,000 – 75,000

5,000 – 77,500

5,000 – 80,000

- **Administrative Assistant**
- **Construction Department Secretary and Technical Assistant**
- **Deputy Borough Clerk**
- **Deputy Court Administrator**
- **Finance Manager**
- **Payroll/Account Payable Clerk**
- **Planning/Zoning Board Secretary**

	2024	2025	2026
<b>GROUP IV – <u>Public Works Employees</u></b>			
• Beach Maintenance Supervisor	5,000 – 90,000	5,000 – 93,000	5,000 – 96,000
• Certified Public Works Manager			
• Deputy Director			
• Equipment Operator			
• Public Works Maintenance			
• Working Forman			
<b>GROUP V – <u>Police</u></b>	25,000 – 148,000	25,000 – 152,000	25,000 – 156,000
• Captain			
• Lieutenant			
• Sergeant			
• Corporal			
• Detective			
<b>GROUP VI - <u>Police - HOURLY</u></b>			
• Crossing Guard	15.13 – 16.00	15.13 – 17.00	15.13 – 18.00
• Special 1 <sup>st</sup> Class	15.13 – 16.00	15.13 – 17.00	15.13 – 18.00
• Special 2 <sup>nd</sup> Class	17.00 – 20.00	17.00 – 21.00	17.00 – 22.00
• Police Matron	15.13 - 16.00	15.13 - 17.00	15.13 -- 18.00

	2024	2025	2026
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**GROUP VII – Department Head**

- Borough Administrator 20,000 – 181,000
- Borough Clerk 20,000 – 176,000
- Director of Public Works 20,000 – 171,000
- Municipal Court Administrator
- Police Chief
- Sewer Clerk
- Tax Collector

**GROUP VIII - Seasonal - HOURLY**

- Assistant to the Beach Manager 15.00 – 22.00
- Beach Maintenance 14.00 – 21.00
- Beach Office Attendant 14.00 – 18.00
- Gate Attendant 14.00 – 16.00
- Lifeguards 15.00 – 16.00
- Tier 1 - Rookie - year 2 15.00 – 17.00
- Tier 2 - Beginning year 3 - 5th year 15.00 – 18.00
- Tier 3 - Beginning year 5 and up 15.00 – 20.00
- Lifeguard Officer 15.00 – 17.00
- Tier 4 - Supervisors 15.00 – 18.00
- Tier 5 – Captains 15.00 – 20.00

	2024	2025	2026
<b>GROUP IX - <u>Other</u></b>	<b>1,000 – 3,000</b>	<b>1,000 – 3,000</b>	<b>1,000 – 3,000</b>

- Mayor
- Borough Council

**SECTION TWO:** All Ordinances or parts thereof inconsistent with the provisions of this Ordinance are hereby repealed to the extent of such inconsistencies.

**SECTION THREE:** If any section, subsection, paragraph, sentence or other portion of this Ordinance be adjudged by a Court of competent jurisdiction to be invalid, such judgment shall not affect, impair or invalidate the remainder of this Ordinance.

**SECTION FOUR:** This Ordinance shall take effect immediately upon its passage and publication as required by law.

**BE IT FURTHER ORDAINED** that this Ordinance shall take effect upon passage and publication as required to Law.

INTRODUCED: February 20, 2024  
PUBLIC HEARING: March 19, 2024  
ADOPTION:

I hereby certify this to be a true and correct Ordinance of the Mayor and Borough Council of the Borough of Sea Bright, introduced on February 20, 2024 and will be further considered after a Public Hearing held on March 19, 2024 at the Municipal Building at 7:00 PM.

Witness

BOROUGH OF SEA BRIGHT,

CHRISTINE PFEIFFER  
Borough Clerk

BRIAN P. KELLY  
Mayor

**VOUCHER LIST  
FEBRUARY 20, 2024  
BOROUGH OF SEA BRIGHT**

3129	AB RICHARDS INC.		
	23-01281 11/28/23 Streets & Roads	Open	525.00
2703	ACTION UNIFORM CO.		
	24-00127 01/24/24	Open	220.00
00218	ALICE'S KITCHEN		
	24-00221 02/15/24 A&E	Open	300.00
02113	AMERICAN WATER		
	24-00187 02/12/24 SEWER	Open	331.41
02227	APOLLO SEWER & PLUMBING, INC.		
	24-00083 01/16/24 Beach	Open	175.00
	24-00084 01/16/24 Beach	Open	700.00
	24-00086 01/16/24 Buildings & Grounds	Open	250.00
	24-00087 01/16/24 Beach	Open	550.00
	24-00088 01/16/24 Beach	Open	750.00
	24-00089 01/16/24 Beach	Open	450.00
	24-00090 01/16/24 Beach	Open	380.00
	24-00091 01/16/24 Buildings & Grounds	Open	563.00
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			3,818.00
2806	AUTOMATED BUILDING CONTROLS		
	24-00118 01/24/24 Buildings & Grounds	Open	1,166.79
2626	AUTOMATIC PROTECTION SYSTEMS		
	23-00171 02/10/23 SEWER	Open	343.00
	24-00148 01/31/24 Sewer	Open	850.00
	24-00160 02/06/24 Sewer	Open	1,472.00
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			2,665.00
01241	BAIN'S HARDWARE, INC.		
	24-00205 02/12/24 HARDWARE	Open	136.15
02036	BAHRLE, DAVID		
	24-00110 01/18/24 DPW	Clsd	66.00
2640	BATHGATE, WEGENER & WOLF		
	24-00192 02/12/24 LEGAL SERVICES	Open	2,940.66
01957	BENEMAX BENEFIT MANAGEMENT CO.		
	24-00185 02/09/24 HEALTH	Open	360.00
01631	BOROUGH OF OCEANPORT		
	24-00200 02/12/24 COURT	Open	6,500.00
01565	BOROUGH OF SEA BRIGHT		
	24-00203 02/12/24 ADMIN FEES	Open	5,677.50
01974	BOROUGH OF SEA BRIGHT COURT		
	24-00219 02/15/24 COURT	Open	168.85
00530	BULLET LOCK & SAFE CO., INC.		
	24-00145 01/31/24 Sewer	Open	68.50
3133	CALIBRE PRESS		
	24-00129 01/24/24	Open	398.00
01614	CENTRAL JERSEY REGISTRARS' ASSN		
	24-00206 02/12/24 CLERK	Open	40.00



00230	CERTIFIED SPEEDOMETER		
24-00074	01/16/24	Open	220.00
24-00077	01/16/24	Open	1,086.00
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			1,306.00
2801	CHIEF TECHNOLOGIES, LLC		
24-00133	01/24/24 2024 Subscription	Open	1,500.00
2680	CINTAS		
24-00072	01/16/24 Buildings & Grounds	Open	142.63
24-00098	01/16/24 Buildings & Grounds	Open	174.26
24-00116	01/24/24 Buildings & Grounds	Open	820.09
24-00143	01/31/24 Buildings & Grounds	Open	137.94
			-----
			1,274.92
00982	CITY OF LONG BRANCH		
24-00109	01/18/24 GASOLINE	Clsd	4,160.78
00982	CITY OF LONG BRANCH		
24-00180	02/09/24 GASOLINE	Open	5,159.55
00256	CLEARY, GIACOBBE, ALFIERI &		
24-00171	02/06/24 LEGAL	Open	1,067.00
24-00216	02/15/24 LEGAL	Open	822.50
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			1,889.50
01493	COOPERATIVE INDUSTRIES, L.L.C.		
24-00157	02/01/24 NAT.GAS	Clsd	254.47
2390	COSTA, VALERIA		
24-00120	01/24/24 Buildings & Grounds	Open	2,600.00
02253	DAVID HODER ASSOCIATES		
24-00210	02/15/24 ENGINEER	Open	2,450.00
2631	ECO-CLEAN		
24-00075	01/16/24 Buildings & Grounds	Open	1,875.00
01754	EDMUNDS & ASSOCIATES, INC.		
24-00178	02/07/24 TAX	Open	34.00
01068	EDWARD J. ALBERT & SON, INC.		
24-00095	01/16/24 Sewer	Open	1,137.74
24-00096	01/16/24 Sewer	Open	887.74
24-00097	01/16/24 Sewer	Open	375.00
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			2,400.48
3117	FLAMINGO FIT LLC		
24-00190	02/12/24 LIBRARY	Open	300.00
02101	GANNETT NY/NJ LOCALI-Q		
24-00170	02/06/24 DPW	Open	34.32
24-00208	02/15/24 CLERK	Open	35.20
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			69.52
02181	GATEWAY PRESS		
24-00106	01/16/24 Business Cards - Leckstein	Open	48.00
24-00107	01/18/24 TAX	Open	168.00
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			216.00
01549	GENERAL CODE, LLC		
24-00213	02/15/24 A&E	Open	49.00
00314	GPANJ		
24-00151	01/31/24 FINANCE	Open	100.00

2281	GRAINGER			
	24-00125	01/24/24	Open	346.83
2562	HARD ROCK HOTEL & CASINO			
	24-00104	01/16/24	Clerks Conference Rooms	Open 524.00
01887	HEIM ELECTRONICS, INC.			
	24-00071	01/16/24	Buildings & Grounds	Open 500.00
	24-00081	01/16/24	Buildings & Grounds	Open 4,831.00
	24-00082	01/16/24	Buildings & Grounds	Open 3,602.40
	24-00092	01/16/24	Buildings & Grounds	Open 500.00
	24-00131	01/24/24	Sewer	Open 344.25
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				9,777.65
2478	HOLISTIC WELLNESS, LLC			
	24-00189	02/12/24	LIBRARY	Open 400.00
2710	HOLMDEL TOWNSHIP			
	24-00201	02/12/24	FISCAL OFFICER	Open 3,656.34
01285	HOME DEPOT CREDIT SERVICES			
	24-00094	01/16/24	Buildings & Grounds	Open 34.91
	24-00117	01/24/24	Sewer	Open 301.93
	24-00121	01/24/24	Streets & Roads	Open 302.76
	24-00132	01/24/24	Buildings & Grounds	Open 83.82
	24-00173	02/06/24	GYM	Open 359.20
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				1,082.62
2791	HUDSON ENERGY SERVICES			
	24-00217	02/15/24	ELECTRIC	Open 135.31
00421	IIA-FIRE DEPT. TESTING SERVICE			
	23-00510	05/10/23	2023 Pump Testing	Open 1,526.27
00557	INSTITUTE FOR PROFESSIONAL DEV			
	24-00150	01/31/24	FINANCE	Open 50.00
2561	INTRON TECHNOLOGY SOLUTIONS			
	23-01202	10/27/23	BLDG DEPT	Open 962.68
	24-00218	02/15/24	COMPUTERIZED INFO	Open 5,809.34
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				6,772.02
00700	JACOBS, KRISTI			
	24-00137	01/30/24	FINANCE	Clsd 68.73
2573	JCP & L			
	24-00152	02/01/24	ELECTRIC	Clsd 14,083.50
2455	JERSEY AUTO SPA CAR WASH			
	24-00222	02/15/24	CAR WASH	Open 2,505.00
2448	JERSEY MAIL SYSTEMS, LLC			
	24-00175	02/07/24	A&E	Open 242.25
2488	JERSEY SHORE POWERSPORTS			
	24-00223	02/15/24	BEACH	Open 941.07
00110	JERSEY SHORE REGIONAL HEALTH			
	24-00197	02/12/24	BOARD OF HEALTH	Open 20,278.73
3125	JOSLIN, ULANA			
	24-00184	02/09/24	LIBRARY	Open 495.00

01784	JUNGLE LASERS, LLC		
24-00135	01/25/24 BLDG DEPT.	Open	310.00
24-00220	02/15/24 SOFTWARE	Open	1,400.00
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			1,710.00
2563	LEGACY CONSTRUCTION MNGMNT.		
24-00214	02/15/24 LEGAL	Open	540.00
00108	LEON S. AVAKIAN, INC.		
24-00211	02/15/24 ENGINEER	Open	6,430.00
2278	MCLAUGHLIN, STAUFFER & SHAKLEE		
24-00167	02/06/24 LEGAL	Open	6,672.18
00688	MONMOUTH COUNTY POLICE ACADEMY		
24-00078	01/16/24	Open	400.00
24-00138	01/31/24	Open	3,000.00
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			3,400.00
02045	MONMOUTH COUNTY SPCA		
24-00199	02/12/24 ANIMALS	Open	325.00
00188	MONMOUTH/OCEAN TCTA		
24-00161	02/06/24	Open	80.00
2883	MONTENEGRO, THOMPSON, MONTENEGRO		
23-01362	12/14/23 PLAN BRD.	Open	5,719.50
24-00224	02/15/24 PLAN. BOARD	Open	3,980.00
			-----
			9,699.50
00189	MUNICIPAL CLERKS ASSN/MONMOUTH		
24-00115	01/24/24 2024 Membership Renewal	Open	150.00
00190	MUNICIPAL CLERKS ASSOC OF NJ		
24-00105	01/16/24 Clerks Conference Registration	Open	850.00
00462	MUNICIPAL MAINTENANCE COMPANY		
24-00165	02/06/24 Sewer	Open	356.00
00339	NAPA AUTO PARTS CENTER		
23-01020	09/11/23 Streets & Roads	Open	30.52
23-01246	11/13/23 Streets & Roads	Open	15.99
23-01257	11/14/23 Streets & Roads	Open	744.68
24-00123	01/24/24 Streets & Roads	Open	63.70
			-----
			854.89
01399	NEW JERSEY AMERICAN WATER		
24-00196	02/12/24 WATER	Open	3,584.38
00020	NJ ASSOC OF CHIEFS OF POLICE		
24-00159	02/06/24	Open	275.00
00131	NJ CONFERENCE OF MAYORS		
24-00103	01/16/24 2024 Membership Dues	Open	295.00
01810	NJ DEPT OF HEALTH		
24-00194	02/12/24 ANIMAL TRUST	Open	29.40
00113	NJ NATURAL GAS COMPANY		
24-00156	02/01/24 NAT.GAS	Clsd	2,641.16
00502	NJ STATE LEAGUE/MUNICIPALITIES		
24-00102	01/16/24 2024 Membership Dues	Open	307.00

00885	OCEAN TWP FIRE DISTRICT NO. 2		
24-00198	02/12/24 SHARED SERVICE	Open	400.00
01309	OCEANPORT BOARD OF EDUCATION		
23-00773	07/13/23 SCHOOL TAX	Open	74,140.00
00163	OSWALD ENTERPRISES, INC.		
24-00073	01/16/24 Sewer	Open	1,375.00
24-00142	01/31/24 Sewer	Open	2,250.00
			-----
			3,625.00
3140	PASHMAN,STEIN,WALDER & HAYDEN		
24-00191	02/12/24 LEGAL SERVICES	Open	513.00
2525	POOR JOHNS PORTABLE TOILETS		
24-00215	02/15/24 BEACH	Open	366.00
2290	PORZIO,BROMBERG & NEWMAN		
24-00209	02/15/24 LEGAL	Open	3,819.32
00164	RAIN, WILLIAM		
24-00136	01/25/24 HEALTH	Clsd	322.20
3114	REILLY SWEEPING LLC		
24-00122	01/24/24 Streets & Roads	Open	1,280.00
01554	SEA BRIGHT SERVICE CENTER		
24-00076	01/16/24	Open	2,870.49
24-00099	01/16/24	Open	229.85
24-00124	01/24/24 Streets & Roads	Open	225.00
24-00130	01/24/24	Open	189.50
24-00147	01/31/24	Open	1,856.67
24-00149	01/31/24	Open	289.95
			-----
			5,661.46
00027	SEABOARD WELDING SUPPLY, INC.		
24-00212	02/15/24 DPW	Open	18.50
01027	SHORE BUSINESS SOLUTIONS		
24-00056	01/12/24 A&E	Open	278.00
24-00204	02/12/24 A&E	Open	278.00
			-----
			556.00
00053	SHORE REGIONAL HIGH SCHOOL		
23-00778	07/13/23 HIGH SCHOOL TAX	Open	184,110.84
00222	SIGNS & LETTERS UNLIMITED		
24-00100	01/16/24	Open	585.00
02225	STAPLES ADVANTAGE		
24-00085	01/16/24 Bldg Dep Office Supplies	Open	276.14
24-00112	01/22/24 OFFICE SUPPLIES	Open	679.74
			-----
			955.88
2535	SUBURBAN DISPOSAL, INC.		
24-00181	02/09/24 TRASH	Open	22,792.34
24-00182	02/09/24 TRASH	Open	2,076.50
24-00183	02/09/24 LANDFILL	Open	7,926.56
			-----
			32,795.40
3138	SUPERIOR FIRE & EMERGENCY		
24-00134	01/24/24 RIT Training	Open	500.00
00192	TAX COLL & TREAS ASSOC OF NJ		
24-00146	01/31/24 2024 DUES	Open	100.00

00656	TAYLOR FENCE CO., INC.		
24-00166	02/06/24 Beach	Open	1,358.23
00973	THE TWO RIVER TIMES		
24-00169	02/06/24 CLERK	Open	8.99
24-00193	02/12/24 CLERK	Open	47.13
			-----
			56.12
2810	TOMAINO, JOSEPH P.		
24-00195	02/12/24	Open	2,087.50
01243	TREASURER, STATE OF NEW JERSEY		
24-00108	01/18/24 LICENSE FEES	Clsd	50.00
02114	TWO RIVERS WATER RECLAMATION		
24-00168	02/06/24 SEWER	Open	93,261.86
02061	VERIZON WIRELESS		
24-00188	02/12/24 FIRE DEPT	Open	318.16
24-00202	02/12/24 POLICE	Open	821.80
24-00207	02/15/24 CELL SERVICE	Open	197.21
			-----
			1,337.17
02061	VERIZON WIRELESS		
24-00111	01/19/24 POLICE	Clsd	2,056.73
00058	WILLOW CLEANERS, INC.		
24-00225	02/16/24 POLICE	Open	692.25

**TOTAL: \$ 562,754.37**

**Manual Checks / Wire Transfers**

1/23/2024	BORO OF SEA BRIGHT/EE' HEALTH		\$1,554.47
24-00114	REPLENISH FUND/DENTAL		
2/7/2024	C.M.R.S.-FP/U.S. POSTAL SERVICE		\$607.00
24-00174	REFILL POSTAGE MACHINE		
2/14/2024	1/Q 2024 COUNTY TAX		\$560,843.00
24-00153	WIRE TRANSFER		
2/14/2024	1/Q 2024 COUNTY LIBRARY TAX		\$40,572.33
24-00154	WIRE TRANSFER		
2/14/2024	1/Q 2024 OPEN SPACE TAX		\$79,465.90
24-00155	WIRE TRANSFER		
2/5/2024	NEW JERSEY DEP		\$200.00
24-00186	WATER SUPPLY CONNECTION PERMIT FEE		

**TOTAL: \$ 683,242.70**

**GRAND TOTAL: \$ 1,245,997.07**