

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

**AUGUST 9, 2016**

**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 5:00 p.m.

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

**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 and revised on August 2, 2016.

**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 August 9, 2016, unless otherwise noted (\*):

**CONSENT AGENDA:**

**MINUTES:**

July 14, 2016 - Workshop and Public Meetings  
July 26, 2016 - Workshop Meeting

**RESOLUTIONS:**

16-146 Authorize the Reduction of the Performance Guarantee(s) for the following:

a. Block 140, Lots 65.01 & 67.02 - Dorset Road (Phase I) - VB Ocean Ave., LLC/Wanamassa Woods Estates

Mr. Brannen said the reduction is for the first nine lots only.

16-147 Authorize the Release of Performance Guarantee(s) for the following:

a. Block 1.05, Lots 8 & 9 - Cindy Lane - R & S Realities, LLC  
b. Block 1.05, Lot 9.01 - 18 Cindy Lane - R & S Realities, LLC

16-148 Authorize the Release of Maintenance Guarantee(s) for the following:

a. Block 141, Lots 1 & 23 - Retail H (Applebee's) - Seaview Square, LLC

16-149 Authorize a Developer's Agreement with the following:

a. Block 3, Lots 7, 8, & 9 - 2121-2123 Highway 35 North - Gold Coast Cadillac

Mr. Brannen stated that the developer received Site Plan approval in 2009 which was memorialized in 2010 and will be included in this Developer's Agreement

16-150 Approve the release of Closed Session minutes from July 14, 2016 and July 26, 2016

16-151 Authorize the Receipt of Bids/Request for Proposals for the following:

a. Unarmed security Officers for the Municipal Court

Mr. Brannen said the cost of said service is \$15,000 per year.

b. Re-construction of the Wading/Activity Pool at the Ocean Township Community Pool & Tennis Facility

c. 2016 Roadway Improvement Program

Mr. Brannen said the assessment bond ordinance has been completed and meetings with the residents has also been held.

d. Structural Analysis of Buildings located at Joe Palaia Park

Mr. Brannen discussed utilizing the funds received from the lease of the cell tower to possibly renovation the existing structures in the park.

16-152 Approve the re-scheduling of fireworks for Deal Golf and Country Club to August 21, 2016

16-157 Authorize the following appointment(s):

a. Zoning Board of Adjustment - Alternate No. 4

Mr. Brannen stated that Paul Mayerowitz will be appointed to the vacant Alternate 4 position.

b. Alternate Prosecutor

Mr. Brannen said the Township used to appoint two Alternates but effective at this meeting Eric Brophy will be the lone Alternate Prosecutor.

16-159 Authorize a Stormwater Management and Escrow Fund Agreement with the following:

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

### **INDIVIDUAL ACTION:**

**VOUCHERS: \$5,819,200.29**

### **RESOLUTIONS:**

16-153 Approve a Ch. 159 Budget Amendment for the following:

- a. Community Hope Fund Grant - Project Extend
- b. Community Hope Fund Grant - L.E.A.D. Program
- c. Community Hope Fund Grant - Project extend - Girls Circle/Boys Council

16-154 Authorize the cancellation of taxes for years 2012-2014 and refund/credit tax overpayments for those taxpayers who received a favorable State Tax Appeal judgment

16-155 Authorize the Tax Collector to cancel the taxes for 2016 and 2017 tax year(s) and issue a refund for the homestead credit applied to the 2<sup>nd</sup> quarter 2016 taxes to the property owner of Block 34.03, Lot 8, Qual.C3204 who has been declared a 100% totally disabled veteran

16-156 Authorize the Tax Collector to issue a refund to CitiMortgage, Inc. due to an overpayment of 3rd quarter 2016 property taxes for Block 60.01, Lot 4

16-158 Authorize the two-year extension of the agreement with Gila, LLC d/b/a MSB Government Services for the private collection of Municipal Court Debt

Mr. Brannen reported the Township collected approximately \$18,000 in 2015 with the vendor keeping 22% of the total collected.

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

Ord #2277 – (Coaster)

An ordinance amending and supplementing Chapter 21 of the Comprehensive Land Development Ordinance of the Township of Ocean amending the fees associated with Special Meetings of the Planning Board and Zoning Board of Adjustment

**COUNCIL REPORTS:**

**Councilmember Acerra** discussed that there are no free gym hours at the Community Gym.

Councilmember Acerra discussed parking issues at Dahrouge Park.

**Councilmember Long** discussed the ongoing issue with the sewer maintenance letters that residents are receiving.

Mr. Brannen said it was a Sewerage Authority issue and the hierarchy of the Authority is fine with the letter as is and will not be making any changes.

Councilmember Long also discussed the increasing deer population and the various methods in which it can be controlled. Councilmember Long does not believe contraception is the way to go as it is quite costly and needs to be done every year. He would like to see something other than a controlled hunt be undertaken.

**Councilmember Schepiga** stated that in the past, deer laying on the side of the roadways would be covered with plastic bags. Can that be done again so people do not have to see the remain.

Councilmember Schepiga also asked the status of the demolition of various homes around the Township.

Mr. Brannen said that the bids will be opened shortly and the award will be made at the September 22<sup>nd</sup> meeting.

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

Deputy Mayor Garofalo  
Martin Arbus, Esq., Township Attorney  
Andrew Brannen, Township Manager.

**ITEM FOR DISCUSSION:**

**SUBJECT:** Bicycle/Pedestrian Plan Update

**ACTION:** Mr. Brannen discussed the installation of bicycle lanes along Monmouth Road, however, Monmouth County will not do so unless it also includes a Township road. Perhaps the Township would consider putting them on Deal Road also.

Councilmember Acerra expressed concern about home owners places trash in the bike lanes and the potential hazard it causes the bicyclists.

**SUBJECT:** Ordinance Revisions

**ACTION:** It was decided include active duty military personnel in the group that receives a waiver of certain Township fees. An ordinance will be prepared for introduction at the September 8, 2016 meeting.

**SUBJECT:** Redevelopment Zone Update

**ACTION:** Mr. Brannen stated that he and Councilmember Acerra met with Mr. Roberts from Maser Consulting to discuss redevelopment versus rehabilitation zones. Mr. Roberts also discussed the Township's ability to go out to solicit Requests for Proposals from developers to see what they would propose in each area that was so designated.

Councilmember Acerra stated that it would be beneficial to include the corresponding residential component in each designated area. By doing so, it becomes a more attractive project for potential developers.

**SUBJECT:** Capital Projects Update

**ACTION:** Mr. Brannen discussed the following:

- Town Hall Parking Lot – Planning Board approval was received
- Band Shell – the bidding schedule has been revised
- Route 35 Corridor Improvements – met with representatives from NJDOT. There are certain improvements that the Township may wish to have done even though the State would not require them.
- 2015 Road Program – Fernandes Construction has returned and will continue finishing the 2015 program.

Discussion occurred with regard to designating a portion of Dow Avenue as "No Parking". No final decision has been made.

**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
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	X
Opposed					
Not Voting/Recuse					
Absent/Excused					

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					

Respectfully submitted,

Vincent Buttiglieri, RMC/CMC/MMC  
Township Clerk