

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

**SEPTEMBER 12, 2011**

**OAKHURST, NEW JERSEY**

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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  
Deputy Mayor Siciliano  
Councilmember(s) Evans, Garofalo, Schepiga

**Others:** Martin Arbus, Esq., Township Attorney (arrived at 6:30 p.m.)  
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.

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**REVIEW OF ALL REGULAR MEETING MATERIAL:**

The following items were reviewed by the Governing Body and held for the Regular Meeting of September 12, 2011, unless otherwise noted (\*):

**CONSENT AGENDA:**

**MINUTES:**

August 8, 2011 – Workshop, Public and Closed Meeting

**RESOLUTIONS:**

11-158 Authorize the Release of Performance Guarantees for the following:

- a. Block 33.01, Lot 8 – 537 West Lincoln Avenue – Mimma Maggio

Andrew Brannen, Township Manager, explained that this property is a single family residence

11-159 Authorize the Acceptance of Performance Guarantees for the following:

- a. Block 74, Lot 4 – 515 South Edgemere Drive – Jack Green Construction, LLC

Mr. Brannen reiterated that this performance bond is for renovations that are being done on a single family residence that was damaged by a fire.

11-160 Authorize the Developers Agreement for the following:

- a. Block 207, Lots 1 & 8 – 1200 Roseld Avenue – Ilan High School Building Associates

11-161 Authorize the receipt of bids/proposals for the following:

- a. Food/Beverage Concession(s) for the Community Pool/Tennis Facility and for Colonial Terrace Golf Course

11-162 Authorize the Human Services Department to enter into an Agreement with the State of New Jersey Department of Children and Families wherein Human Services will provide parent – child visitation and other associated services

Mr. Brannen informed the Governing Body that this resolution authorizes the continuation of an existing program, with the Township being reimbursed up to \$46,000 for this program.

11-163 Authorize various auctions of public property by the Township of Ocean through PropertyRoom.com. from the period October 1, 2011 through April 1, 2012

### **INDIVIDUAL ACTION:**

**VOUCHERS: \$ 9,316,941.32**

### **RESOLUTIONS:**

11-164 Authorize the Tax Collector to place a lien on the following Township properties:

- a. Block 34.02, Lot 7 – 7 Christie Lane - \$487.20
- b. Block 22, Lot 93 – 214 West Morgan Avenue - \$373.18
- c. Block 213, Lot 2 – 1605 Logan Road - \$672.18

Mr. Brannen stated that these properties were cleaned by the Department of Public Works personnel.

11-165 Authorize an Inter-local Agreement between the Township and the Township of Ocean Sewerage Authority wherein the Township will assume the full billing and collection function of the Authority

Mr. Brannen explained to the Governing Body that the final office employee has retired from the Sewerage Authority and this agreement will assist them in performing some of the financial functions for the Authority.

Mr. Brannen also informed the Governing Body that the Sewerage Authority has received a bond rating of AA2.

11-166 Authorize the confirmation of the Assessments for curb, sidewalk and driveway aprons along portions of Belmont Avenue, Colonial Avenue, Lakeview Avenue, Parkview Avenue, Alpern Avenue, Dixon Avenue, Elm Avenue, Howard Avenue, Perrine Avenue, Chestnut Avenue and Grasmere Avenue

Mr. Brannen reported that this confirmation pertains to the 2010 road program.

11-167 Approve the purchase of three (3) police vehicles from Winner Ford (State Contract # A72467) in the amount of \$85,599.00

Mr. Brannen stated that two of the vehicles being purchased are actually replacing one's that were lost in the flood and the hurricane so the funds will be covered by the Township's insurance.

11-168 Authorize a Professional Services contract with Leon s. Avakian, Inc. to provide a drainage study for the West Deal and Harvey Brook drainage basin areas at a cost not to exceed \$18,500.00

11-169 Authorize a contract with QScend Technologies, Inc. to perform website redesign at a cost not to exceed \$7,850.00

Mr. Brannen stated that the website has become a great source of information our residents and based on certain user trends, enhancements are warranted.

11-170 Approve a Ch. 159 for the following:

- a. Mid Jersey Municipal JIF Safety Awareness Program Grant 2011
- b. 2011 Sustainable Land Use Planning Grant
- c. Recycling Tonnage Grant
- d. 2011 Clean Communities Grant

11-171 Authorize the Tax Collector to issue a refund to property owner(s) who have received a favorable State Tax Appeal judgments

Mr. Brannen reported that there are three taxpayers who have received favorable appeals, totaling \$60,955.81.

11-172 Authorize the extension of the deadline for payment for delinquent assessments until September 30, 2011

11-173 Authorize the Tax Collector to issue refund check(s) in the amount of \$6,933.62 to the owner of Block 11, Lot 19, due to an overpayment of taxes.

## **ORDINANCES:**

### **Adoption(s):**

Ordinance #2174 – A Bond Ordinance providing for curb and sidewalk improvements to various Township roadways appropriating \$90,000 therefor, authorizing the issuance of \$85,500 bonds or notes to finance a portion of the cost thereof and direct the Special Assessment of the costs thereof  
(Coaster)

Mr. Brannen reported that this ordinance is for the 2011 assessment program.

Ordinance #2175 – An Ordinance to amend Chapter 21 of the Comprehensive Land Development Ordinance amending Section 21-20.18 entitled: “Roof Structures”  
(Coaster)

### **Introduction(s):**

Ordinance #2176 – Amend Chapter V of the “Revised General Ordinances of the Township of Ocean, 1965” entitled: Peddlers, Solicitors, Canvassers, Vending Machines and Mercantile License  
(P.H. 10/17/11 Coaster)

## **PUBLIC COMMENTS:**

**Deputy Mayor Siciliano and Councilmember Schepiga** discussed various areas in the Township that are unsightly and should be cleaned and maintained by the property owner, specifically along the Route 35 corridor. Discussion continued regarding what the Township could do to insure that these properties are maintained in the future. Deputy Mayor Siciliano and Councilmember Schepiga discussed the need for a greater priority placed on enforcement of the Township’s property maintenance code.

**Councilmember Schepiga** reminded everyone about FallFest which will be held on September 24<sup>th</sup> (September 25<sup>th</sup> raindate)

The following individuals did not issue a report at this meeting:  
Councilmember(s) Evans and Garofalo  
Andrew Brannen, Township Manager  
Martin Arbus, Esq., Township Attorney

**ITEM FOR DISCUSSION:****SUBJECT:** Animal Control**ACTION:** Mr. Brannen and Councilmember Garofalo attended a seminar discussing various options available to control the deer population. The options include the following:

1. fencing – can become very cost prohibitive
2. birth control – does not have a very high success rate
3. deer hunts – usually occur in February and/or March, when the trees are bare

After much discussion, it was decided that the Township will investigate hiring a company to take an inventory of the deer population. This will enable the Township to make a decision on the type of controls to implement.

**SUBJECT:** Grant Update – Army Corp. of Engineers**ACTION:** Mr. Brannen discussed the status of both the FEMA Grant that the Township had received as well as the Army Corp of Engineers project.

FEMA Grant – proposals went out this week to get quotes for the demolition of the 32 units at Poplar Village. Based on the recent flooding at Poplar Village, discussion occurred about possibly submitting a second application to FEMA to cover the cost of demolishing the second 32 units.

Army Corp of Engineers project – a review of the flood maps that showed how the project would improve the flooding conditions around the Township was done. A meeting with the Army Corp will be held within the next few weeks to discuss this matter further.

**SUBJECT:** Fire Prevention Ordinance**ACTION:** Mr. Brannen reported that a proposal was received from the fire districts and one concern is the level of enforcement that each district would have. Also, the fire districts want to take a more active role when an application is submitted to either the Planning Board or the Zoning Board of Adjustment. A subsequent meeting will be held within the next few weeks to discuss this matter further.**PUBLIC COMMENTS:**

None at this juncture

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. Contract – PBA
- C3. Litigation – COMART Realty

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	X
Opposed					
Not Voting/Recuse					
Absent/Excused					

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	X
Opposed					
Not Voting/Recuse					
Absent/Excused					

Respectfully submitted,

Vincent Buttiglieri, RMC/CMC/MMC  
Township Clerk