

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

OCTOBER 18, 2010

OAKHURST, NEW JERSEY

Present: Mayor Larkin
Deputy Mayor Hiers, Councilmember(s) Garofalo, Schepiga, Siciliano

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

Subject: Litigation – COAH

Action: Martin Arbus, Township Attorney, discussed the status of the litigation. He reported, as follows:

1. A conference call was held with Judge Kapalko who reiterated his position that the Township needs to do a Plan and that a Master needs to be appointed
2. The proposed legislation is suppose to come out on November 8th and Mr. Surenian does not have a good feeling with regard to the Township being viewed as “inclusionary”. In order to be considered “inclusionary”, a certain percentage of your housing stock must meet the criteria for affordable and/or a percentage of students in your municipality must qualify for free or reduced price meals under the federal School Lunch Program.
3. Mr. Surenian feels that if the Township were not viewed as “inclusionary” then it would require that 20% of all vacant developable land would need to be set aside to be developed as affordable. It is also the presumption that 8 units per acre would be the standard in these developments.

With regard to the BVB Development, Mr. Arbus reported that the Township has been approached stating that they had interest in purchasing the Township-owned 4 acres adjacent to their property, along with an additional 5 acres scattered about for a total of 15 acres to develop. They are looking to put 20 units per acre. The Township is not in favor of that density.

Mr. Arbus will continue to report back with any future developments.

Subject: Litigation – COMART Realty

Action: Mr. Arbus reported that the dispute between the property owners is ongoing, and that the main issue appears that the one owner does not want patrons of the other business to utilize his property as a way to get to the other business.

Subject: Personnel – Employee Benefits

Action: Andrew Brannen, Township Manager, discussed the out-sourcing of certain Township functions as a means to reduce cost and streamline functions. Additionally, Mr. Brannen discussed adjusting salaries of certain Township positions. The Governing Body will think about them and give Mr. Brannen their decision at the next meeting.

Respectfully submitted,

Vincent Buttiglieri, RMC/CMC
Township Clerk