

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

OCTOBER 13, 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
Jessie M. Joseph, Deputy 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 October 13, 2016, unless otherwise noted (*):

CONSENT AGENDA:

MINUTES:

September 8, 2016 – Workshop and Public Meeting
September 22, 2016 – Workshop and Public Meeting

RESOLUTIONS:

16-184 Authorize the acceptance of Performance Guarantee(s) for the following:
a. Block 8.02, Lot 24 – 46 Larchwood Avenue – Essential Homes, LLC
b. Block 138, Lot 40 – 904 Berkeley Avenue – Kudos Enterprises, Inc.

16-187 Authorize a Developer's Agreement with the following:
a. Block 137, Lots 30 & 31 – 909 Highway 35 North – Russmarc, LLC
b. Block 38, Lot 19 – 405 Bowne Road – Antimo Russo

16-188 Authorize the acceptance of a Maintenance Guarantee for the following:
a. Block 137, Lots 28 & 29 – 911-919 Highway 35 – Ocean Sunset 35, LLC

16-189 Certify the Review of the CY2016/SFY2017 Best Practices Checklist

Stephen Gallagher, Director of Finance, reviewed the Best Practices Checklist with the Councilmembers. Mr. Gallagher went on to say that although the questions were harder this year he is confident that the Township will be receiving 100% of the 5% State Aid due the Township.

16-190 Approve the cancellation of the October 20 Workshop Only Council Meeting

The Council decided not to re-schedule the meeting at this time

16-191 Authorize the release of various 2016 Closed Session Minutes

INDIVIDUAL ACTION:

VOUCHERS: \$10,966,312.42

RESOLUTIONS:

- 16-192 Authorize the Tax Collector to place a lien on the following properties to abate a public health nuisance:**
- a. Block 22, Lot 93 - \$518.07**
 - b. Block 117, Lot 3 - \$389.13**
 - c. Block 142.01, Lot 1 - \$513.02**
 - d. Block 26.06, Lot 10 - \$212.31**

16-193 Authorize a contract with Finishing Touch Asbestos Abatement Corp., Inc. for the removal of material from various Township structures at a cost not to exceed \$25,220.00

16-194 Authorize the Tax Collector to refund tax overpayment(s) for those Totally Disabled Veterans who received a Homestead Benefit Credit

16-195 Authorize the rejection of Sealed Bids received for the construction of the Band Shell at Joe Palaia Park and authorize the re-bid of the same

Mr. Brannen explained that the new bid will eliminate the restroom. It proved to be too costly.

16-196 Authorization is hereby given to purchase treated rock salt from Morton Salt through the Monmouth County Cooperative Purchasing Program (F-14-2016) at a cost of \$90.59 per ton

16-197 Authorize the Township to execute an Agreement with the New Jersey Department of Environmental Protection

Mr. Brannen gave a brief explanation of the settlement Agreement.

16-198 Authorizing cancellation of Real Estate Taxes for a property declared tax exempt by the Township Assessor

16-199 Authorizing cancellation and refund of Real Estate Taxes paid for Totally Disabled Veterans

16-200 Confirming the Private Sale of Real Property to Robert C. Chambers and Sara Griesbach for property located on Howard Avenue, Block 9, Lot 53

16-201 Authorizing the cancellation of Year 2016 Taxes and Refunding or Crediting the Tax Overpayments resulting from New Jersey State Tax Court Judgment

16-202 Authorizing the Omnia Tier Health Insurance Incentive Program

Mr. Gallagher explained the program and how it can benefit the Township.

ORDINANCES:

Adoption(s):

Ord #2279 – Coaster

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

Ord #2280 – 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 – Coaster

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

Ord #2282 – 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

Ord #2283 – 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 be Direct 20/30 and it's for 2017 only.

COUNCIL REPORTS:

Councilmember Long reported on a recent workshop he attended with Chief Peters and Sharon Moleski, Human Services Director, regarding the widespread and increasing drug problem in Monmouth County.

Councilmember Schepiga said the deer problem in the Township is getting worse.

After a brief discussion, the Council will make a decision on how to handle the problem by the first meeting in December.

Councilmember Schepiga also requested an ordinance be adopted to restrict the sale of puppies and kittens to only ones that have come from animal shelters in pet shops in the Township.

Councilmember Schepiga reminded everyone that Clean-Sweep is this Sunday from 11:00 am to 1:00 pm.

Councilmember Acerra requested that public notices for bids, etc. be posted on our website as well as in the newspaper.

Mr. Brannen said it can be done and we will start on January 1st.

Councilmember Acerra asked when Allaire Avenue will be paved.

Mr. Brannen said once the Transportation Trust Fund is back, Allaire Avenue is on the list of streets to get paved.

Councilmember Acerra asked if there could be open gym time at the rec center for kids, teens and adults.

Mr. Brannen explained that there are scheduled classes at the gym, but he will look into doing that on a trial basis during the off months which are February, March and April.

Deputy Mayor Garofalo brought up the issue of airbnb's and his concern is that more and more of them are in the Township. He would like to see if our ordinance is up-to-date and how it is being enforced.

Mr. Brannen said he will review the current ordinance with Marianne Wilensky, Director of Community Development and Tom Caruso, Code Enforcement Director.

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

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

ITEM FOR DISCUSSION:

SUBJECT: Best Practices Checklist Update

ACTION: Already discussed under the review of all Agenda items.

SUBJECT: Capital Projects Update

ACTION: Mr. Brannen reported on the following projects:

- Fernandes Construction has started the curbs on Monmouth Road and will also be doing the curbs by the golf course on both sides of the road
- Re-bidding the band shell at Joe Palaia Park bids received were higher than anticipated

SUBJECT: Ordinance Revisions Update

ACTION: Mr. Brannen said there have been a lot of complaints of cars parked on front lawns. Code Enforcement and the Police Department are reviewing the ordinance to make sure its updated to include no parking on front lawns.

SUBJECT: Ballfield Lighting Request

ACTION: Mayor Siciliano reported that a request was received to adjust the lights at the ballfield on Logan Road.

Councilmember Schepiga would also like to see the shrubs at that ballfield, which appear to be in the right-of-way, removed.

SUBJECT: Tax Appeal Workshop

ACTION: Mr. Gallagher said the notifications for the tax assessments will be mailed the week of November 8th. After that there will be informal meetings with property owners on November 24th and 25th. The official notice will go out December 1st and tax appeals must be filed by January 15th.

Mayor Siciliano said he knows it's too late for this year, but maybe next year he would like to see workshops set-up between the Tax Assessor and the residents to explain how they can file a tax appeal.

SUBJECT: COAH Spending Plan

ACTION: Mr. Brannen explained that we are trying to get a final plan together so we can realize some of the funds into next years budget.

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	X
Opposed					
Not Voting/Recuse					
Absent/Excused					

Respectfully submitted,

Jessie M. Joseph, RMC/CMR
Deputy Township Clerk