

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

AUGUST 9, 2010

OAKHURST, NEW JERSEY

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

Absent: 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 and revised on August 2, 2010.

REVIEW OF ALL REGULAR MEETING MATERIAL:

The following items were reviewed by the Governing Body and held for the Regular Meeting of August 9, 2010, unless otherwise noted (*):

MINUTES:

July 7, 2010 – Workshop, Public and Closed Meeting

RESOLUTIONS:

10-126 Authorize the Developer's Agreement for the following:

- a. Block 34.03, Lots 2 & 2.01 – 1025 Deal Road – Congregation Sons of Israel (Tree Restoration Project)

Andrew Brannen, Township Manager, stated that this Agreement replaces an existing agreement and was necessitated due to the removal of an over abundance of trees and shrubs at the sight.

10-127 Accept the Performance Guarantees for the following:

- a. Block 141, Lot 7 – 810 Highway 35 – Steven Schmelz/Seaview Jeep
- b. Block 73, Lot 9.01 – 517 Beechwood Avenue – Drake Estates/James Policastro

10-128 Authorize the Release of the Performance Guarantee for the following:

- a. Block 10, Lot 21 – 10 Saxony Drive – Sasson Residence
- b. Block 138, Lot 75 – 73 Wickapecko Drive – Search Day Program
- c. Block 189, Lots 6 & 9 – 1110 Highway 35 – Italian American Association of Ocean Township

10-129 Authorize the Release of the Maintenance Guarantee for the following:

- a. Block 135, Lots 21.01 & 21.02 – 1 & 3 Griffin Place – Countryside Developers, Inc.

Mr. Brannen informed the Council that this development is located in the Colonial Terrace section of the Township

10-130 Authorize appointment to the Zoning Board of Adjustment

Mr. Brannen stated that this is the re-appointment of Mario Delano, Alternate 3, for the Board of Adjustment, which should have been done at the July 7, 2010 meeting.

10-131 Authorize the Mayor and Municipal Clerk to execute the following Grant Applications:

a. 2011 the Municipal Alliance Program Funding Grant

Mr. Brannen reported that the Township has historically receive approximately \$25,000,00 from this Grant.

b. 2011 Monmouth County Alcohol and Drug Abuse Services Grant

Mr. Brannen reported that this is a grant from Monmouth County and the Township usually receives approximately \$50,000.00 to be used towards the treatment of the addiction.

c. Municipal Recycling Services Improvement Grant

Mr. Brannen stated that this grant will be utilized to move the drop-off center which will enable the Township to collect additional items such as concrete and white goods.

10-132 Authorize receipt of bids for the following:

a. Demolition Services

Mr. Brannen stated that this item relates to the Budget Inn located on Route 35 and the estimated cost of demolition is between \$75,000.00-100, 000.00.

b. 33 yard Side-loading Automated Garbage Truck

INDIVIDUAL ACTION:

VOUCHERS: 14,263,397.48

RESOLUTIONS:

10-133 Authorizing Professional Services Agreement for Appraisal Services:

a. Realty Appraisal Co. - Tax Appeal Litigation, Miscellaneous Real Estate Appraisal Services; and Calculation of Added Assessments

10-134 Approve a Chapter 159 for the following Grants:

a. Healthy Community Development Grant

Mr. Brannen informed the Council that this grant is designed to promote walking amongst high school age students.

b. Community Hope Fund DARE Grant

10-135 Award a contract to Fernandez Construction for the 2010 Roadway Improvements at a cost not to exceed \$1,269,760.00.

10-136 Authorize the termination of the contract with Custom Bandag, Inc. for the recapping of tires, accessories and road service

Mr. Brannen reported that this termination was necessitated by non-performance of the vendor.

10-137 Authorize the consideration of the following bids:

- a. Recap Tires, Accessories and Road Service
- b. Police Department Uniforms
- c. Abandoned Vehicles

10-138 Authorize the Tax Collector to issue a refund to property owners who have received a favorable tax appeal

Mr. Brannen stated that most of the items in this resolution were settled prior to having to go to court.

10-139 Authorize a contract with Seacoast Chevrolet to perform various vehicles repairs for the period August 1, 2010 through December 31, 2010

Mr. Brannen reported that the need for this contract is partly due a retirement of an employee from our Mechanic Division of Public Works.

10-140 Support the efforts of Monmouth County for the replacement of the O-10 Bridge over Deal Lake

10-141 Authorize the extension of the deadline for payment for delinquent assessments until August 31, 2010

10-142 Authorize a contract with Hunter Technologies, Inc., Eatontown, NJ for the purchase of a new telephone system at a cost not to exceed \$69,856.88

Mr. Brannen reported that it is anticipated that this contract will save the Township approximately \$2,500.00 per month.

ORDINANCES:

Adoption(s):

Ordinance #2148 – An ordinance amending Chapter XII of the “Revised General Ordinances of the Township of Ocean, 1965” regulating parking along Roller Road East
(Coaster)

Ordinance #2149 – An ordinance amending Chapter XII of the “Revised General Ordinances of the Township of Ocean, 1965” regulating parking along South Roller Road
(Coaster)

Mr. Brannen stated that these two ordinances were requested by the Township’s Fire Districts and by adopting them, the District’s will be able to utilize the emergency cut-through to get to the residents in a more timely manner.

Introduction(s):

Ordinance #2150 – An Ordinance authorizing the private sale of non-conforming real property known as Block 40, Lot 54 to contiguous property owners pursuant to N.J.S.A. 40A:12-13 (B)(5)
(P.H. 9/13/10 Coaster)

Ordinance #2151 – An ordinance amending Chapter XII of the “Revised General Ordinances of the Township of Ocean, 1965” entitled One-Way Streets to include a portion of Bendermere Avenue
(P.H. 9/13/10 Coaster)

Ordinance #2152 – An ordinance amending Chapter XII of the “Revised General Ordinances of the Township of Ocean, 1965” regulating parking along portion of Bendermere Avenue
(P.H. 9/13/10 Coaster)

Mr. Brannen stated that the ultimate adoption of Ordinance #2151 and #2152 will assist with the pick-up or drop-off of student at Wanamassa School.

Ordinance #2153 – An ordinance amending Chapter V of the “Revised General Ordinances of the Township of Ocean, 1965” entitled: Licenses
(P.H. 9/13/10 Coaster)

PUBLIC COMMENTS:

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

ITEM FOR DISCUSSION:

SUBJECT: Transportation Issues

ACTION: Mr. Brannen discussed the following:

a. Active Transit Network

Mr. Brannen reported that there will be an Information Session on August 19, 2010 from 4:00 pm to 8:00 pm by where questions can be asked and/or suggestions made regarding this project. There will not be a formal presentation that day.

b. Armstrong Boulevard Project

Mr. Brannen reported that all parties are still discussing this project, however, the property owner currently does not appear the project as it has been discussed.

SUBJECT: Telecommunication Issues

ACTION: Vincent Buttiglieri, Township Clerk, reported that AT&T has requested to perform certain renovations on the wireless communications tower located on Sunset Avenue and they wanted to know what, if anything, they were going to be required to obtain and/or what Boards they would need to appear before. Mr. Buttiglieri will ask AT&T to forward to the Township an explanation about what improvements would be undertaken. This matter will be discussed further at the next Council meeting.

SUBJECT: Automated Garbage

ACTION: Mr. Brannen reported that the Township met with Representatives from the cart manufacturer and it was determined to offer each homeowner one (1) 95 gallon garbage container and one (1) 95 gallon recycling container.

With regard to the condominium complexes, Mr. Brannen stated that a letter would be sent to the owners asking them what size containers they would prefer, understanding that ONLY one size will be given to the complex, so majority would rule.

Mr. Brannen also stated that a “chip” would be placed in each container to see that they remain with the property, should ownership change.

SUBJECT: 2011 Meeting Schedule

ACTION: Mr. Brannen reported that discussion occurred about moving the Council Meetings to Wednesday in 2011. Further discussions will occur at a subsequent meeting.

PUBLIC COMMENTS:

Don Geiger inquired as follows:

1. Vouchers – What are the refunds for that are noted?

Mr. Brannen stated that were for successful tax appeals.

2. Has the Township given any consideration to building a skate park for children?

Mayor Larkin stated that the Township did explore the possibility many year’s ago but do to the liability, it was never done.

Seeing that there were no additional Public Comments, Mayor Larkin 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. Personnel – Employee Benefits
 - C2. Litigation - COAH
 - C3. Litigation – Stop and Shop
 - C4. Litigation – Citizen Complaint
 - C5. Litigation – Budget Inn
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
Opposed					
Not Voting/Recuse					
Absent/Excused				X	

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
Opposed					
Not Voting/Recuse					
Absent/Excused				X	

Respectfully submitted,

Vincent Buttiglieri, RMC/CMC
Township Clerk