

**MINUTES  
WORKSHOP MEETING  
BOROUGH OF SEA BRIGHT**

**SEPTEMBER 14, 2023 (Thursday)**

**SEA BRIGHT, NEW JERSEY**

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

<https://meet.goto.com/743168101>

OR DIAL: (646) 749-3122

Access Code: 743-168-101

**Council President Keeler** called the meeting to order at 8:30 a.m. and requested those present to join in the Pledge of Allegiance.

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

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

**Good Morning Ladies and Gentlemen. This Meeting Is Now Called to Order: In Line With The Borough Of Sea Bright's Longstanding Policy Of Open Government, And In Compliance With The "Open Public Meetings Act" I Wish To Advise You That Adequate Notice Of This Regularly Scheduled Meeting Was Sent to the Asbury Park Press and other local newspapers on January 10, 2023. In each instance, the Date, Time, And Location of This Meeting Were Provided in the Notice. This Meeting Is Open to The Public."**

**PRESENT:** Councilmember's Erwin Bieber, Jefferey M. Booker, Sr., Samuel A. Catalano, Heather Gorman, William J. Keeler, John M. Lamia, Jr.

**ABSENT:** Mayor Brian P. Kelly

**OTHERS:** Administrator Joseph L. Verruni, Attorney Richard Shaklee  
Engineer Gregory Blash, Clerk Christine Pfeiffer

**REMARKS FROM THE AUDIENCE: (limited to 3 minutes)**

The Public Comment portion of this meeting allows members of the audience to bring their concerns or comments to the Mayor and Council's attention. Pursuant to Borough Ordinance 3-2011, a member of the public who wishes to speak shall give his/her name and address for the record and may have up to three minutes to state his/her comments to the Mayor and Council as a Body. If additional time or information is requested, an appointment can be made with the Administrator's office during regular business hours.

Danny Heller, resident, asked for an update on the construction of the Beachwalk Motel, the Mad Hatter, and the Shrewsbury Riverfront Redevelopment Project. He also expressed his concern about the timing at the crosswalk on Center Street and the lack of sidewalk by Donovan's. Chief Friedman stated that there is a new single-family home being built just north of the Beachwalk Motel which is most likely the construction Mr. Heller is referring to. Mr. Verruni stated that the Mad Hatter is scheduled to have a hearing in front of the judge which was postponed until October and the owners are waiting for the EDA to make a decision on whether to grant them some relief on their loan. Once the Mayor returns, we are going to decide how to move forward with the RFPs that we received. Mr. Verruni explained that the riverfront project is currently under CAFRA's review and once the developer receives the approvals, they can start demolition and bulkhead construction which is anticipated to begin in the fall. Chief Friedman explained that the DOT already changed the timing of the crosswalk light on Center Street and it would be major construction to install and configure a new sidewalk. Mr. Heller questioned if you are allowed to block a sidewalk with your vehicle in your driveway as he has witnessed this on the side streets – Chief Friedman responded to contact the Police Department if you see a car blocking the sidewalk.

**ITEMS FOR DISCUSSION:**

**SUBJECT:** Capital Projects Update  
- Project punch List  
- Maintenance Repair punch list

**ACTION:** Mr. Verruni stated that the NJDOT road program is underway, we have a meeting coming up next week to discuss grant opportunities for the bulkhead initiative, and we've closed out the project punch list items for the Municipal Complex – the remaining money in the ordinance will be used to pay for some of the items that were omitted, such as roof snow guards. Councilman Lamia reviewed the project punch list to follow-up on some of the items - the recent flooding throughout the Borough is a priority – the storm drains are not working properly. Mr. Verruni stated that there was a meeting yesterday to discuss how to move forward with the property owners in North beach with the check valves and he has forwarded information to Senator O'Scanlon for some assistance with the NJDOT. DPW Director, Dave Bahrle, has scheduled to have NJDOT to clean the storm drains ahead of the upcoming storm season. Councilman Keeler questioned the status of the soffits outside of the Borough Hall offices as some are hanging and birds are getting in the ceiling – DPW Deputy Director, Rob Smith, will reach out to a roofer. Mr. Verruni would like to look into other options for the bump outs since mulch gets washed away and the rocks require maintenance. Councilman Lamia requested DPW keep trash bins on the beach throughout the entire year by the public access stairs.

**SUBJECT:** Public Safety Update (Police, Fire, EMS)

**ACTION:** Police Chief Friedman reported 688 calls for service for the month of August with various incidents and a total of 974 summons issued. The additional full-time officer helped tremendously and allowed for the Special Class I and II Officers to be able to go out and enforce. Chief Friedman also stated that he would like to appoint Grace Niro, a Rumson resident to the position of part-time Administrative Police Clerk at the September 19<sup>th</sup> meeting. The Chief reported Captain Arias went to Arizona for a drone training course and the department is looking to purchase a new drone as it is used for a variety of purposes by multiple departments. He also reported that there was an OEM meeting held last week to touch base on the upcoming storm season. Paid parking ends on the 15<sup>th</sup> and the car show is this Saturday.

Fire Chief Murphy reported 189 calls for the month of August bringing the total to 355 calls for the summer season. The department hosted a 3-hour flood rescue awareness drill and had about 120 attendees. On October 1<sup>st</sup> they will be hosting an 8-hour flood drill with their boats and other rescue equipment. The Council commended the volunteer work of the Fire Department responding to calls not only in Sea Bright but neighboring towns as well. Chief Murphy also reported they responded to 46 Fire and/or EMS calls to Sandy Hook from May to September.

Councilman Keeler reported that EMS now has the Lucas chest compressor and are planning a training session so they can officially put the equipment into service.

**SUBJECT:** Janitorial Services Contract

**ACTION:** Mr. Verruni reported that we have parted ways with the company that has been cleaning our facilities and he has asked Deputy DPW Director, Rob Smith, to reach out to other companies for quotes to finish out the remainder of the year. Rob said he met with a few companies, and they all provided a quotes for different levels of services – he continued, that if we received everything we are requesting it would be around \$200,000 a year and said it might be more cost effective to hire additional DPW employees and handle the job in house. Rob will reach out to get more of a breakdown and finalize quotes and for review.

**SUBJECT:** Downtown Sidewalk Power Washing

**ACTION:** Mr. Verruni stated that in previous years we power washed the downtown sidewalks in the Spring and in the Fall and questioned whether or not we should increase the sidewalk café permit fees to offset the costs - noting that it is not always the businesses with sidewalk café permits who have dirty sidewalks. Borough Clerk, Christine Pfeiffer, stated that it costs \$3,700 a year for the two power washings. Councilman Bieber feels that it is our responsibility to keep the town clean and \$3,700 feels reasonable and we should continue doing what we are doing.

Councilwoman Gorman added that we are grateful for all the business we get through town all summer long and we would like to host a “paint the town clean” event – a town wide cleaning day - it would be a nice community event in the fall to bring everyone together and work on beautifying the town.

Councilman Lamia questioned the status of the street sweeper – Deputy DPW Director, Rob Smith, stated that it is fixed and should be returning to the normal schedule next Tuesday. Mr. Verruni stated that we should be receiving some type of credit since we did not receive the street sweeping services for the majority of the season – DPW Director, Dave Bahrle, has been looking into it.

**SUBJECT:** Fire Pit Ordinance

**ACTION:** Councilman Bieber stated that Code Enforcement Officer Tom Haege had previously expressed his concerns regarding fire pit safety especially since we have many homes that are in close proximity and recommended the Borough establish an ordinance so they can be regulated. We need to put something in place so if there is a complaint the Police and Fire Department have something to refer to. The Governing Body will review the sample ordinance included in the packet and discuss it further at the next workshop meeting.

**SUBJECT:** Utility Poles and Wiring in need repair

**ACTION:** Councilman Booker state.d that they have received complaints about utility poles that are full of wires, some used, some unused, and wanted to discuss how to move forward with getting them cleaned up. Mr. Verruni stated that he has spoken with electrical contractors to determine what wires belong to who and how we can get the abandoned lines taken down. Councilman Booker would like a professional to conduct an assessment, recommendation, and have our legal team get involved with the carriers.

**SUBJECT:** Garbage in the Downtown

**ACTION:** Councilman Booker stated that he has received several complaints about the businesses in the downtown placing garbage in the street during busy times in the summer months. Mr. Verruni explained that some businesses pay extra for daily pickups to try to alleviate that issue. Councilman Booker wants to make sure it is being handled as it is a quality-of-life issue for the downtown residents. Councilwoman Gorman wants to take a closer look at what the issues are now that the summer is over and delegate resources and plan improvements for next year – DPW will revisit this matter. Councilman Keeler said there is also an issue with stacking waste in the alleyways.

**SUBJECT:** Community Events

**ACTION:** Councilwoman Gorman stated that this Sunday is the Historical Society's opening celebration and the following weekend it will be open to the public. The ribbon cutting for the Recreation Center is scheduled to be held on October 14<sup>th</sup> and requested some additional help from the DPW to replace lights that are out and ceiling panels missing in the gym. Councilwoman Gorman also stated that they are looking for more donations for the game room. They have an air hockey game, two tv's to be hung on the wall and are looking to obtain gaming consoles and bean bag chairs. Mr. Verruni expressed his concerns about monitoring the building. Councilwoman Gorman stressed the need for the Edmunds program to be up and running to capture valuable information. Councilwoman Gorman asked Fire Chief Murphy if the Fire Department would like to cook hot dogs and hamburgers for the Recreation Center ribbon cutting ceremony – Chief Murphy agreed.

Mr. Verruni explained that the Library salary and wages have significantly increased since there are now two librarians on duty at the same time due to safety concerns.

Councilwoman Gorman reported the Library Fall Festival is scheduled for October 21<sup>st</sup> at Eventide. She is looking at dates for the Halloween trunk or treat and possibly including a haunted house in the rec center next year. She reported the Farmer's Market is doing great in its new location on the gravel lot and once it gets colder it will move into the rec center. Beach Manager Don Klein and Councilwoman Gorman have been in contact with Denholtz who is interested in sponsoring movies and music on the beach next year.

**SUBJECT:** Codification Costs

**ACTION:** Mr. Verruni reminded everyone to be mindful that when we adopt or amend an ordinance the entire code book needs to be modified and it is a very costly process. Borough Clerk Christine Pfeiffer explained that she only sends the ordinances to General Code for codification about twice a year.

**SUBJECT:** Auction of vehicles/equipment no longer needed

**ACTION:** Mr. Verruni explained that we are putting together an inventory of vehicles and equipment that are no longer needed for use and will be auctioned or scrapped. Department Heads will reach out to the Clerk's Office with the necessary information for the auction.

Lt. McCue drafted an electric bike ordinance and explained that it is based on Wall Township's current E-Bike ordinance. He will send to the Governing Body for further review. Councilman Keeler would like to see a speed restriction included especially since they are being driven on the splash pad.

**SUBJECT:** Shrewsbury Riverfront Park Update

**ACTION:** Councilman Bieber stated that we went out to bid for the Shrewsbury Riverfront Park train station pavilion – we received one bid from Dutchman Contracting, LLC for \$62,844. If the bid documents are acceptable we will award it at Tuesday night's meeting and hopefully have it delivered and assembled this fall.

**SUBJECT:** Resolutions

1. Compliance with Promulgation of Local Finance Board of the State of New Jersey Certifying Review of the Fiscal Year 2022 Annual Audit
2. Annual Library Fall Harvest Festival

**ACTION:** The above resolutions will be prepared for approval at the September 19<sup>th</sup> meeting.

### **EXECUTIVE SESSION:**

Councilmember Keeler offered a motion to enter in to Closed Session; second by Councilmember Bieber:

**WHEREAS**, Section 8 of the Open Public Meeting Act, N.J.S.A. 10:4-12 permits the exclusion of the public from a meeting in certain circumstances; and

**WHEREAS**, it is recommended by the Borough Attorney and Administrator that the Borough Council go into executive session to discuss matters set forth hereinafter which are permissible for discussion in executive session.

**NOW, THEREFORE, BE IT RESOLVED**, by the Borough Council of the Borough of Sea Bright, County of Monmouth, State of New Jersey, that they meet in closed session to discuss the issues as herein set forth:

1. Litigation
2. Personnel

**BE IT FURTHER RESOLVED**, minutes will be kept and once the matter involving the confidentiality of the above no longer requires that confidentiality, then the minutes can be made public; and

**BE IT FURTHER RESOLVED**, that the Mayor and Council may come back into Regular Session to conduct additional business.

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

**ADJOURNMENT:**

Councilmember Bieber offered a motion to Adjourn the Workshop meeting; seconded by Councilmember Gorman:

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

Respectfully submitted,

Christine Pfeiffer  
Borough Clerk