

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

JUNE 23, 2016

OAKHURST, NEW JERSEY

The Workshop Meeting was held in the Council Conference Room, Town Hall, 399 Monmouth Road, Oakhurst, NJ 07755 beginning at 5:00 p.m.

Present: Mayor Siciliano
Councilmember(s) Acerra, Long and Schepiga

Absent: Deputy Mayor Garofalo

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

Mayor Siciliano 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 29, 2015.

REVIEW OF ALL REGULAR MEETING MATERIAL:

Andrew Brannen, Township Manager, went through the meeting items, which were reviewed by the Governing Body and held for the Public Meeting of June 23, 2016, unless otherwise noted (*):

CONSENT AGENDA:

MINUTES:

June 9, 2016 - Workshop and Public Meetings

RESOLUTIONS:

16-119 Accept the Performance Guarantee for the following:

a. Block 22, Lot 46 - 243 Overbrook Avenue - Silmar Oliveira

Mr. Brannen said this performance guarantee is for a single family home located near Poplar Village.

16-120 Authorize the Release of Performance Guarantee(s) for the following:

a. Block 13, Lot 19 - 244 Norwood Avenue - Deal Sephardic Youth Center

b. Block 13, Lot 19 - 244 Norwood Avenue - Deal Sephardic Youth Center (Playground)

c. Block 25.15, Lots 12 & 53 - Ocean Woods - Benjamin R. Harvey, Jr.

Mr. Brannen said this property is located on West Lincoln Avenue.

16-121 Authorize the Release of Maintenance Guarantee(s) for the following:

a. Block 34, Lot 15 - 1712 Highway 35 - 1712 Highway 35, LLC

Mr. Brannen said this is the car wash property located on Highway 35 South.

16-122 Authorize the release of Closed Session Minutes from June 9, 2016

16-123 Authorize the fireworks for the Italian American Association of the Township of Ocean for August 12, 2016 (rain dates August 13th or August 14th)

16-124 Authorize the renewal of the 2016-2017 liquor licenses for all licensees who have met all Township and State requirements and paid all applicable fees

Mr. Brannen reported all licenses have been renewed for the 2016-2017 term.

16-125 Authorize the naming of the Official Newspapers for the Township of Ocean for the period July 1, 2016 through June 30, 2017

16-129 Authorize a Developer's Agreement for the following:

a. Block 209, Lot 14 - 1115 Highway 35 - Manasquan Bank

Mr. Brannen stated this is the old Quicky Lube

16-130 Authorize the following appointment(s):

a. Prosecutor

INDIVIDUAL ACTION:

RESOLUTIONS:

16-126 Authorize the acceptance of replacement payment for the 1st quarter 2016 property taxes from the owner of Block 150.07, Lot 6

Mr. Brannen explained the original submission was destroyed by the letter opener. Several attempts were made to contact the homeowner. The homeowner subsequently sent in a replacement payment which will be posted utilizing the original date of payment.

16-127 Authorize the one-year extension of the maintenance agreement for emergency generators located at various Township facilities with Cooper Power Systems for the period May 1, 2016 through April 30, 2017

Mr. Brannen said the contract for maintenance for the upcoming year is actually \$120.00 less than the cost for the previous year.

16-128 Authorize a Professional Services contract for the period July 1, 2016 through June 30, 2017 with the following:

a. Martin J. Arbus, Esq., and the Firm of Arbus, Maybruch and Goode, LLC - Township Attorney

16-131 Authorize a contract for the purchase and installation of two (2) stand-by emergency generators to be located at the Township of Ocean High School and the Senior Center from Pat Maggio & Son Electric, Inc. at a cost not to exceed \$138,000.00

ORDINANCES:

Adoption(s):

Ord #2273 – (Coaster)

A Bond Ordinance providing for various capital improvements and the acquisition of various capital equipment, appropriating \$2,499,375 and authorizing the issuance of \$2,092,375 bonds or notes to furnish a portion of the costs

Introduction(s):

Ord #2274 – (P.H. 7/14 Coaster)

A Bond Ordinance providing for various capital improvements, appropriating \$450,000 and authorizing the issuance of \$427,500 bonds or notes to furnish a portion of the costs and directing the Special Assessment of the cost

Mr. Brannen reported that three (3) meetings were held with residents who may be affected by the proposed special assessment. The Township Clerk will also be sending

certified letters to same informing them of the proposed ordinance Public Hearing and Adoption date

Ord #2276 - (P.H. 7/14 Coaster)

An Ordinance amending and supplementing Chapter 21 of the Comprehensive Land Development Ordinance of the Township of Ocean

Martin Arbus, Esq., Township Attorney, explained this ordinance deals with regulations of government buildings.

COUNCIL REPORTS:

Councilmember Long asked Mr. Brannen when the signage will be installed for the bike lanes.

Mr. Brannen said they will be installed within the next two (2) weeks.

Councilmember Schepiga discussed the Fourth of July activities, including the Parade, Community Picnic and Fireworks

The following individuals did not issue a report at this meeting:

Councilmember Acerra
Martin Arbus, Esq., Township Attorney
Andrew Brannen, Township Manager.

ITEM FOR DISCUSSION:

SUBJECT: Capital Projects Update

ACTION: Mr. Brannen discussed the following projects:

1. Band Shell – discussed final design issues with the Township Engineer. It is anticipated that the award will be made at the August 4, 2016 meeting.
2. Activity Pool – the Township will be applying for Monmouth County Open Space Grant funds. Mr. Brannen showed a new schematic of the proposed pool.
3. Road Program – Fernandes Construction will be back in July to continue to work on the open items from the 2015 contract.
4. Town Hall and Senior Center Renovations – all work has been completed and the project is officially closed out.

SUBJECT: TOSA Warranty Program

ACTION: Councilmember Long discussed his frustration with the insurance program letter being sent to residents of the Township. His frustration comes from the fact that it appears the Sewerage Authority is endorsing this company. Other members of the Governing Body share Councilmember Long's feeling. He will reach out to the Sewerage Authority to discuss this matter.

SUBJECT: Tax Relief Programs Outreach Meeting

ACTION: Mr. Brannen had attended a meeting where the different tax relief programs were discussed. He felt a similar meeting, held in the Township of Ocean, would be beneficial to our senior population. Mr. Brannen will reach out to the State of New Jersey to see if one could be held during the first week of August.

SUBJECT: Professional Services Request for Proposal Update

ACTION: Mr. Brannen stated there were three (3) responses to the Request for Proposals for engineering services for 2016-2017. Copies of the proposals have been distributed to all Councilmembers for their review.

SUBJECT: COAH Spending Plan

ACTION: Mr. Brannen said the Township will need to adopt a new COAH spending plan so he is working with the Township’s COAH Planner, Clark Caton Hintz to prepare said plan.

SUBJECT: Special Meeting Procedure

ACTION: Mr. Brannen discussed amending the section of the Land Development Ordinance that deals with the charge the applicant is required to pay should they request any special meeting of either the Planning Board or Zoning Board of Adjustment. The revision will include the following language: “all other expenses will be borne by the applicant.”

PUBLIC COMMENTS:

As there were no Public Comments, Mayor 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. Litigation – Zoning Board of Adjustment
 - C3. Contract – Sale of Real Property – Block 95, Lot 3
 - C4. Litigation – Animal Control
 - C5. Litigation – In-Rem Foreclosure – Block 1.02, Lot 33.01
3. It is anticipated at this time that the Municipal Clerk shall review the minutes of closed session 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.

Record of Vote	Deputy Mayor Garofalo	Councilman Acerra	Councilman Long	Councilwoman Schepiga	Mayor Siciliano
Motion To Approve				X	
Motion to Second		X			
Approved		X	X	X	X
Opposed					
Not Voting/Recuse					
Absent/Excused	X				

Seeing that there were no additional comments, the meeting was adjourned.

Record of Vote	Deputy Mayor Garofalo	Councilman Acerra	Councilman Long	Councilwoman Schepiga	Mayor Siciliano
Motion To Approve			X		
Motion to Second		X			
Approved		X	X	X	X
Opposed					
Not Voting/Recuse					
Absent/Excused	X				

Respectfully submitted,

Vincent Buttiglieri, RMC/CMC/MMC
Township Clerk