

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

NOVEMBER 7, 2011

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
Councilmember(s) Evans, Garofalo, Schepiga

Absent: Deputy Mayor 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 6, 2010.

REVIEW OF ALL REGULAR MEETING MATERIAL:

The following items were reviewed by the Governing Body and held for the Regular Meeting of October 19, 2011, unless otherwise noted (*):

PRESENTATION OF CERTIFICATES:

Clean Communities Coloring and Poetry Contest Winners

CONSENT AGENDA:

MINUTES:

October 3, 2011 – Workshop Meeting
October 19, 2011 – Workshop, Public and Closed Meeting

RESOLUTIONS:

11-192 Authorize the Release of Performance Guarantees for the following:

- a. Block 3, Lots 7, 8 & 9 – 2121-2123 Highway 35 – Gold Coast Cadillac
- b. Block 33, Lot 51.01 – 1606 Holbrook Street – Palatial Homes, Inc.
- c. Block 33, Lot 51.02 – 1604 Holbrook Street – Palatial Homes, Inc.
- d. Block 33, Lots 51.01 & 51.02 – Holbrook Street – Bevin Irvin Builders
- e. Block 36, Lot 9 – Kelly Court – Green Grove KB, LLC
- f. Block 63, Lot 11 – 610 Palmer Avenue – Michael Basso
- g. Block 68, Lot 21 – 500 Corlies Avenue – T.B.C. Construction Group, Inc.
- h. Block 137, Lot 30 – 909 Highway 35 – Acura of Ocean

Andrew Brannen, Township Manager, stated that this project has been abandoned and therefore, a refund was necessary.

11-193 Authorize the Release of Maintenance Guarantees for the following:

- a. Block 33 Lot 53 – 1603 Holbrook Street – Salvatore Dellomo

11-194 Authorize a Developers Agreement for the following:

- a. Block 40, Lots 1, 2, 3, 4 & 111 – 510 Roseld Avenue – Hollywood Golf Club

11-195 Authorize the Mayor and Municipal Clerk to execute an Agreement with Monmouth County for Cooperative Participation in the Community Development Program.

Mr. Brannen stated that Monmouth County is requesting that all municipalities renew their interest in participating in this program.

11-196 Approve the placement of one storage containers at Kelly's Hallmark for a period not to extend beyond December 31, 2011

INDIVIDUAL ACTION:

VOUCHERS: \$ 5,656,893.00

RESOLUTIONS:

11-197 Authorize an amendment to the contract awarded to Meco, Inc for the 2011 Roadway Improvement project to include a portion of Sunset Avenue

Mr. Brannen stated that the project will be done between Birch Avenue and Wickapecko Drive.

11-198 Authorize the refund of successful County Tax Appeal(s)

11-199 Authorize the Tax Collector to issue a refund to property owner(s) who have received a favorable State Tax Appeal judgments

11-200 Authorize a contract with Sunset Garden Center for the replacement of various shade trees at a cost not to exceed \$7,425.00

Mr. Brannen stated that these trees were removed during the 2008, 2009 and 2010 road programs.

Councilmember Evans inquired about the status of the fire prevention ordinance

Mr. Brannen reported that the ordinance is being reviewed and should be ready for introduction at the next meeting.

Councilmember Schepiga reminded everyone that the Italian American Club Holiday Dinner will be held on December 14, 2011 at the Renaissance.

Councilmember Garofalo reported that he had attended the Environmental Commission meeting on November 3, 2011 and they discussed obtaining funding to perform a study of Lake Takanasse. The Commission is also interested in having a study done on Weltz Park.

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

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

ITEM FOR DISCUSSION:**SUBJECT:** Flood Mitigation Update**ACTION:** Andrew Brannen, Township Manager, reported as follows:

- The appraisal for the first 32 units at Poplar Village should be completed by the end of November. Poplar Village has agreed to accept whatever the appraisal comes back at, although the Township, if it needed to, can apply to Green Acres for additional funding.
- The Township requested that the Army Corp of Engineers look into the culverts leading out to the ocean. They will do so.
- The Township also informed the Army Corp of the possibility of an additional 32 units being demolished, which would change the cost benefit for the project.
- With regard to Brookside Avenue, the project would not alleviate the problem in its entirety. Mr. Brannen stated that it is anticipated that, according to the Army Corp, approximately 60 % of the homes would see a slight improvement.

SUBJECT: State Health Benefits Update**ACTION:** Mr. Brannen reported that the Township received the various Health Benefits plans, however, it appears that most employees will be staying with their current plan.

The open enrollment period will end on November 10, 2011.

SUBJECT: 2012 Municipal Budget Update**ACTION:** Mr. Brannen informed the Governing Body that the Joint Insurance Fund will keep the rates the same for 2012 as they were in 2011. Also, the pension numbers are being re-calculated.

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. Litigation – Stop & Shop
 - C3. Contract – PBA, Local 701
 - C4. Litigation – Synagogue at Oakhurst
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.

Seeing

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				

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