

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

**AUGUST 8, 2011**

**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 Siciliano  
Councilmember(s) Garofalo, Schepiga

**Absent:** Councilmember Evans

**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 6, 2010.

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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 August 8, 2011, unless otherwise noted (\*):

**CONSENT AGENDA:**

**MINUTES:**

July 1, 2011 – Reorganization Meeting  
July 6, 2011 – Workshop, Public and Closed Meeting

**RESOLUTIONS:**

11-131 Support legislation declaring September 11 as a National Day of Remembrance to commemorate the 10-year anniversary of the terrorist attacks on the United States

Andrew Brannen, Township Manager, stated that the request for this resolution came from Senator Lautenberg.

11-132 Stating Compliance with Promulgation of Local Finance Board of the State of New Jersey accepting the 2010 Township of Ocean Audit

Mr. Brannen stated that the Township received an unqualified opinion. The audit contained two minor recommendations, both of which have been addressed in Resolution #11-142.

11-133 Approve the place-to-place transfer (de-licensing) of Plenary Retail Distribution license issued to Wanamassa Liquors, Inc.

Mr. Brannen stated that this resolution was necessary due to a sub-division of the property.

11-134 Authorize the receipt of bids/proposals for the following:

a. Re-plastering of the Community Pool

Mr. Brannen explained that this refurbishment needs to be done every 10-12 years.

**b. Collection of Municipal Court Debt by a Private Entity**

Mr. Brannen reported that the Court estimates there are approximately 1,500 outstanding fines that could be investigated.

**c. Town Hall Interior/Exterior Signage**

11-135 Authorize the submission of the following Grants:

**a. 2012 Monmouth County Alcohol and Drug Abuse Services Grant**

11-136 Authorize appointments to the Zoning Board of Adjustment and the Clean Communities Advisory Committee

11-137 Authorize the following Agreements with the Monmouth County Mosquito Extermination Commission:

a. Hold Harmless Agreement in order to provide various mosquito control related activities at various sites

b. Right of Entry Agreement for the Clover Hill Detention Basin project

11-138 Authorize the Release of Performance/Maintenance Guarantees for the following:

a. Block 182, Lots 9.01, 9.02 & 9.03 – Kneeley Boulevard – Ladacin Network/Patock Construction Co. (Performance Release)

b. Block 10, Lot 25 – 200 Park Avenue – Abe M. Cohen (Maintenance Release)

11-139 Authorize the Acceptance of Performance Guarantees for the following:

a. Block 26.04, Lot 18 – 387 Beecroft Place – Aaron Haleva

b. Block 33.27, Lot 2.01 – 1809 Fanwood Street – Palatial Homes, Inc.

c. Block 33.08, Lot 5 – 15 Jackson Circle – David Christopher & Catherine M. Mellina

11-140 Accept the Inspection Fees for the following:

a. Block 207, Lots 1 & 8 – Logan Road – Ilan High School

Mr. Brannen explained that this resolution will be to accept the cash portion of the performance bond and the inspection fees. A Developer's Agreement will be done at the next meeting.

11-141 Appoint Jessie M. Joseph, Registrar of Vital Statistics, Vincent Buttiglieri, Deputy Registrar and Toni Montedoro, Alternate Deputy Registrar

11-142 Approve the Corrective Action Plan for the 2010 Audit

Mr. Brannen reported that there were two findings which needed to be addressed. Stephen Gallagher, Director of Finance, has implemented the required changes.

**INDIVIDUAL ACTION:**

**VOUCHERS: \$ 11,108,677.05**

**RESOLUTIONS:**

11-143 Express the intent to provide funding necessary to satisfy the Township's Affordable Housing Plan

11-145 Authorize a Professional Services appointment of Integrated Aquatics Engineering, Inc. to provide engineering services related to the pool re-plastering project at the Community Pool at a cost not to exceed \$12,400.00

Mr. Brannen said that hiring a professional engineer to oversee this work is necessary because the improvements must be done in a specific manner in order to last.

11-146 Renew the agreement with the Monmouth County Regional Health Commission

Mr. Brannen stated that this was a renewal of the existing contract between the Township and the Monmouth County Regional Health Commission. This renewal is necessary because so many variations of the contract exist and the Commission wished to coordinate the contracts of all its members.

11-147 Approve a contract with Trico Equipment Services, LLC (State Contract #A69726) to provide equipment repairs at a cost not to exceed \$60,000.00

Mr. Brannen explained that the repairs that will be undertaken are outside the scope of what our employees are capable of handling.

11-148 Authorize the award of a Professional Services Contract to Johnson & Urban, LLC to provide engineering services related to the air handling unit and control upgrades at the Municipal Building at a cost not to exceed \$15,000.00

11-149 Authorize a Road Opening Permit for New Jersey Natural Gas for various locations throughout the Township

11-150 Authorize the acceptance of the following Proposals:

a. Class B Recycling Material Recovery Facility to Accept Certain Class B Recyclable Waste Materials as Delivered by the Township of Ocean

Mr. Brannen informed the Council that the price received for this bid is one-half what was submitted in the last bid.

11-151 Authorize the acceptance of the following Grants:

a. Safe and Secure Sub-Grant Award

11-152 Authorize the extension of the grace period for the 3<sup>rd</sup> Quarter 2011 taxes due August 1, 2011

11-153 Approve the placement of two storage containers at Hollywood Golf Club for a period not to extend beyond March 31, 2012

## **ORDINANCES:**

### **Adoption(s):**

Ordinance #2170 - An Ordinance amending in part Bond Ordinance No. 2127 adopted (Coaster) on November 9, 2009, providing for various improvements in order to more fully describe the improvements and equipment authorized thereby, authorized in and by the Township of Ocean, in the County of Monmouth, New Jersey

Ordinance #2172 – An Ordinance to amend Chapter XII of the “Revised General ordinances of (Coaster) the Township of Ocean, 1965” by adding Section 12-14A entitled: “Traffic Control Signal Monitoring System”

Mr. Brannen explained that this ordinance is required as part of the approval process for the red light camera's.

**Introduction(s):**

Ordinance #2174 – A Bond Ordinance providing for curb and sidewalk improvements to various Township roadways appropriating \$90,000 therefor, authorizing the issuance of \$85,500 bonds or notes to finance a portion of the cost thereof and direct the Special Assessment of the costs thereof  
(P.H. 9/12/11 Coaster)

Mr. Brannen stated that the roads include Kenneth Drive, Brower Boulevard and Evergreen Drive.

Ordinance #2175 – An Ordinance to amend Chapter 21 of the Comprehensive Land Development Ordinance amending Section 21-20.18 entitled: "Roof Structures"  
(P.H. 9/12/11 Coaster)

Mr. Brannen said that this ordinance creates an exemption from screening for those properties that install solar panels on their roofs

**PUBLIC COMMENTS:**

**Deputy Mayor Siciliano** asked Mr. Brannen to have Public Works install plastic bag dispensers in all the parks.

Deputy Mayor Siciliano went on to say that he would like the Township's Code Enforcement Officer to look into the vendors that are displaying items for sale along the Route 35 corridor.

**Councilmember Schepiga** asked Mr. Brannen to have the weeds removed from the Eagle Avenue intersection.

Councilmember Schepiga also asked that the sign which is hanging on the tree at the Allaire Road intersection be removed.

Councilmember Schepiga also inquired about the status of the Budget Motel renovations.

Mr. Brannen reported that they are a little behind schedule but the owner assures him that the renovations will be completed on time.

**Councilmember Garofalo** informed the Council that he will be making a statement to defend the Township's position regarding the regional school district.

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

Andrew Brannen, Township Manager  
Martin Arbus, Esq., Township Attorney

**ITEM FOR DISCUSSION:**

**SUBJECT:** Animal Control Issues

**ACTION:** Mayor Larkin reported that he met with a young man who inquired about the Township establishing a dog park. Mayor Larkin asked Mr. Brannen to ask the Public Works Director his opinion on the idea of the dog park.

**SUBJECT:** Solicitor Ordinance Revisions

**ACTION:** Councilmember Siciliano explained that he would like the Council to revise the existing ordinance to amend the days and hours that solicitors are permitted. All concurred and the revised ordinance will be placed on the September 12, 2011.

**SUBJECT:** Town Hall Office Layout

**ACTION:** Mr. Brannen informed the Governing Body that the Clerks office and the Assessors office have re-located and all seems to be working well with the new layout.

**SUBJECT:** Beautification Grants

**ACTION:** Councilmember Siciliano inquired if the Township could offer financial assistance to businesses along the Route 35 corridor who wished to enhance their properties.

Mr. Brannen indicated that he will investigate whether the Township was in a position to do so and if so, what the appropriate level of assistance would be.

**SUBJECT:** Proposed Fire Prevention Ordinance

**ACTION:** Due to the absence of Councilmember Evans, this matter will be discussed at a future meeting.

**PUBLIC COMMENTS:**

None at this juncture

Seeing that there were no Public Comments, Mayor Larkin Siciliano read the following:

**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
  - C2. Contract – Local 701/Local 177
  - C3. Contract – Purchase of Real Estate
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 Siciliano	Councilman Evans	Councilman Garofalo	Councilwoman Schepiga	Mayor Larkin
Motion To Approve	X				
Motion to Second			X		
Approved	X		X	X	X
Opposed					
Not Voting/Recuse					
Absent/Excused		X			

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

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

Respectfully submitted,

Vincent Buttiglieri, RMC/CMC/MMC  
Township Clerk