

April 5, 2023
Brigantine, New Jersey

A Council meeting was held this date in Council Chambers at 5:00 P.M. with Mayor Sera presiding.

Present: Lettieri, Haney, DeLucry, Kane, Riordan, Sera.
Absent: Bew

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Mayor Sera led the flag salute and Councilman Riordan offered a prayer.

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Councilman DeLucry moved, seconded by Councilman Riordan to adopt the following resolution.

CITY OF BRIGANTINE
RESOLUTION 2023-64
EXECUTIVE SESSION

THE CITY COUNCIL OF THE CITY OF BRIGANTINE RESOLVES THAT:

WHEREAS, the Open Public Meeting Act of the State of New Jersey permits the discussion of certain matters within an Executive Session, as an exception to certain provisions of said laws; and

WHEREAS, the City Council of the City of Brigantine wishes to discuss certain matters which qualify as exceptions in Executive Session.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BRIGANTINE THAT:

1. There is hereby authorized an Executive Session of the City Council of the City of Brigantine, for the purpose of discussing certain matters which qualify under said Open Public Meetings Act. No action binding upon the City Council will be disclosed to the public when legally permitted and when the public interest will no longer be served by keeping such matters confidential.
2. This resolution shall take place immediately.

Roll Call: Lettieri, Haney, Kane, Riordan, Sera: "Yes".

Motion Carried.

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City Clerk, Lynn Sweeney, RMC read the statement pertaining to the Open Public Meeting Act, P.L. 1975, Chapter 231, excluding the public from a meeting in certain circumstances.

Council retired to executive session at 5:04 P.M.

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Council returned from executive session at 5:21 P.M.

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Attorney George Morris reported that Council discussed the following topic in executive session: matters of personnel and labor.

Councilman Lettieri moved, seconded by Councilman Kane approve the 03/01/2023 and 03/15/2023 Council Session Minutes.

Roll Call: Lettieri, Haney, Kane, Riordan, Sera: “Yes”.

DeLucry: “Yes” on 03/01/2023 and “Abstain” on 03/15/2023.

Motion Carried.

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Councilman Lettieri moved, seconded by Councilman Kane to approve the Payroll, Requisition List and Operating Expenses.

Roll Call: Lettieri, Haney, DeLucry Kane, Riordan, Sera: “Yes”.

Motion Carried.

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Public Comment on Agenda Items Only.

No public comments were made.

Close of Public Comment.

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Councilman Haney moved, seconded by Councilman Kane to adopt the following resolution.

CITY OF BRIGANTINE
RESOLUTION 2023-65

INTRODUCTION OF THE 2023 MUNICIPAL BUDGET

Acting City Manager, Ryan Hurst presented the City Manager’s Budget.

City Auditor, Leon Costello stated that there are other towns that have had tax increases this year and that the public hearing is set for May 3rd.

Roll Call: Lettieri, Haney, DeLucry Kane, Riordan, Sera: “Yes”.

Motion Carried.

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Councilman Lettieri moved, seconded by Councilman Haney to adopt the following ordinance.

City of Brigantine
Ordinance No. 3 of 2023

Amending Fee Ordinance

Mayor Sera called for the public hearing of Ordinance 3 of 2023. The Ordinance was read by title by the Mayor. Mayor Sera explained that where two typos in the ordinance, stating that it should state “per session” and Attorney George Morris stated it could be voted on and the correction does not amount to a substantial change requiring readvertising.

No public comments were made.

Roll Call: Lettieri, Haney, DeLucry Kane, Riordan, Sera: “Yes”.

Motion Carried.

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Councilman Haney moved, seconded by Councilman Lettieri to adopt the following ordinance.

City of Brigantine
Ordinance No. 5 of 2023

Amending Section 210-37 of the Code Adding a Fee for Floodplain Management

Mayor Sera called for the public hearing of Ordinance 5 of 2023. The Ordinance was read by title by the Mayor.

No public comments were made.

Roll Call: Lettieri, Haney, DeLucry Kane, Riordan, Sera: “Yes”.

Motion Carried.

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Councilman Lettieri moved, seconded by Councilman DeLucry to adopt the following resolution.

CITY OF BRIGANTINE
RESOLUTION 2023-66

APPOINTING CARL TRIPICIAN AS ALTERNATE AND CONFLICT PROSECUTOR

Roll Call: Lettieri, Haney, DeLucry Kane, Riordan, Sera: “Yes”.

Motion Carried.

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Councilman Haney moved, seconded by Councilman Lettieri to adopt the following resolution.

CITY OF BRIGANTINE
RESOLUTION 2022-67

AUTHORIZING AWARD OF CONTRACT TO CME ASSOCIATES FOR DESIGN,
CONSTRUCTION MANAGEMENT AND INSPECTION SERVICES FOR REPAIR OR
REPLACEMENT OF SANITARY AND STORM WATER SYSTEMS AT VARIOUS
LOCATIONS

Roll Call: Lettieri, Haney, DeLucry Kane, Riordan, Sera: “Yes”.

Motion Carried.

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Councilman Riordan moved, seconded by Councilman Lettieri to adopt the following resolution.

CITY OF BRIGANTINE
RESOLUTION 2023-68

AUTHORIZING TRINITY CODE INSPECTIONS, LLC TO PERFORM CONSTRUCTION
INSPECTIONS ON AN INTERIM BASIS

Roll Call: Lettieri, Haney, DeLucry Kane, Riordan, Sera: “Yes”.

Motion Carried.

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Councilman Haney moved, seconded by Councilman Lettieri to adopt the following resolution.

CITY OF BRIGANTINE
RESOLUTION 2023-69

AUTHORIZING AWARD OF AN EMERGENCY CONTRACT TO WEST BAY
CONSTRUCTION FOR SEWER COLLAPSES AT 34½ STREET ALLEY
BY OCEAN AVENUE

Roll Call: Lettieri, Haney, DeLucry Kane, Riordan, Sera: “Yes”.

Motion Carried.

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Councilman Riordan moved, seconded by Councilman Kane to adopt the following resolution.

CITY OF BRIGANTINE
RESOLUTION 2023-70

AUTHORIZING THE REJECTION OF THE BIDS RECEIVED FOR THE ROOF
REPLACEMENT AND CUPOLA REMOVAL AT CITY HALL

Mayor Sera explained that two bids were received, both of which were over the architects estimated cost for the project and the architect recommended rejecting the bids and rebidding. Councilman DeLucry suggested changing or adjusting the specs and Chief Financial Officer, Al Stanley replied this was already done and the prices came in higher than expected.

Roll Call: Lettieri, Haney, DeLucry Kane, Riordan, Sera: “Yes”.

Motion Carried.

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Councilman Haney moved, seconded by Councilman Lettieri to adopt the following resolution.

CITY OF BRIGANTINE
RESOLUTION 2023-71

AUTHORIZING CHANGE ORDER #1, FINAL FOR THE CONTRACT WITH CHARLES
MARANDINO, LLC FOR VARIOUS DRAINAGE IMPROVEMENTS AND
RECONSTRUCTION OF A PORTION OF REVERE BLVD.

Roll Call: Lettieri, Haney, DeLucry Kane, Riordan, Sera: “Yes”.

Motion Carried.

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Councilman Lettieri moved, seconded by Councilman Riordan to adopt the following resolution.

CITY OF BRIGANTINE
RESOLUTION 2023-72

REAL ESTATE TAX REFUNDS

Roll Call: Lettieri, Haney, DeLucry Kane, Riordan, Sera: “Yes”.

Motion Carried.

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Councilman Riordan moved, seconded by Councilman Kane to adopt the following resolution.

CITY OF BRIGANTINE
RESOLUTION 2023-73

REAL ESTATE TAX REFUND

Roll Call: Lettieri, Haney, DeLucry Kane, Riordan, Sera: “Yes”.

Motion Carried.

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Councilman Riordan moved, seconded by Councilman Kane to adopt the following resolution.

CITY OF BRIGANTINE
RESOLUTION 2023-74

CANCELLATION OF REAL ESTATE 100% PERMANENTLY AND TOTALLY DISABLED

Roll Call: Lettieri, Haney, DeLucry Kane, Riordan, Sera: “Yes”.

Motion Carried.

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Councilman Kane moved, seconded by Councilman Haney to adopt the following resolution.

CITY OF BRIGANTINE
RESOLUTION 2023-75

P.B.A. ROADWAY SOLICITATION

Police Chief Rich Casamento explained this will be to raise funds for the Unity Tour.

Roll Call: Lettieri, Haney, DeLucry Kane, Riordan, Sera: “Yes”.

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Councilman Riordan moved, seconded by Councilman Kane to adopt the following resolution.

CITY OF BRIGANTINE
RESOLUTION 2023-76

AUTHORIZING AWARD OF CONTRACT TO BECHT ENGINEERING FOR
ENGINEERING SERVICES FOR THE
EVALUATION OF HVAC SYSTEMS AT CITY HALL

Roll Call: Lettieri, Haney, DeLucry Kane, Riordan, Sera: “Yes”.

Motion Carried.

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Councilman Riordan moved, seconded by Councilman Kane to adopt the following requests.

- A. Brigantine VFW Raffle License #996
- B. Brigantine VFW Raffle License #997
- C. Brigantine American Legion Raffle License #998
- D. Volleyball Tournament Request
- E. Soccer Tournament Request

- F. Chamber of Commerce Bonfire Request
- G. P.B.A. Raffle License #999

Roll Call: Lettieri, Haney, DeLucry Kane, Riordan, Sera: “Yes”.
Motion Carried.

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Council/Manager Discussion: Acting City Manager, Ryan Hurst reminded all that there are two bids coming up; one for the food & beverage concessionaire at the Golf Links and one for the Human Resources consultant. Councilman Haney spoke about resident concerns that he received regarding short term rental issues, spoke about the proposed Offshore Wind Turbine project, commented on the storm that passed praising Public Works for their efforts in the cleanup, spoke about the success of the baseball parade, commented on a recent fundraiser for the Stacey Porpora Foundation, spoke about the Elks installation event and announced that Mayor Sera was named Elks Citizen of the Year. Councilman DeLucry thanked all the professionals and department heads for their work on the budget, spoke about the short-term rental issues stating that he feels council should take action and remedy the situation. Councilman Kane spoke about the success of the Baseball parade, commented on the passing of Jen Crane, spoke about the fundraiser for the Stacey Porpora Foundation, praised the Garden Club for all the work they do and thanked Superintendent of Public Works, John Doring for all he and his department do. Councilman Riordan announced the 30th Anniversary of the Cultural Arts Foundation and stated there is a celebration event scheduled for April 22nd at the Elks, announced the Lions Club Car Show on June 4th and congratulated Mayor Sera for his Citizen of the Year award. Mayor Sera spoke about the success of the Baseball parade and praised the Baseball program, commented on a proposed change to liquor licenses stating that he arranged a meeting with State representatives to discuss the changes, spoken about the Board of School Estimates Meeting stating the budget passed with no tax increase for the school board, commented on the demolition of a portion of the old Community School stating that the area will be designated green space, spoke about school safety stating that part of the schools budget will go toward replacing all of the interior doors and stated that the security camera system will be updated so it will connect with the police department, commented that the district is also doing updates to the auditorium sound and visual system and spoke about short term rental concerns stating that a Sub Committee is being created that will review the short term rental regulations and to develop a plan to better address the communities concerns.

By voice resolution, Councilman Haney moved, seconded by Councilman Kane to appoint the following to the Short-Term Rental Sub Committee: Acting City Manager Ryan Hurst, Mayor Sera, Councilman Lettieri, Councilman Riordan, Police Department representative Bill Hoffman, Fire Prevention and Inspection representative Jack Murray and the Code Enforcement representative Mark Coyne.

Roll Call: Lettieri, Haney, DeLucry Kane, Riordan, Sera: “Yes”.

Motion Carried.

Mayor Sera stated that an online form will be posted on the City’s website that will allow people to be involved.

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Public Comments.

Frank Congemi of 605 West Shore Drive spoke about the Lions Car Show event and wished everyone Happy Easter.

Andrea Sullivan of 2000 Ocean Avenue spoke about the short-term rental issues in her neighborhood.

Anne Phillips of 308 27th Street spoke about the Short-Term Rental Sub Committee and read sections from the City Code book regarding rentals.

Louise Groeber of 301 20th Street spoke about the short-term rental issues in her neighborhood and read the New Jersey rental property licensing requirement.

Mayor Sera stated that in 2014 they had created a committee regarding short-term rentals and the “Animal House” Ordinance was created from that committee. Mayor Sera stated that if someone has an issue with a rental property they could file a complaint so there is a history of issues. Police Chief Rich Casamento stated that a complaint can come in the form of a phone call or in writing, but explained that not all issues are the police department related. Councilman Lettieri urged people to report issues they have with rental properties so that the officials know which properties are causing issues.

Jim Coia of 305 20th Street spoke about issues with short-term rental properties on his neighborhood.

Andrea Sullivan of 2000 Ocean Avenue spoke about parking issues on her street and Chief Casamento addressed the issues she was having on her street, stating that there have been several tickets issued on various locations.

Robert Gordon of 2000 Ocean Avenue commented that he saw on the news that the City of Philadelphia was having rental issues similar to the ones being discussed tonight, spoke about his concerns with a property owner owning multiple properties and asked about the status of his handicapped parking request. Councilman Riordan stated that there are housing discrimination laws that prevent a realtor from asking the buyer what their intention was for property.

George Groeber of 301 20th Street spoke about the issues he was having with rental issues in his neighborhood and questioned rules that govern short-term rentals. Attorney George Morris stated the Short-Term Rental Sub Committee will have to figure out how the enforcement of the rules will take place.

Anne Phillips of 308 27th Street spoke about the rental rules that govern the issuing of licenses and how the City could revoke it.

Ilene Frost of 304 19th Street spoke about the rental license procedures, asking if the license was available online. Councilman Riordan stated that the City ordinances are available from the City’s website.

Donna DiSero from 4820 Atlantic Brigantine Blvd. questioned the rental parameters and the licensing procedure. Mayor Sera commented that these topics will be brought up with the Short-Term Rental Sub Committee.

Tom Jones 208 5th Street North spoke about short-term rental issues, stating that people need to make official complaints and spoke about the proposed offshore wind projects and announced the Defend Brigantine Beach fundraising event scheduled for April 22nd at the VFW.

Henry Waldron of 314 20th Street spoke about short-term rental issues in his neighborhood, saying he was involved with the committee in 2014 when the Animal House ordinance was established.

Close of Public Comment.

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Councilman Lettieri moved, seconded by Councilman Riordan to adjourn the meeting.

Roll Call: All “Yes”.

Motion Carried.

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There being no further business to discuss the meeting was adjourned at 8:32 P.M.

Mayor Vince Sera

City Clerk, Lynn Sweeney, RMC