

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

**OCTOBER 19, 2011**

**OAKHURST, NEW JERSEY**

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

**Absent:** Councilmember Evans

**Others:** Martin Arbus, Esq., Township Attorney (arrived at 5:50 p.m.)  
Andrew Brannen, Township Manager  
Vincent Buttiglieri, Township Clerk

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**Subject:** Litigation – COAH (C1)  
Contract – Sale of Real Estate (C2)

**Action:** Andrew Brannen, Township Manager, and Martin Arbus, Township Attorney, discussed as follows:

- With regard to the BVB property on Clearview Drive, the Township has an appraisal and now BVB wishes to have the property appraised by an independent appraisal company.
- Discussion occurred with regard to whether or not the Township wished to sell their 4 acre parcel to BVB, giving them 10 acres in total. Mr. Arbus explained that perhaps, this would make the development less intrusive than a development on their currently-owned 6 acre piece would be. Much discussion occurred and this matter will be discussed further at a future meeting.
- Toll Brothers Developers have proposed to develop the Apple Farms parcel with 276 units. The one difference would be that they are proposing to locate the low/moderate income component of the development on a different Township-owned parcel. Further discussion will occur at a future meeting.

**Subject:** Contract – Synagogue of Oakhurst

**Action:** Mr. Arbus explained that a proposal has been exchanged that would refund the taxes paid for three years that they paid them when they should have been exempt from property taxes.

**Subject:** Contract – PBA/ Local 701/Local 177

**Action:** Mr. Brannen, Township Manager, stated that a settlement has been reached with Local 177 (Sanitation) for a four-year contract for 2010 through 2013. The final contract is currently being prepared.

Mr. Brannen stated that they had another meeting with the PBA and more are forthcoming. Mr. Brannen will report back with updates.

Respectfully submitted,

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Vincent Buttiglieri, RMC/CMC/MMC  
Township Clerk