

Sea Bright, New Jersey  
Special Smart Growth Workshop Meeting  
March 27, 2008  
7:35 P.M.

Mayor Fernandes called the meeting to order and requested those present to join her in the Pledge of Allegiance to the Flag.

Mayor Fernandes read the following statement:

**THE NOTICE REQUIREMENTS OF THE OPEN PUBLIC MEETINGS LAW FOR THIS MEETING HAVE BEEN SATISFIED; THE NOTICE WAS ADVERTISED IN THE COURIER ON JANUARY 24, 2008; A COPY OF THE NOTICE WAS ALSO SENT TO THE LINK, TWO RIVER TIMES, THE HUB AND THE ASBURY PARK PRESS, AND IT WAS POSTED IN BOROUGH HALL AND FILED IN THE OFFICE OF THE BOROUGH CLERK.**

**3. ROLL CALL:**

**PRESENT:** Councilmembers Bills, Keeler, Kelly, Long, Markson, Scriven, Mayor Fernandes, Borough Engineer Hoder, Administrative Assistant Branagan.

**ABSENT:** Councilwoman Long, Attorney Arnette

**4. INTRODUCTION:** Mayor Fernandes said that since the first workshop on February 27, 2008, there have been some changes and adjustments which will be discussed this evening. We are actively pursuing sharing various services with neighboring communities. For the next scheduled workshop, June 26, 2008 the Council will discuss financial planning and present a conceptual site plan.

**5. DISCUSSION ON THE FOLLOWING SMART GROWTH MATTERS:**

**I) Outline of beach facilities**

**a. Lifeguard station, concessions.**

Councilman Scriven said that the beach plans would include a boardwalk spanning from Donovan's property to the Chapel Beach Club. There would be a two story lifeguard station. The Beach office would house vehicles. Next to the Boardwalk would be a new playground. The north end of the beach would be a seasonal Pool Club to include: beach chair rentals, lockers, concessions, changing rooms to offset the cost.

Councilman Scriven said that the Governing Body wants to keep the tax burden as low as possible and they are actively looking for money rather than bond for it. Councilman Keeler has worked for a long time to bring a cell tower to town and this would generate revenue. One idea was to have the cell tower installed in the flagpole of the Beach Pavilion.

**II) Municipal Property Overview**

- b. Graphical presentation of municipal property concepts by Borough Engineer, Dave Hoder**
- c. Options A & B; library, courts.**
- d. Public works locale**

Engineer Hoder said that the Borough is considering building a new Public Works facility on the Borough owned property on River Street. The First Aid Building would be north of the Fire Department. The Fire Department and Sea Bright's Library would remain at its current locations. The new Municipal facilities would be in the northern edge of the Peninsulas' house as a two story structure with the Police Department being on the first floor. The Lifeguard Station and Beach Pavilion would be next to the new Boardwalk. The proposed Skateboard park would be north of the already existing Library site close to the Boardwalk. The Pool Club area with a playground would be also in this area close to the Municipal facilities and through the center would be parking.

### **III) Public Suggestion Box**

Councilman Scriven said that the Governing Body has provided suggestion forms for residents to fill out in order to become more involved by expressing their thoughts and ideas to the Council.

### **IV) Shared services update**

Councilwoman Markson said that she, Mayor Fernandes and Councilwoman Long met with Brian Valentino of Patriot Consulting Services researching shared services for Public Works with Monmouth Beach.

Mayor Fernandes said that she has spoken with other Mayors of several municipalities regarding shared services.

#### **Revenue generation and reduction of future overhead**

- a. Cell towers**
- b. Renewable energy & energy efficiency**
- c. Pool club**
- d. Concessions**

Councilman Kelly said that the Borough could benefit from renewable energy and energy efficiency. Designs that are more energy efficient and more intelligent would save the taxpayers money in the mid to long term. It might cost a little up front but the paybacks are exponential. Energy efficiency is important because it would reduce the need to produce power and reduce our demand. There are State and Regional incentive programs for renewable energy. There are low interest loans and direct rebate programs to incorporate clean energies and tax breaks. This could reduce Sea Bright's operating costs for thirty plus years.

Councilman Kelly said that the pool club would generate revenue and future Smart Growth meetings would explain how we could make it cost effective. More details will be provided at future meetings.

**VI) Next Phase**

**a. Financial planning**

**b. Conceptual site plans**

**6. REMARKS FROM THE AUDIENCE:**

Andrew Mencinsky of 754 Ocean Avenue said that the plans are costly and will not bring visitors or make the town look better. We need a Fire Department but we can merge our Police force as Governor Corzine has been saying. We can not afford to keep our own Engineers and Attorneys. We do not need a 7 million project for eighteen hundred people. The Boardwalk would block the Ocean view. The Lifeguard building has some merit and the Boardwalk does not.

C. Read Murphy, 6 Center Street, said having Public Works facility and Recycling Center at River Street is a great idea. He advocates a double deck parking lot. All Emergency Services should be consolidated into one building. The Pool Club would not lose money and it would generate enough revenue. He recommended the Council research factory built buildings that are less expensive, code approved and built solid to withstand high winds.

James Forsman of East Church Street said that the First Aid Building would be of no costs to the taxpayers because they will generate the funds themselves. The Pool Club and the Court are revenue generated.

Mike Warmington of 260 Ocean Avenue said that the cell tower could be installed in the Church's steeple. He said that an inventory should be taken of the amount of parking spaces because the new construction would cause a parking deficit.

Liz Von Ziegar of 174 Ocean Avenue felt that the Skateboard Park is not a good idea. It brings in the wrong demographics of teen age boys with skateboards with no money to spend. Sea Bright does not have enough children to justify the costs or the space. The kids have to go through a busy parking lot and the Rumson Bridge on their skateboards and this would be a liability.

Gene Mangia of 5 Bellevue Place asked whether the Pool Club would be an open or closed in pool. He said that there are two many buildings on the proposed site for the Municipal facilities and he advocated building up because it would be a space saver and cheaper.

Liz Deguilio of Ocean Reef said the Municipal Facility was a good idea and she was hoping its design would be attractive. She agreed with Liz Von Ziegar regarding the Skateboard Park.

Harriet Primack of 9 Sandpiper Lane said that shared services was something we should pursue. She was not in favor of the Skateboard Park. She said that she favored a parking facility that was accessible, visible and aesthetically pleasing.

Kathy Morris 28 Islandview Way said that monies for the Skateboard Park would be fundraised by the Recreation Committee. The grant application required information on the number of children living in Sea Bright. The 2000 census indicated there are 215 children. The Recreation Committee has several plans to generate revenue. The size of the Skateboard Park would be 60 by 100 feet, about the size of Mrs. Rooney's Hot Dog Stand lot which is bigger than the proposed Skateboard Park.

The Boardwalk and the Pool Club are great ideas and an all round pool facility would generate money from swim teams that need a place and ideal for residents and seniors.

Christine Sinnot 20 Center said that it would be better to incorporate one large building. She thought the Skateboard Park was a good idea and it would generate revenue especially from the Rumson families.

Al Pra Sisto of 174 Ocean Avenue said that this town needed a more pleasing architecture. We should be seeing trees, flowers, walkways and mini-parks. He thought the Pool was a good idea.

Jim Parla of Highlands said that he was happy to see the Governing Body going forward with the Smart Growth plans. He thought the Pool Club was a good idea. He wondered with all the towns in the area building Municipal facilities how the State would view this as they are pushing for shared services.

Chris Francie of Highlands said that he agreed with Jim Parla's comments regarding the State's reaction to towns building Municipal Facility and not actively pursuing shared services.

Chuck McQuillan said that he is a property owner in Sea Bright and he thought that the future site for the Municipal Facilities should not be located on prime real estate. He said that the Pool Club was an excellent idea but it would pose parking problems.

**7. ADJOURNMENT** There being no further business before the Governing Body. Councilman Markson made a motion to adjourn the meeting at 9:12 P.M. Second by Councilwoman Long and approved upon unanimous voice vote.

Respectfully Submitted,

Suzanne Branagan  
Administrative Assistant