

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

**SEPTEMBER 21, 2009**

**OAKHURST, NEW JERSEY**

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Call Meeting to Order: 5:30 p.m.

**Roll Call:** Mayor Larkin  
Deputy Mayor Hiers, Councilmember(s) Garofalo, Schepiga, Siciliano

**Statement of Compliance with the Open Public Meetings Act:**

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 Municipal Clerk on December 16, 2008 and June 15, 2009.

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**REVIEW OF ALL PUBLIC MEETING MATERIAL:**

**EMERGENCY ITEMS:**

**ITEMS FOR DISCUSSION:**

- D1. Municipal Sustainable Energy Fund Grant
- D2. Performance Bond Update – 1633 and 1635 Bellmore Street
- D3. Armstrong Boulevard Update
- D4. FEMA Grant
- D5. Animal House Update

**PUBLIC COMMENTS:**

**RESOLUTION DECLARING CLOSED SESSION FOR THE FOLLOWING MATTERS:**

- C1. Litigation – COAH (enc.)
- C2. Litigation – Land Development (enc.)
- C3. Contract – Land Sale
- C4. Contract – Local 701
- C5. Litigation – Loch Arbour Board of Education
- C6. Contract – Land Swap
- C7. Contract – Loch Arbour Police Services
- C8. Litigation – West Wing Project (enc.)

**AGENDA  
REGULAR TOWNSHIP COUNCIL MEETING  
TOWNSHIP OF OCEAN**

**SEPTEMBER 21, 2009**

**OAKHURST, NEW JERSEY**

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Call Meeting to Order: 7:00 pm

**Roll Call:** Mayor Larkin  
Deputy Mayor Hiers, Councilmember(s) Garofalo, Schepiga, Siciliano

**Pledge of Allegiance and Silent Prayer**

**Statement of Compliance with the Open Public Meetings Act:**

The notice requirements of the Open Public Meetings Act for this meeting have been satisfied; a copy of the Annual Meeting Notice was sent to the Asbury Park Press and The Coaster, posted in Town Hall and filed in the office of the Municipal Clerk on December 16, 2008 and June 15, 2009.

**Fire Exit Procedures:**

There are two emergency exits on the wall to my right that will take you to the front of the building and another one to my left that will take you to the rear parking lot.

**Notice:**

All cell telephones must be turned off. If you need to make a call, kindly make your call outside the meeting room.

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**PROCLAMATION: *Recovery Month***  
September 2009

**Mayor's Statement: Public Portion of any Questions as to Resolutions and Vouchers**

The purpose of this public portion is solely to ask questions to understand Resolutions and/or Vouchers that appear on this agenda and is not an occasion for a public hearing on an Ordinance. All questions not related to an item on this Agenda should be asked during the Public Comments portion at the conclusion of the meeting.

**Public Questions on Resolutions and/or Vouchers:**

**CONSENT AGENDA:**

**MINUTES:**

August 17, 2009 – Workshop, Public and Closed  
August 28, 2009 – Special Public Meeting

**RESOLUTIONS:**

09-139 Accept the Performance Guarantee for the following:

- a. Block 20, Lot 16 – 282 Park Avenue – Essential Homes, LLC
- b. Block 75, Lot 7 – 606 Beechwood Avenue – T.B.C. Construction Group, Inc.

09-140 Authorize the Reduction of Performance Guarantees for the following:

- a. Block 1.02, Lot 73 – 1033 West Park Avenue – St. George Greek Orthodox Church

09-141 Authorize the release of various 2007 and 2008 Closed Session Minutes

09-142 Authorize the receipt of bids for the following items:

- a. Various Road Construction Materials; Motor Oil and Lubricants; Public Works Uniforms (3 year contract); and Recap Tires and Accessories and Road Service

09-143 Authorize the Mayor and Municipal Clerk to execute the following Traffic Light Installation Agreements with Monmouth County:

- a. Intersection of County Route 15 (Monmouth Road) and Deal Road
- b. Intersection of County Route 15 (Monmouth Road and County Route 14 (West Park Avenue)

09-144 Authorize the Release of Performance Guarantees for the following:

- a. Block 9, Lot 11 – 205 Park Avenue – Chemtob Construction
- b. Block 33, Lot 54 – 1607 Holbrook Street – Carlos A. Ortiz, Sr.
- c. Block 115, Lot 4 – 1404 Vina Avenue – Noah Kolarsick Builders, Inc.
- d. Block 140.18, Lot 9 – 725 Highway 35 – Elrac, Inc./Enterprise Rent-A-Car

09-145 Authorize the Release of Maintenance Guarantees for the following:

- a. Block 25.34, Lot 3 – 401 Brookside Avenue – Capital Real Estate Management, LLC
- b. Block 1.02, Lot 72 – 20 Hidden Meadows Drive – Fieldstone Associates, L.P.

09-146 Authorize the Developers Agreement for the following:

- a. Block 3, Lots 7, 8 & 9 – 2121-2123 Highway 35 – Gold Coast Automotive, LLC

**INDIVIDUAL ACTION:**

**VOUCHERS: \$**

**RESOLUTIONS:**

09-147 Authorize the refund of overpayment of taxes for Block 20, Lot 10

09-148 Authorize the waiver of the fees associated with the Planning Board application for the construction of sodium hypochlorite building along a portion of Block 22, Lot 75 (224 Roosevelt Avenue)

09-149 Execute the Agreement with Expense Reduction Analysts

09-150 Authorize the Director of Finance to sell all municipal liens at a Tax Sale and establish associated fees to accompany said sale.

09-151 Authorizing a Road Opening Permit for Deal Road, at the intersection of Logan Road with penalty

09-152 Authorize the award of a contract for the following bids/proposals

- a. Subassembly components for field conversion of the Scarab Windrow Turner
- b. Class A Recycling Material Recover Facility to accept Class A Single Stream Recyclable Materials
- c. Class B Recycling Material Recovery Facility to accept certain Class B Recyclable Yard Waste Materials
- d. Bulk Material Recovery Facility to accept Construction and Demolition Waste and other Type #13 and #13C Waste Materials

09-153 Approve a Chapter 159 for the following Grant:

a. Over the Limit Under Arrest 2009 Grant

09-154 Authorize the refund of overpayment of taxes resulting from a favorable tax appeal judgment

09-155 Approve Final Change Order for the 2008 Road Improvement Program reducing the final contract amount by \$108,409.00 due to reductions in As-built quantities.

09-156 Approve a contract with Realty Appraisal Co to perform Re-assessment services for the Township at a cost not to exceed \$235,000.00.

09-157 Approve a contract with Speed of Service, Inc. to provide an ATM machine in the Municipal Building at no cost to the Township.

**ORDINANCES:****Adoption(s):**

Ordinance #2129 – An Ordinance authorizing the private sale of non-conforming real property known as Block 211, Lot 1 to contiguous property owners pursuant to N.J.S.A. 40A:12-13 (B)(5)  
(Coaster)

Ordinance #2130 - An Ordinance amending and supplementing Chapter II of the “Revised General Ordinances of the Township of Ocean, 1965” entitled: Department of Administration to include the Office of Emergency Management  
(Coaster)

Ordinance #2136 - A Bond Ordinance amending Bond Ordinance #2131 adopted on July 13, 2009, which provided for curb and sidewalk improvements in order to appropriate an additional \$8,000 therefor and authorizing the issuance of \$7,600 bonds and notes to finance a portion of the cost thereof and expand the scope of improvements  
(Coaster)

Ordinance #2137 – An Ordinance amending Chapter XXVI (Flood Damage Prevention Plan) of the Township of Ocean, County of Monmouth, State of New Jersey  
(Coaster)

**Introduction(s):**

Ordinance #2138 – An Ordinance amending Chapter IX of the “Revised General Ordinances of the Township of Ocean, 1965” entitled: “Soil and Tree Removal”  
(P.H. 10/19/09 Coaster)

Ordinance #2139 – An Ordinance amending Chapter XI of the “Revised General Ordinances of the Township of Ocean, 1965” entitled: “Health”  
(P.H. 10/19/09 Coaster)

**COMMENTS:****PUBLIC COMMENTS:****ADJOURNMENT:**