

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

SEPTEMBER 22, 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
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.

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 September 22, 2016, unless otherwise noted (*):

CONSENT AGENDA:

MINUTES:

RESOLUTIONS:

176-177 Authorize the Release of the Performance Guarantee(s) for the following:

- a. Block 25, Lot 49 – 29 Shadow Lawn Drive – Laurie Mizrachi
- b. Block 44, Lot 3 – 200 Parker Avenue – Sam and Samantha Sasson
- c. Block 141, Lots 1 & 23 – Retail “G” Petsmart – Seaview Square, LLC

16-178 Authorize the Release of Maintenance Guarantee(s) for the following:

- a. Block 33.38, Lot 10 – 1708 Finderne Street – Bevin Irvin Builders, Inc.

Mr. Brannen reported that this street does not run all the way through due to DEP issues.

16-182 Approve the date change for the Township of Ocean Tax Sale to November 1, 2016

16-183 Authorize the Receipt of Bids for the following:

a. Snow Removal Services

Mr. Brannen said that the specifications will mandate the successful bidder utilize larger vehicles than was used in past years.

INDIVIDUAL ACTION:

RESOLUTIONS:

16-167 Authorize the sale of an Elgin Pelican Sweeper to the Borough of Allenhurst at a fee of \$7,000.00

Mr. Brannen informed the Governing Body that the Township has recently purchased two sweepers making this eligible for sale.

16-174 Authorize a contract with Groundwater and Environmental Services, Inc. to oversee the first phase of the remedial investigation at the Ocean Glades Condominium site at a cost not to exceed \$38,131.50

Mr. Brannen explained that prior to his hiring the Township looked at the environmental issues and performed some remediation. However, now that we are the official owner of the property, the State is now mandating the Township to perform said remediation.

16-179 Approve the continuance on the assessment installment payment plan for a property owner who has become delinquent for their assessment(s) confirmed on March 10, 2016

16-180 Authorize the Tax Collector to issue a refund to the owner of Block 119, Lot 2.01 due to a duplicate payment made for the 3rd quarter 2016

16-181 Authorize the Tax Collector to place a lien on the following properties to abate a public health nuisance:

- a. Block 25.29, Lot 11 - \$426.22
- b. Block 25,18, Lot 1 - \$532.76
- c. Block 107, Lot 1 - \$273.51
- d. Block 25, Lot 106 - \$295.51
- e. Block 1.04, Lot 5 - \$284.51
- f. Block 8.01, Lot 17 - \$571.82
- g. Block 26, Lot 56 - \$404.25
- h. Block 35, lot 116 - \$1,838.32
- i. Block 138, Lot 67 - \$1,487.08
- j. Block 22, Lot 93 - \$251.31
- k. Block 110, Lot 10 - \$1,085.02
- l. Block 116, Lot 5 - \$196.76
- m. Block 131, Lot 5 - \$278.11

Mr. Brannen said the work performed was all done by our Public Works personnel and go as far back as four (4) or five (5) months

16-185 Authorize a contract with Fernandes Construction, Inc., South River, NJ for the 2016 Roadway Improvement Program at a cost not to exceed \$2,169,340.00

Mr. Brannen said the work will be performed sometime in 2017. As part of this award, the contractor will be installing curbing on a portion of Monmouth Road. Once completed, Monmouth County will come in and pave the road from Roseld Avenue to the boarder.

16-186 Authorize a Professional Services contract with Leon S. Avakian, Inc., Neptune, NJ for the following projects:

- a. 2016 Roadway Improvement Program - \$388,000.00
- b. Drainage Improvements - \$64,000.00

Mr. Brannen said the fees noted above also include inspection services.

ORDINANCES:

Adoption(s):

Ord #2278 – (Coaster)

An ordinance amending and supplementing Chapter II-B of the “Revised General Ordinances of the Township of Ocean, 1965” entitled: Miscellaneous Administrative Provisions and Personnel Policies

Introduction(s):

Ord #2280 – (P.H. 10/13 Coaster)

An ordinance amending Chapter XII-B of the “Revised General Ordinances of the Township of Ocean, 1965” prohibiting parking on a portion of Dow Avenue

Ord #2281 – (P.H. 10/13 Coaster)

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

Mr. Brannen said this ordinance is a result of the proposed Morgan Center development on Norwood Avenue which will have retail/commercial on the bottom floor and apartments on the top floor. This was included in the Townships 2011 Master Plan

Ord #2282 – (P.H. 10/13 Coaster)

An ordinance amending and supplementing Chapter 21 of the Comprehensive Land Development Ordinance of the Township of Ocean adding Mixed Use Inclusionary Development to the C-1 Zone

Mr. Brannen stated this revision affects three (3) specific areas:

1. Norwood Avenue
2. Monmouth Road and Roosevelt Avenue
3. Monmouth Road and West Park Avenue

Mr. Brannen also stated this ordinance gives parking requirement relief in the above mentioned areas.

Ord #2283 – (P.H. 10/13 Coaster)

An ordinance amending and supplementing the Township of Ocean's Personnel Policies, Practices and Procedures as it relates to Health Benefits

Mr. Brannen said that all non-union personnel currently have a baseline plan of Direct 15 but effective January 1, 2017, the baseline plan will Direct 20/30

COUNCIL REPORTS:

Councilmember Acerra inquired if anything has been done regarding free gym hours at the Community Gym.

Mr. Brannen said it is being looked in to by the Recreation Department.

Mayor Siciliano discussed the need for temporary speed bumps on certain Township roadways.

Mayor Siciliano also mentioned that the Township will be holding a Super Senior Lunch for those seniors over the age of 90. It will be held on November 1, 2016 at the Renaissance beginning at 11:30 a.m.

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

Deputy Mayor Garofalo
Councilmember(s) Long and Schepiga
Martin Arbus, Esq., Township Attorney
Andrew Brannen, Township Manager.

ITEM FOR DISCUSSION:

SUBJECT: Whalepond Brook Watershed Update

ACTION: Faith Teitlebaum discussed the following items:

Proposed Construction of a Raingarden – Ms. Teitlebaum stated that this project is currently on hold but it is her intention to move forward on this in the near future. She is working with the Ocean Township High School Science Club to put one outside the high school. Rutgers University has committed to paying for the raingarden.

Also, discussion was held regarding the Greenway between Cindy Road and Evergreen Avenue. The owner of Twin Brooks apartment complex would like the greenway to incorporate a portion of his property. The only requirement is that an easement and maintenance agreement must be entered into by the Township and Twin Brooks.

Ms. Teitlebaum also mentioned that a \$5,000.00 grant was received by the New Jersey Department of Environmental Protection Agency to purchase tools and construct a kiosk along the greenway trail.

SUBJECT: Animal Control Update

ACTION: Discussion occurred concerning the issue of puppy mills given that a potential developer wishes to open up a doggy daycare/spa.

SUBJECT: 2017 Budget Update

ACTION: Mr. Brannen went over the budget calendar noting that all departments are required to submit a budget by October 24 with the Public Hearing being held in late November. The Draft Budget will be presented to the Governing Body by January 15, 2017, as required.

Mr. Brannen further elaborated on the various sources of revenue that will be included in the 2017 budget including the Green Acres funds received for Poplar Village

SUBJECT: Capital Projects Update

ACTION: Mr. Brannen gave an update on the following projects:

Redevelopment/rehabilitation Zones – meetings are being held with the Township's consultant, Maser Consulting, to determine the best course of action.

Band Shell – bids were opened on September 22, 2016. The responses are still being evaluated but it appears that those received may be higher than the estimated costs so we may need to re-bid the project.

Community Rating System – Representatives will be in the Township on December 5, 2016. Currently, the Township is at a 10 rating but there is a possibility that we can have this reduced to a 6 or 7 rating which would save the homeowners significant money on their flood insurance.

Generators – will be installed within the next 30 days at both the High School and West Park Avenue Recreation/Senior Citizen Center

Demolition of Abandoned Structures – rodent and asbestos testing has been completed and all utilities have been turned off.

Item(s) D4 and D5 will be discussed at a future meeting.

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 151, Lot 7
 - C4. Litigation – Loch Arbour
 - C5. Litigation – Planning Board
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	X
Opposed					
Not Voting/Recuse					
Absent/Excused					

Respectfully submitted,

Vincent Buttiglieri, RMC/CMC/MMC
Township Clerk