

**WORKSHOP MEETING MINUTES  
TOWNSHIP COUNCIL – TOWNSHIP OF OCEAN**

**APRIL 19, 2010**

**OAKHURST, NEW JERSEY**

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The Workshop Meeting was held in the Council Conference Room, Town Hall, 399 Monmouth Road, Oakhurst, NJ 07755 beginning at 5:30 p.m.

**Present:** Mayor Larkin  
Deputy Mayor Hiers, Councilmember(s) Garofalo, Schepiga, Siciliano  
**Others:** Martin Arbus, Esq., Township Attorney  
Andrew Brannen, Township Manager  
Vincent Buttiglieri, Township Clerk

Mayor Larkin announced that the notice requirements of the Open Public Meetings Act for this meeting have been satisfied; a copy of the Annual Notice was sent to the Asbury Park Press and The Coaster, posted in Town Hall and filed in the Office of the Township Clerk on December 9, 2009.

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**REVIEW OF ALL REGULAR MEETING MATERIAL:**

The following items were reviewed by the Governing Body and held for the Regular Meeting of April 19, 2010, unless otherwise noted (\*):

**PROCLAMATION:** *Police Sergeant Charles Weinkofsky*  
26 Years of Service

**CERTIFICATES OF ACCOMPLISHMENT:**

Alliance Slogan Contest Winners

**MINUTES:**

March 15, 2010 – Workshop, Public and Closed Meeting  
April 7, 2010 – Workshop Meeting

**RESOLUTIONS:**

10-045 Authorize the acceptance of Performance Guarantees for the following:

- a. Block 105, Lot 22 – 1304 Maple Avenue – Kolarsick Builders, Inc.

10-046 Authorize the Developer's Agreement for the following:

- a. Block 34, Lot 15 – 1712 Route 35 South – 1712 Route 35, LLC

Andrew Brannen, Township Manager, stated that this performance guarantee pertains to the car wash on the south-bound side of Route 35.

- b. Block 1.02, Lot 72 – 20 Hidden Meadows Drive – Ocean Seniors, LLC  
(Phase I)
- c. Block 1.02, Lot 72 – 20 Hidden Meadows Drive – Ocean Seniors, LLC  
(Phase II)

Mr. Brannen reported that Item b is for site plan and Item c is for their COAH obligation.

10-047 Authorize the release of Maintenance Guarantees for the following:

- a. Block 35.06, Lot 5 – 17 Hartshorne Road – M.G.O. Group, Inc.
- b. Block 35.02, Lot 2 – 22 Northwoods Road – M.G. O. Group, Inc.
- c. Block 35, Lot 95 – 24 Brandywine Road – M.G.O. Group, Inc.
- d. Block 35, Lot 83 – 46 Northwoods Road – M.G.O. Group, Inc.
- e. Block 35, Lot 55 – 16 Carbury Road – M.G.O. Group, Inc.
- f. Block 12.03, Lot 3 – 147 Larchwood Avenue – Alan Cohn
- g. Block 9, Lot 62 – 225 Howard Avenue – Edward and Raquel Levy
- h. Block 9, Lot 3 – 263 Park Avenue – A.S. Builders
- i. Block 189, Lot 6 – 1110 Highway 35 – Long Branch Cellular Telephone Company

10-048 Authorize the release of performance guarantees for the following:

- a. Block 33, Lot 53 – 1603 Holbrook Street - Salvatore Dellomo
- b. Block 182, Lots 73, 74, 75 & 78 – Food Circus Supermarkets, Inc.

Mr. Brannen reported that Foodtown has abandoned certain improvements that they had previously received approval.

- c. Block 33.16, Lot 1 and Block 33.17, Lot 2 – 1903 Highway 35 – FPN Prime, LLC

Mr. Brannen informed the Council that this property is the Central Jersey bank property on Route 35.

- d. Block 36, Lot 3 – 538 Green Grove Road – Thomas and Rhonda Mazza
- e. Block 22, Lot 16 – 225 Monmouth Road – The Keybound Group

10-049 Authorize changing the May 17, 2010 Council Meeting to May 20, 2010

10-050 Authorize various appointments to the Environmental Commission and to the Senior Citizen Housing Corporation

Mr. Brannen informed the Council that the Environmental Commission was replacing two Alternate members that have not attended the meetings with two dedicated people, one of which is Ken Lutz and the other is Laurel Von Gerichten.

As far as the Senior Citizen Housing Corporation, all the individuals are being reappointed.

10-051 Authorize the receipt of bids/proposals for Payroll Services and Banking Services

10-052 Adopt Integrated Pest Management (Pesticide Free Zones) as the pest control policy for the Township of Ocean

10-053 Authorize the reduction of the performance guarantees for the following:

- a. Block 182, Lot 9.03, 9.02 and 9.03 – 1701 Kneeley Boulevard – Patock Construction, Inc./Ladacin Network

**ORDINANCE:**

Ordinance #2144 – To exceed the Municipal Budget Appropriation Limits and to Establish a CAP Bank

Mr. Brannen explained that this ordinance needs to be introduced prior to the introduction of the budget, hence, it is being voted on separately from the other ordinance.

**INDIVIDUAL ACTION:**

**VOUCHERS: 8,089,053.29**

**RESOLUTIONS:**

10-039 Authorize the amendment of the 1993 agreement between the Township of Ocean and the Wanamassa Fire Company, Inc. with regard to Wanamassa’s Fireman’s Field, Block 142, Lot 47

Mr. Brannen reported that this is a great opportunity to generate additional revenue for the Township.

10-054 Authorize the Tax Collector/Finance Director to issue refund check(s) in the amount of \$1,554.37 to the owner of Block 152, Lot 1.01, who has been declared a 100% disabled veteran.

10-055 Authorize submission of the 2009 Municipal Recycling Tonnage Grant Application.

10-056 Authorize the confirmation of the following Assessments:

- a. Howard Avenue, Wilson Avenue, Overbrook, Avenue, Hillcrest Avenue, Maple Avenue, Carole Drive, Lloyd Place and Robin Drive curbing, sidewalk and apron improvements
- b. Maple Avenue curbing, sidewalk and apron improvements

Mr. Brannen informed the Council that there were some minor issues along Maple Avenue but the contractor has been made aware of them and will fix them once the weather is conducive to that type of work.

10-057 Amend the fee schedule with Jungle Lasers, LLC for the National Geomatica System

Mr. Brannen informed the Council that this resolution is merely updating the previous fee schedule to take into account new procedures adopted by the Township, such as grease trap inspections

10-058 Authorize a contract with AMEC Electric, LLC to perform electrical work associated with the Police Department communication system.

10-059 Authorizing a Road Opening Permit for New Jersey Natural Gas for property located at 500 Lakeview Avenue

10-060 Appoint Christine Hanlon, Esq. as an Alternate Prosecutor

10-061 Authorize a contract with CapturePoint.com for software and services for on-line program membership and facility management

Mr. Brannen reported that this enhancement will allow the Township to integrate all recreation services including registrations, which could be done on-line.

10-062 Approve the purchase of two (2) police vehicles from Day Chevrolet (State Contract # A73849) in the amount of \$56,000.00

10-063 Introduce the 2010 Municipal Budget

**ORDINANCES:****Introduction(s):**

Ordinance #2143 - An ordinance amending and supplementing Chapter XVI of the "Revised General Ordinances of the Township of Ocean, 1965" entitled: Parks and Playgrounds  
(P.H. 5/20/10 Coaster)

Mr. Brannen informed the Council that this ordinance will establish the usage fees for Fireman's Field.

**REPORTS:**

Councilmember Siciliano inquired about who would be responsible for paying the bill for the lights at Fireman's Field.

The following individuals did not issue a report at this meeting:

Councilmember(s) Garofalo, Hiers, Schepiga

Andrew Brannen, Township Manager

Martin Arbus, Esq., Township Attorney

**ITEMS FOR DISCUSSION:**

**SUBJECT:** 2010 CDBG Update

**ACTION:** Andrew Brannen, Township Manager, discussed three possibilities for funding. They are: Repaving the parking lot at the Senior Center, the Greenway at Ocean Scoping Project or the construction of sidewalks on Industrial Way. The Public Hearing is scheduled for May 3, 2010

**SUBJECT:** FEMA Grant Update

**ACTION:** Andrew Brannen, Township Manager, reported that the Township needs to make some revisions in the plans. Once done, the Township needs to approve the subdivision prior to being approved for any funding, although it appears the Township will be successful.

**SUBJECT:** 2010 Budget Update

**ACTION:** Mr. Brannen distributed a summary of the proposed 2010 budget, which currently has an increase for the average house of \$76.25. The Budget currently does not contain the debt paydown, as we have done in the past. If the Township decided to continue that practice, the increase would go up to \$95.00 per average household. The consensus was to keep the taxes as low as possible and not include the debt paydown.

**RESOLUTION  
DECLARING CLOSED SESSION**

**WHEREAS**, Section 8 of the Open Public Meetings Act, Chapter 231, P.L. 1975, permits the exclusion of the public from a meeting in certain circumstances; and

**WHEREAS**, this public body is of the opinion that such circumstances presently exist;

**NOW, THEREFORE, BE IT RESOLVED** by the Township Council of the Township of Ocean, County of Monmouth as follows:

1. The Public shall be excluded from discussion of and action upon the hereinafter specified subject matters.
2. The general nature of the subject matter to be discussed is as follows:
  - C1. Litigation – COAH Update
  - C2. Contract – Sale of Real Estate
  - C3. Contract – PBA/SOA/Local 177/ Local 701
  - C4. Personnel – Employee Benefits
  - C5. Contract – Police Services
  - C6. Litigation – Loch Arbour
3. It is anticipated at this time that the Municipal Clerk shall on a six (6) month basis, review the minutes of closed sessions of the Township of Ocean and make a recommendation to the Governing Body which minutes should be considered for public record. The minutes which are made public shall not thereafter be treated as confidential, but may be seen and copied by any person(s) in the same manner as any meeting minutes of the Township of Ocean.
4. This resolution shall take effect immediately.

Record of Vote	Deputy Mayor Hiers	Councilman Garofalo	Council-woman Schepiga	Councilman Siciliano	Mayor Larkin
Motion To Approve	X				
Motion to Second				X	
Approved	X	X	X	X	X
Opposed					
Not Voting/Recuse					
Absent/Excused					

Seeing that there were no additional comments, the meeting was adjourned.

Record of Vote	Deputy Mayor Hiers	Councilman Garofalo	Council-woman Schepiga	Councilman Siciliano	Mayor Larkin
Motion To Approve		X			
Motion to Second				X	
Approved	X	X	X	X	X
Opposed					
Not Voting/Recuse					
Absent/Excused					

Respectfully submitted,

Vincent Buttiglieri, RMC/CMC  
Township Clerk