

**CLOSED SESSION MINUTES  
TOWNSHIP COUNCIL – TOWNSHIP OF OCEAN  
(SECTION 8 RESOLUTION)**

**MAY 2, 2011**

**OAKHURST, NEW JERSEY**

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**Present:** Mayor Larkin  
Councilmember(s) Evans, Garofalo, Schepiga

**Absent:** Councilmember Siciliano

**Others:** Martin Arbus, Esq., Township Attorney  
Andrew Brannen, Township Manager  
Vincent Buttiglieri, Township Clerk

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**Subject:** Litigation – COAH

**Action:** Andrew Brannen, Township Manager, distributed a document from Jeffrey R. Surenian and Associates, outlining the necessary actions, and dates that those actions, are to be submitted to the Court. They are as follows:

**May 10** – the Township must submit a draft Housing Element and Fair Share Plan with the parties and the Court.

**July 15** – the Township shall submit a report setting forth its views as to the appropriate manner in which the subject property should be included in its plan.

**July 31** – the Township shall submit to the Court and the parties that a Housing Element and Fair Share Plan has been adopted by the Planning Board and endorsed by the Township.

**August 31** – the court-appointed Master shall submit a report setting forth his recommendations with respect to both BVB and Roosevelt parcels.

Martin Arbus, Township Attorney, also discussed the following:

- A meeting was held with Barry Kantowitz and Josh Weiner with regard to the Stop & Shop property. They inquired about the nature of development that the Township could foresee on that property. No formal decision was made and discussions will continue.
- The contract for the Township's Planner, Clarke Caton Hintz, will probably need to be amended as significantly more work has been required from them with regard to this litigation.

**Subject:** Litigation – Loch Arbour

**Action:** Mr. Arbus reiterated that all parties are still waiting for the Appellate Court to rule in this matter. In the meantime, discussions are ongoing with regard to the merger of Loch Arbour, Allenhurst and Interlaken, with no apparent decision imminent at this time.

**Subject:** Contract – Sale of Real Estate

**Action:** Mr. Brannen stated that he had received an inquiry from a contiguous property owner who had previously requested to purchase Block 25, Lot 6 (currently Township-owned), as well as for the Township to vacate a portion of Harrison Avenue. The contiguous property owner is looking to build a large home on the various parcels he currently owns and is in need of acquiring this additional parcel in order to fulfill the zoning requirements.

The Governing Body will evaluate this request and further discussion will occur at a subsequent meeting.

Respectfully submitted,

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Vincent Buttiglieri, RMC/CMC  
Township Clerk