

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

**OCTOBER 27, 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.

**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 27, 2016, unless otherwise noted (\*):

**CONSENT AGENDA:**

**MINUTES:**

**RESOLUTIONS:**

**16-203 Authorize the Release of the Maintenance Guarantee(s) for the following:**

**a. Block 33.16, Lot 1 and Block 33.17, Lot 2 - 1903 Highway 35 – FPN Prime, LLC**

Andrew Brannen, Township Manager, said this property is the Kearney Bank building located on Route 35.

**16-204 Affirm the Township of Ocean's Civil Rights Policy**

Mr. Brannen said the Township is required to update its policy every other year. This year, the Township is adding new language concerning pregnancy.

**16-205 Support the painting of a Thin Blue Line along Monmouth Road between Deal Road and Roosevelt Avenue in support of the Township of Ocean Police Department**

**16-209 Authorize the Release of the Performance Guarantee(s) for the following:**

**a. Block 26.04, Lot 37 - 372 West Park Avenue - Thomas E. Hardy, Sr.**

**16-210 Authorize the submission of the following Grant(s)**

**a. NJDOT Transportation Alternative Program Grant**

Mr. Brannen said the existing bridge located on Chestnut Avenue is in need of repair.

**16-212 Authorize the following appointment:**

**a. Alternate Prosecutor**

Mr. Brannen stated the Township is required to officially name any alternate prosecutors used by the Township as opposed to just naming a firm. Therefore, Kevin O'Keefe, Esq. is being appointed.

**16-213 Approve the extension of the Monmouth County Adult Level II.1 Intensive Outpatient Services program for the period March 1, 2016 through April 30, 2017**

**INDIVIDUAL ACTION:**

**RESOLUTIONS:**

**16-207**

**Authorize the Consideration of the following Bid(s):**

**a. Maintenance Services - William F. Larkin Golf Course at Colonial Terrace**

Mr. Brannen said the fee being charged for 2017 is the exact same as what was charged in 2016. There is a two (2) percent increase in each of the next two years.

**16-208 Approve a Chapter 159 Budget Amendment for the following:**

**a. Monmouth County Adult Level II.1 IOP Grant**

Mr. Brannen said this was an extension of a previously approved grant.

**16-211 Authorize a Professional services contract with Windels Marx Lane & Mittendorf, LLP to serve as the Special Redevelopment Counsel at a cost not to exceed \$10,000.00**

**ORDINANCES:**

**Introduction(s):**

Ord #2284 – (P.H. 11/10 Coaster)

An ordinance amending Chapter XII of the "Revised General Ordinances of the Township of Ocean, 1965" prohibiting parking along portions of Beecroft Avenue

Ord #2285 – (P.H. 11/10 Coaster)

An ordinance amending Chapter V of the "Revised General Ordinance of the Township of Ocean, 1965" banning the sale of dogs and cats from pet shops

Ord #2286 – (P.H. 11/10 Coaster)

An ordinance rescinding ordinance No. 2224 entitled: "An Ordinance amending the "Revised General Ordinances of the Township of Ocean, 1965" as it relates to Personnel Policies, Practices, and Procedures" and establish a new Township of Ocean Policies, Practices and Procedures

Mr. Brannen said the Township's Joint Insurance Fund requires us to make these updates.

**COUNCIL REPORTS:**

**Councilmember Long** requested a sign be placed at the Oakhurst Meeting Room so that out of town visitors can locate the facility.

Councilmember Schepiga asked Mr. Brannen to have the sign at Joe Palaia Park on Deal Road repaired.

Mr. Brannen discussed that, in addition to having the sign repaired, the possibility of installing crosswalks at that location.

**Councilmember Schepiga** also noted that the street signs were missing at the intersections of Brandywine and Nottingham Roads and at Carbury and North Woods Roads.

**Deputy Mayor Garofalo** reported that New York State has passed legislation concerning Air B & B's. Discussion was held concerning whether the Township wished to pass an ordinance banning them.

The following did not offer any report at this time:

Councilmember(s) 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. Roadway Improvements – Fernandes Construction will begin paving South Wanamassa Drive and Allaire Road beginning on October 28, weather permitting.
2. Water Main Line Repair – New Jersey American Water and TOSA are looking into the water main breaks that have occurred around the Wickapecko Drive area and what repairs could be undertaken to improve the situation.

Also, various roads off Roosevelt Avenue west of Deal Road will also be examined by New Jersey American Water and TOSA for possible water line repairs. If work needs to be done, the Township will then have Fernandes Construction repave the necessary roads.

**SUBJECT:** Ordinance Updates

**ACTION:** Mr. Brannen discussed the need for the Township to establish regulations concerning the planting of bamboo on personal property. Mr. Brannen explained the destruction the bamboo causes to the surrounding properties.

**PUBLIC COMMENTS:**

Jim Blackwood discussed a parking situation he is experiencing at his home. Mr. Blackwood has received a summons for parking his vehicle on the grassy portion of his property along side of his driveway. He explained due to the number of cars he has in his family, it is necessary to park them in this manner.

After much discussion, it was suggested that Mr. Blackwood explore the possibility of obtaining a variance which would allow him to expand his driveway to accommodate his parking needs.

As there were no additional 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. Litigation – Loch Arbour

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