

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

OCTOBER 3, 2011

OAKHURST, NEW JERSEY

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

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

Subject: Litigation – COAH

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

- The Court-appointed Master has recommended that the Township's obligation be 240 affordable units, up slightly from the 216 units that the Township submitted.

With regard to BVB:

- They currently have 6 acres and have been approved for 12 units/acre.
- Discussion occurred with regard to the Township's 4 acre piece that abuts the BVB property. There are two options facing the Township – hold on to the 4 acres or to sell that parcel to BVB, which in turn would give them 10 acres on which to develop. Selling the property to BVB would allow them to have 120 total units, with 24 being affordable.

Councilmembers discussed various options including giving the developer a price reduction for any additional affordable units they build in excess of the 24. Mr. Arbus did not think that was a feasible. Additionally, mention was made that the residents in that area are opposed to any type of development, especially if it includes an affordable component.

The Township will be meeting with BVB to discuss the various options/proposals.

With regard to Roosevelt Properties, the Township requested total development of 20 units and the court-appointed Master has recommended 30 total units, with 6 slated to be affordable.

Discussion with regard to other potential developments was held.

Subject: Contract – PBA/ Local 701/Local 177

Action: Mr. Brannen informed the Governing Body of the following:

With regard to the PBA, Mr. Brannen anticipates that the negotiations will be smoother than the last contract, with the main issues being longevity for new hires and the structure of the contract.

With regard to Local 701 and Local 177, discussions occurred with regard to grievances filed and departmental structure.

Subject: Litigation – Synagogue of Oakhurst

Action: Martin Arbus, Township Attorney, discussed various issues concerning previous approvals received and the tax obligation for said location based on use.

Respectfully submitted,

Vincent Buttiglieri, RMC/CMC/MMC
Township Clerk