

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

**MARCH 15, 2010**

**OAKHURST, NEW JERSEY**

---

The Workshop Meeting was held in the Council Conference Room, Town Hall, 399 Monmouth Road, Oakhurst, NJ 07755 beginning at 3:30 p.m.

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

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.

---

**REVIEW OF ALL REGULAR MEETING MATERIAL:**

The following items were reviewed by the Governing Body and held for the Regular Meeting of January 11, 2010, unless otherwise noted (\*):

Andrew Brannen, Township Manager, introduced Christopher Healy, who will be appointed later that night to the Planning Board and the Environmental Commission.

Mr. Healy thanked the Mayor and Council for the opportunity to serve and he hopes to make a positive contribution to the Township.

**POLICE HIRES:** Police Officers – Matthew Guido  
Philip Jackson

**PROMOTION:** Police Officer John Green to Sergeant

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

*Autism Awareness Month*  
April 2010

*Sexual Assault Awareness Month*  
April 2010

**MINUTES:**

February 12, 2010 – Workshop, Public and Closed Meeting  
March 1, 2010 – Workshop Meeting

**RESOLUTIONS:**

10-031 Authorize the reduction of Performance Guarantees for the following:

- a. Block 3, Lots 7, 8 and 9 – 2121-2123 Highway 35 – Gold Coast Cadillac

10-032 Authorize the release of Maintenance Guarantees for the following:

- a. Block 20, Lot 9 – 330 Park Avenue – David and Germaine Dweck
- b. Block 58, Lot 8 – 405 Crosby Avenue – Capital Real Estate Management, LLC
- c. Block 8, Lot 9.01 – 37 Old Farm Road – Essential Homes, LLC
- d. Block 11, Lot 25.01 – 272 Maplewood Avenue – Elaine L. Parker
- e. Block 117, Lot 11 – 1704 North Wanamassa Drive – Philip and Dorothy Jacobs
- f. Block 25.07, Lot 6 – 193 Ampere Avenue – Alan & Jennifer Roussell
- g. Block 141, Lot 6 – 736 Highway 35 – 736 Highway 35 LLC
- h. Block 33.28, Lot 6 – 1801 FINDERNE Street – Samuel Fromkin Development Corp.

Mr. Brannen explained that the large number of refunds were due in part by letters sent out by the Finance Department to all account holders of funds that the Township still held with regard to their specific projects. Mr. Brannen also explained that item #032b will be refunded to the Company handling the bankruptcy of Solomon Dwek.

10-033 Authorize the acceptance of bids for the following:

Public Works

- Heating and Air Conditioning Service
- Asphalt F.A.B.C.
- Bituminous Concrete Mix (Base Course Base I-2)
- Bituminous Concrete Mix (Surface Course Mix I-4)
- Bituminous Concrete Mix (Surface Course Mix I-5)

Human Services – Recreation

- Colonial Terrace Municipal Golf Course Maintenance Services

Mr. Brannen explained that bids for asphalt are being solicited and will be utilized for in-house road resurfacing projects.

Mr. Brannen also stated that the bid for the maintenance of Colonial Terrace Golf Course may be futile, as the current company is performing these services at a very low cost to the Township.

10-034 Authorize the Mayor to execute the Memorandum of Agreement between the Township and the Monmouth County Mosquito Extermination Commission to perform aerial surveillance and treatment in the Township between April 1 through November 30, 2010.

10-035 Appoint members to the Planning Board and Environmental Commission to fill existing vacancies

10-036 Authorize the Human Services Department to prepare and submit the Elderly and Persons with Disabilities Capital Assistance Grant for 2009-2010.

Mr. Brannen reported that the Township will be submitting the grant application, and should we be successful in obtaining any funds, will be utilized to purchase a handicapped-accessible van.

10-037 Authorize the Developer's Agreement for the following:

- a. Block 141, Lot 24 – 1 Clark Court – Camp Allsport, LLC
- b. Block 140, Lot 109 – 731 Highway 35 – Ocean 35 Developers, LLC

10-038 Authorize the submission of the following Grant Application:

- a. Smart Growth Planning Program Grant

Mr. Brannen reported that these funds, if acquired, will be utilized to perform the feasibility study for the Greenway at Ocean project.

**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

This matter will be removed from the Agenda, as there are a few items that still need to be addressed.

10-040 Consideration of Bids:

- a. Abandoned Vehicles to Central Towing Company, Red Bank, NJ

Mr. Brannen reported that no bids were received for this vehicle, therefore, it will be turned over to Central Towing which will satisfy the cost of storage.

10-041 Authorize the Mayor and Municipal Clerk to execute the Inter-local Services Agreement between the Township and the Board of Education for the rental of school buses for the 2010 Summer Recreation Program.

10-042 Authorize the renewal of the Contract with Delta Dental of New Jersey, Inc.

Mr. Brannen stated that the current contract with Delta Dental is due to expire at the end of April and the renewal being approved represents no additional cost to the Township.

10-043 Authorize the Tax Collector/Finance Director to issue refund check(s) in the amount of \$5,854.14 to the owner of Block 25.18, Lot 5, who has been declared a 100% disabled veteran.

09-044 – 2010 Emergency Temporary Appropriations

**REPORTS:**

Deputy Mayor Hiers asked if the Township could look into the storm drainage issues around the Town Shops. Mr. Brannen reported that the Township's Public Works Department has been exploring all possible alternatives to alleviate the flooding issues at that location.

Councilmember Schepiga reported that there are 180 people signed up to attend the St. Patrick's Day celebration.

Councilmember Garofalo stated that he had heard comments regarding the flooding issues at Poplar Village and was not sure if the Township had heard anything regarding the grant application previously submitted to FEMA. Councilmember Garofalo also stated that Pennsylvania has a law that relates to massage parlors and if the number of females exceeds a certain number, it is considered a brothel. In light of the issues with this type of establishment, should the Township look into passing similar legislation.

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

Councilmember(s) Siciliano  
Andrew Brannen, Township Manager  
Martin Arbus, Esq., Township Attorney

**ITEMS FOR DISCUSSION:**

**SUBJECT:** 2010 Budget Update – Vehicle Purchases

**ACTION:** Andrew Brannen, Township Manager, discussed the Township policy with regard to vehicle purchase/replacement. Mr. Brannen reported that the Township had recently purchase 2 vehicles from the Wanamassa Fire Company for \$1.00 each and both had over 100,000 miles. Mr. Brannen stated that there was money put into this year’s budget to replace some older police vehicles.

**SUBJECT:** Automated Garbage Update

**ACTION:** Andrew Brannen, Township Manager, reported that bids were opened for the automated garbage collection. The bids for the trucks were a little higher than expected, however, the containers came in a little lower than estimated resulting in the total bid coming in at what was expected. Mr. Brannen reminded the Council that a presentation for this program will be held at the Meeting on April 19, 2010.

**SUBJECT:** Senate Bill S1245 – Requirements on Landlords

**ACTION:** Mr. Brannen distributed a synopsis of S1245. He also reported that the proposed legislation would impose penalties for animal houses. However, the drawback to this legislation is that these penalties could only be imposed when the residences reach “animal house” status, which is quite a difficult process.

**SUBJECT:** Athletic Field Reservation Fees

**ACTION:** Mr. Brannen reported that the Township wishes to develop a fee schedule for the use of all recreation fields as well as exempt certain non-profit organizations from paying said fees. Further review will occur and the final proposal will be brought back to the Governing Body for their consideration.

**SUBJECT:** Signage Requirements

**ACTION:** Mr. Brannen reported that the Township had received some inquiries as to the type, and location, of signs that businesses are allowed to place at their establishments. Also, are businesses allowed to place free-standing signs at their location and if not, would the town consider amending the sign ordinance to allow such. After discussion, it was determined that Mr. Brannen will work with the Zoning Officer to come up with a proposal.

**SUBJECT:** Dual Signage Requests

**ACTION:** The Council agreed to honor the dual signage requests for five (5) locations between March 23, 2010 – March 28, 2010.

**SUBJECT:** Snow Removal Analysis

**ACTION:** Mr. Brannen distributed an analysis of the snow removal operations of the Township to date. All concurred that the Department of Public Works has done a tremendous job in this area and they should be commended.

**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. Litigation – Former Public Official
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					

Respectfully submitted,

Vincent Buttiglieri, RMC/CMC  
Township Clerk