

**AGENDA
REGULAR MEETING
BOROUGH OF SEA BRIGHT**

FEBRUARY 17, 2026

SEA BRIGHT, NEW JERSEY

TO ATTEND THIS MEETING REMOTELY PLEASE USE THE FOLLOWING:

<https://meet.goto.com/578870469>

OR DIAL: (408) 650-3123

Access Code: 578-870-469

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 5, 2026 and posted on the Borough website. 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:

Councilmember(s)

BIEBER ____ CATALANO ____ GORMAN ____

KEELER ____ LAMIA ____ LECKSTEIN ____

Mayor

KELLY ____

MOMENT OF SILENCE FOR THE FOLLOWING MEMBER OF THE SEA BRIGHT COMMUNITY WHO PASSED AWAY:

Linda Mendes

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

01-14-2026 Workshop Meeting

01-14-2026 Executive Session

01-20-2026 Regular Meeting

Resolutions:

**No. 58-2026 Authorize the Release of Performance Guarantee
Block 34, Lot 1, 158 Ocean Avenue**

No. 59-2026 Authorizing the Release of Various Escrow Account Balances

- No. 60-2026 A Resolution Supporting Reducing the Speed Limit Along Route 36 Borough of Sea Bright**

- No. 61-2026 Authorizing the Mayor to Execute an Agreement with the Department of Transportation for the Sale of a Temporary Construction Easement on Borough Owned Property in Connection with Crosswalk Improvements**

- No. 62-2026 Authorizing Shared Services Agreement Between the Borough of Shrewsbury and the Borough of Sea Bright Code Enforcement**

- No. 63-2026 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”**

- No. 64-2026 Donation of 2026 Beach Badges**

- No. 65-2026 Appointment of Registrars of Vital Statistics**

- No. 66-2026 Authorizing the Borough of Sea Bright to Apply for a Grant from the Department of Community Affairs for Updates and Renovations to The Cecile F. Norton Community Center**

- No. 67-2026 Approving Fourth Round Mediation Agreements With Fair Share Housing Center**

Roll Call: Bieber___ Catalano___ Gorman___ Keeler___ Lamia___ Leckstein___

ORDINANCE(s):

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

ORDINANCE NO. 01-2026
CALENDAR YEAR 2026
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. 01-2026; seconded by Councilmember _____

Roll Call: Bieber___ Catalano___ Gorman___ Keeler___ Lamia___ Leckstein___

Public Hearing (Ord. No. 01-2026)

Councilmember _____ offered a motion to close the public hearing on Ordinance No. 01-2026; seconded by Councilmember _____

Roll Call: Bieber___ Catalano___ Gorman___ Keeler___ Lamia___ Leckstein___

Councilmember _____ offered a motion to adopt Ordinance No. 01-2026 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. 02-2026
**AN ORDINANCE OF THE BOROUGH OF SEA BRIGHT ESTABLISHING PROVISIONS
FOR THE REGULATION OF NOISE TO BE CODIFIED AT CHAPTER 144 OF THE
BOROUGH CODE AND REPEALING ARTICLE II "NOISE NUISANCES"
OF CHAPTER 146 "NUISANCES"**

Councilmember _____ offered a motion to open the public hearing on Ordinance No. 02-2026; seconded by Councilmember _____

Roll Call: Bieber___ Catalano___ Gorman___ Keeler___ Lamia___ Leckstein___

Public Hearing (Ord. No. 02-2026)

Councilmember _____ offered a motion to close the public hearing on Ordinance No. 02-2026; seconded by Councilmember _____

Roll Call: Bieber___ Catalano___ Gorman___ Keeler___ Lamia___ Leckstein___

Councilmember _____ offered a motion to adopt Ordinance No. 02-2026 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. 03-2026
**BOROUGH OF SEA BRIGHT
COUNTY OF MONMOUTH
STATE OF NEW JERSEY**
**AFFORDABLE HOUSING ORDINANCE IMPLEMENTING THE FOURTH ROUND HOUSING
PLAN ELEMENT AND FAIR SHARE PLAN**

Councilmember _____ offered a motion to introduce Ordinance No. 03-2026 for a public hearing to be held on March 11, 2026 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. 04-2026
**AN ORDINANCE OF THE BOROUGH OF SEA BRIGHT
AMENDING CHAPTER 74, "BUSINESS INSURANCE REGISTRATION"
OF THE CODE OF THE BOROUGH OF SEA BRIGHT,
SECTION 74-3 "REGISTRATION REQUIREMENTS"**

Councilmember _____ offered a motion to introduce Ordinance No. 04-2026 for a public hearing to be held on March 17, 2026 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. 05-2026
AN ORDINANCE OF THE BOROUGH OF SEA BRIGHT
AMENDING CHAPTER 7, "BUILDING CONSTRUCTION" OF THE CODE OF THE BOROUGH OF
SEA BRIGHT, ARTICLE I "UNIFORM CONSTRUCTION CODE",
SECTION 70-7 "FOUNDATION INSPECTION AND APPROVAL"

Councilmember _____ offered a motion to introduce Ordinance No. 05-2026 for a public hearing to be held on March 17, 2026 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. 06-2026
AN ORDINANCE OF THE BOROUGH OF SEA BRIGHT AMENDING CHAPTER 130, "LAND
USE" OF THE CODE OF THE BOROUGH OF SEA BRIGHT, CREATING A RESIDENTIAL
OVERLAY ZONE FOR BLOCK 19, LOTS 2, 2.01 AND 3

Councilmember _____ offered a motion to introduce Ordinance No. 05-2026 for a public hearing to be held on March 17, 2026 and advertise according to law; seconded by Councilmember _____

Roll Call: Bieber___ Catalano___ Gorman___ Keeler___ Lamia___ Leckstein___

INDIVIDUAL ACTION/New Business:

Vouchers: \$ 1,633,447.20

Councilmember _____ offered a motion to approve the Voucher List dated February 17, 2026 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 into 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___