

**MINUTES  
WORKSHOP MEETING  
BOROUGH OF SEA BRIGHT**

**NOVEMBER 9, 2023 (Thursday)**

**SEA BRIGHT, NEW JERSEY**

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

<https://meet.goto.com/881780325>

OR DIAL: (224) 501-3412

Access Code: 881-780-325

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

**Mayor Kelly** read the following Compliance Statement:

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

**Good Morning Ladies and Gentlemen. This Meeting Is Now Called to Order: In Line With The Borough Of Sea Bright's Longstanding Policy Of Open Government, And In Compliance With The "Open Public Meetings Act" I Wish To Advise You That Adequate Notice Of This Regularly Scheduled Meeting Was Sent to the Asbury Park Press and other local newspapers on January 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:** Mayor Brian P. Kelly  
Councilmember's Erwin Bieber, Jefferey M. Booker, Sr.,  
Samuel A. Catalano, William J. Keeler, John M. Lamia, Jr.

**ABSENT:** Councilmember Heather Gorman

**OTHERS:** Administrator Joseph L. Verruni, Attorney Richard Shaklee,  
Engineer Greg 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.

**No one wished to be heard.**

**ITEMS FOR DISCUSSION:**

**SUBJECT:** Capital Projects Update

**ACTION:** Administrator Verruni reported that there has not been much progress with the State regarding the backflow preventors in north beach – he and Borough Engineer Greg Blash have reached out to Senator O'Scanlon for further assistance. The Police Department, DPW, and Beach Department are in the process of moving their equipment out of the rented storage garages on South Street as Denholtz is moving forward with their project. Chief Friedman reported that the South Street garage housed 7 beach side by sides and 2 Police light towers that are now sitting outside in the parking lot - they need to be properly stored as soon as possible. He is actively looking into temporary off-site storage facilities. Borough Engineer Greg Blash submitted a proposal for the construction of a new storage facility on River Street and explained that he originally estimated the cost be around \$500,000 but after establishing a new plan with improved foundation for flooding events the cost has increased to approximately \$636,000 and will take about a year to be constructed. Council agreed to move forward with the plan as we need adequate storage for Borough vehicles and equipment. Borough Engineer Greg Blash also stated that the trash rack repairs have been completed and the 2023 road program will go out to bid sometime in January. We just received our funding of \$209,000 from the State for the 2024 road program. The owner of Anjelica's reported a bad odor and after further inspection it appears that their grease trap was not properly cleaned.

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

**ACTION:** Fire Department Chief Murphy reported 44 calls for service for the month of October which totals 597 for the year – compared to 560 calls for the entire year in 2023. He and Deputy Chief Rivera completed a 6-hour ISO inspection last week - insurance companies use this data to compute their insurance premium and he is confident they will raise their rating – he is hoping to become a class 2. Chief Murphy said the department held their elections last night and he was voted in to serve as Chief for another year.

Police Chief Friedman reported the department issued 2,688 summons and received 495 calls for service so far this year. Currently they are focusing on relocating all their equipment that was being stored at the South Street garages.

EMS member, Dan Drogin, reported 330 calls for First Aid service for the year as well as assisting with mutual aid for other towns. They've received the Lucas chest compressor and are working with the County on the auto-lift stretcher. A demonstration will be scheduled once everything is in place.

Dave Bahrle, Director of Public Works asked Council if they had any opposition to him closing the Anchorage bathrooms for the season as the weather is getting colder – Council agreed to close the restrooms.

**SUBJECT:** Vehicles for Auction

**ACTION:** Councilman Keeler feels that we should hold onto one of the Police Department vehicles that was originally listed for auction as it is good condition with a new motor and would be a good vehicle to use during flooding events. Councilman Bieber explained that the Police Department just received two new vehicles and feels the swap of two in - two out is very reasonable. Chief Friedman stated that he is willing to auction the vehicles per the committee's recommendation however, he would like to keep it if he can. Councilman Bieber clarified that Councilman Keeler feels it would be in the best interest of the Borough to keep a utility vehicle rather than a sedan and would find it acceptable for any two vehicles to go to auction as the department has a large enough fleet and asked Chief Friedman for his recommendation of which two vehicles he would like to auction - Chief Friedman will meet with the Chair of the Safety Committee and firm up which vehicles will go to auction. Councilman Bieber questioned where we stand with the Fire Department vehicles as we recently got two new pick-up trucks and have not gotten rid of any vehicles. Chief Murphy stated that he has no intentions of getting rid of the department's Tahoe and has already scrapped the 1985 green pick-up truck.

**SUBJECT:** Best Practices Inventory

**ACTION:** Administrator Verruni reported CFO Michael Bascom submitted our Best Practices Survey that is required by the Division of Local Government Services and we scored over 90%. Mr. Verruni explained that there were a few items that we did not receive points for such as priority schedules for repaving roads, electric vehicle charging stations on municipal property, and not having a policy for purchasing hybrid or alternative fuel vehicles. However, we scored well and are not losing any state aid funding as a result. Borough Engineer Greg Blash added that he does in fact rate the roads to determine which ones should be included in the upcoming road programs. Mr. Verruni will speak with CFO Michael Bascom about including this in our survey.

**SUBJECT:** Street Flooding

**ACTION:** Councilman Lamia shared his concerns about three specific areas in north beach where the water pools when it rains and about the effectiveness of the check valves. Borough Engineer Greg Blash will evaluate the cost of smaller pump stations for north and south beach.

**SUBJECT:** 2024 Beach Fees

**ACTION:** Councilman Catalano reported that Beach Manager Don Klein recommended increasing pre-season badge prices to \$75 from \$50 – Council agreed and a resolution will be prepared for the November 13<sup>th</sup> meeting.

**SUBJECT:** Draft Ordinances:

- a. Fire Pits
- b. Tree Removal Ordinance
- c. Salt Storage Ordinance
- d. E-Bike Ordinance

**ACTION:** a) Councilman Bieber stated that the fire pit ordinance came to light because our Fire Marshall recommended we put something in place to mitigate the risk of a fire – he drafted an ordinance, ran it by legal counsel, and circulated it to the Governing Body. The feedback he received was mainly concerns of the proposed violations and the proximity of the location of the fire pits. The severe violations have been removed but he would like the location to remain 15 feet from a structure as it was the recommendation of the Fire Marshall. This ordinance only applies to wood burning fire pits – not natural gas or propane. The ordinance will be enforced by the Police Department and the Code Enforcement Officer and will be listed on the agenda for introduction at the November 13<sup>th</sup> meeting.

b/c) Borough Engineer Greg Blash explained that both the tree removal and salt storage ordinances are required to be adopted by the end of the year for DEP's stormwater permit. Since there were a few issues with all municipalities adopting these ordinances the state pushed the timeline to next year. He asked the Council what they would like to see in each of these ordinances since we are able to configure them to best suit the Borough. He will include the Code Enforcement Officer/Borough Engineer as the main enforcers for the tree ordinance and the Police Department and Code Enforcement Officer for the salt storage ordinance. He will redraft them and bring back for further discussion at the December workshop meeting.

d) Councilman Bieber explained that the draft e-bike ordinance was prepared by Lt. McCue and later reviewed by Attorney Shaklee. The Police Department requested that it also include golf carts. The purpose of the ordinance is to protect against inappropriate use of e-bikes and clarity on how you handle the use of golf carts. Council will review the draft ordinance and discuss further at an upcoming workshop meeting.

**SUBJECT:** Communications Calendar

**ACTION:** This item will be carried to the December 14<sup>th</sup> Workshop Meeting.

**SUBJECT:** Ocean Avenue Planters

**ACTION:** This item will be carried to the December 14<sup>th</sup> Workshop Meeting.

**SUBJECT:** Mural – Rec Center

**ACTION:** This item will be carried to the December 14<sup>th</sup> Workshop Meeting.

**SUBJECT:** Community Center Rental  
**ACTION:** This item will be carried to the December 14<sup>th</sup> Workshop Meeting.

**SUBJECT:** Indoor Farmers’ Market  
**ACTION:** Mayor Kelly stated that the indoor farmers market is scheduled to be held on November 21<sup>st</sup> in the rec center. Mr. Verruni stated that it is going to be difficult to break down and clean up the market in time for the scheduled pickleball later that afternoon and said we may have to consider hiring someone part-time to supervise and schedule events/programs in the rec center in the new year. Chief Friedman also added that he gets calls all day to open the rec center for programs and is looking into various key pass options to eliminate having to physically unlock the building. Councilman Bieber is concerned that the rec center is becoming so successful that we need to look into a better scheduling system – Councilman Lamia explained that Councilwoman Gorman is working with Edmunds to finalize a more efficient system including signing a waiver.

Councilman Catalano questioned the status of the janitorial bid – Mr. Verruni explained that Public Works is working on the bid specs for January.

**SUBJECT:** Solid Waste Ordinance  
**ACTION:** Councilman Lamia is concerned that we do not have a clear understanding of what is acceptable for “bulk pickup”. He looked at Brick Township’s ordinance and would like to put something similar in place as we had two incidents in the downtown where tenants moved out of apartments and left large piles of “bulk”. Chief Friedman asked that he be notified as soon as there is an issue so he can issue a summons. This will be discussed further at the December workshop meeting.

**SUBJECT:** Resolutions  
1. Authorizing Grant Application for Boardwalk Improvements New Jersey Department of Community Affairs - Boardwalk Preservation Fund  
2. Authorizing Grant Application for SB Fire Dept - New Jersey Department of Community Affairs  
3. Person-to-Person Transfer of Liquor License #1343-33-005-004 - 1124 Ocean Avenue Liquor, LLC to BD Adventures, LLC  
4. Authorizing Budget Transfers  
**ACTION:** The above resolutions will be prepared for approval at the November 13<sup>th</sup> meeting.

**EXECUTIVE SESSION:**

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

**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. Personnel
- 2. Litigation

**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

**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 Absent Yes Yes

**\*Mayor Kelly and Councilman Catalano left the meeting.**

**ADJOURNMENT:**

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

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

Respectfully submitted,

Christine Pfeiffer  
Borough Clerk