

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

DECEMBER 8, 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 December 8, 2016, unless otherwise noted (*):

CEREMONY:

Certificates of Recognition:

Veterans of the Armed Services

Oath of Office: Police Officer Alicea M. Angelo

Certifications of Accomplishment:

Eagle Scout - Trevor Kraeutler
Ocean Township High School Soccer Team

PROCLAMATION:

Drive Sober or Get Pulled Over 2016 Year End Holiday Crackdown

CONSENT AGENDA:

MINUTES:

October 13, 2016 - Workshop and Public Meeting

RESOLUTIONS:

16-220 Authorize the Acceptance of the Performance Guarantee(s) for the following:

- a. Block 17, Lot 34 - 315 Roosevelt Avenue - 315 Roosevelt Avenue, LLC
- b. Block 33.39, Lot 11 - 1640 Finderne Street - Palatial Homes, Inc.

Andrew Brannen, Township Manager, said the properties referenced are both single family homes.

16-221 Approve the release of Closed Session Minutes from October 13, 2016

16-222 Authorize the submission of the following Grant(s):

- a. Cops in Shops College Fall Initiative 2016-2017

16-223 Authorize the Receipt of Bids for the following:

- a. Wheel Loader
- b. Packer Truck
- c. Four Wheel Drive Single Axle Dump Truck

Mr. Brannen stated these items were included in previously approved Capital budgets.

16-224 Authorize the auction of various equipment and vehicles no longer needed by the Township of Ocean for public use

Mr. Brannen said many of the items being auctioned have exhausted their useful lives

INDIVIDUAL ACTION:

VOUCHERS: \$11,359,907.03

RESOLUTIONS:

16-225 Authorize the sale of a 1998 GMC 2500 to the Township of Ocean Board of Education for the price of \$1.00

16-226 Authorize a contract with Frank Lurch Demolition Co., LLC for the demolition of structures at 1705 and 1707 Sunset Avenue and 1802 North Wanamassa Drive at a cost not to exceed \$38,600.00

Mr. Brannen said the Township did receive price quotes for said demolition and the one being awarded was a good price for the work.

Mr. Brannen also informed the Governing Body that the property located at 7 Emma Drive has already been demolished and 16 Hartshorne Road will be demolished on December 29, 2016.

16-227 Approve the extension of the contract with Air Systems Maintenance, Inc. for the maintenance of the HVAC system for all Township facilities at a cost not to exceed \$24,500.00

16-228 Approve the one-year extension of the contract with Edwards Tire Co., Inc. for the recapping of tires, accessories and road service at a cost not to exceed \$56,994.00

16-229 Authorize the Tax Collector to issue a refund to the owner of Block 37.09, Lot 7 due to an overpayment of 4th quarter 2016 taxes

16-230 Authorize the Mayor to execute the Settlement Agreement and Mutual Release with Gedola Na'os Yaakov, Inc. and Zebra Holdings, LLC

16-231 Authorize a Professional Services contract with Realty Appraisal Company to represent the Township of Ocean in the defense of tax appeals in accordance with rates noted in Schedule E of their proposal

Mr. Brannen said the Township-wide revaluation has been completed and property owners have had an opportunity to meet with the appraisal company to discuss their appraisal. Also, the Assessors Book is complete.

16-232 Authorize the extension of the contract with the Municipal Joint Insurance Fund through January 1, 2020

ORDINANCES:

Introduction(s):

Ord #2287 – (P.H. 12/29 Coaster)

An ordinance amending and supplementing Ch. VII of the “Revised General Ordinances of the Township of Ocean, 1965” entitled: Property Maintenance and Housing

Mr. Brannen said the ordinance consists of two items:

1. Moving many property maintenance sections into a new section; and
2. Procedures established for invasive plants

Ord #2288 – (P.H. 12/29 Coaster)

An ordinance amending and supplementing Chapter XII of the "Revised General Ordinances of the Township of Ocean, 1965" designating certain streets as "through streets"

Ord #2289 – (P.H. 12/29 Coaster)

An ordinance amending and supplementing Chapter XII of the "Revised General Ordinances of the Township of Ocean, 1965" entitled: TRAFFIC

Mr. Brannen said the original ordinance did not allow emergency/Township vehicles to be parked on certain prohibited roadways, which caused the Township to be in violation of its own ordinance.

COUNCIL REPORTS:

Councilmember Acerra requested an update on steps being taken by the Township to control the deer population.

Mr. Brannen said he has crafted a letter to the Monmouth County Parks Department to discuss their deer management program. However, prior to sending the letter out, Mr. Brannen feels it is imperative that the surrounding municipalities also send a similar letter to Monmouth County.

Councilmember Schepiga reminded all that the Nativity Blessing will be held on December 10, 2016 at 3:00 p.m. and the Menorah Lighting will be held at 6:00 p.m. on December 24, 2016.

The following did not offer any report at this time:

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

ITEM FOR DISCUSSION:

SUBJECT: Community Rating System Update

ACTION: Mr. Brannen said a meeting was held with Tom Caruso, Code Enforcement Officer, Bill Fitzgerald, Township Planner, and Ron Vigliotti, Construction Official discussing the Township's plan to reduce the rating, which will directly impact the percentage that property owners will pay on their flood insurance.

Mr. Brannen also stated that to date, 8 property owners have agreed to sell their properties on Brookside Avenue at fair market value.

SUBJECT: Revaluation Program Update

ACTION: Stephen Gallagher, Director of Finance and Jacob Neiman, Assessing Clerk, made a presentation to the Governing Body discussing the outcome of the recently completed Township-wide revaluation.

Mr. Neiman elaborated on the outcome and also spoke about the appeal filing deadlines.

SUBJECT: Ordinance Revision Update

ACTION: Mr. Brannen said the Township will be preparing an ordinance dealing with Air B & B's. Mr. Brannen will also be meeting with Marianne Wilensky, Director of Community Development, and Steve Peters, Police Chief, to discuss parking issues around the Township, specifically issues with driveways.

SUBJECT: Capital Projects Update

ACTION: Mr. Brannen discussed the following projects:

1. Roadway Improvements – Fernandes Construction is currently working on Spruce Avenue between Sunset Avenue and Appleby Drive. Once completed, they will move on to the crosswalk on Deal Road.
2. Town Hall Parking Lot Expansion – demolition will begin next week
3. The Maintenance Contract for the William F. Larkin Golf Course at Colonial Terrace will be awarded at the December 29, 2016 meeting.
4. A meeting was held with representatives from the Township, Monmouth County and the New Jersey Department of Transportation concerning the improvements to the West Park Avenue corridor. The NJDOT will be improving Route 35 and the Township requested that as part of those improvements, could the State address various signal and crosswalk issues. Also discussed was Route 18 ramp improvements onto Deal Road.

According to Representatives from NJDOT, Phase I will consist of paving and signalization while Phase 2 will incorporate any other agreed-upon improvements.

5. Speed Bumps – Mr. Brannen will be meeting with Chief Peters and Tom Crochet, Director of DPW, to discuss the locations of said speed bumps. Mr. Brannen noted the Township will probably place no more than five in total.
6. Redevelopment Zones – Mr. Brannen and Mayor Siciliano will be meeting with Maser Consulting to discuss this project.

SUBJECT: Township Calendar and Welcome Sign Update

ACTION: Mr. Brannen gave an update on the new Township calendar, which should be completed within the next few weeks.

The Governing Body will look at various samples of the new “Welcome to Ocean” signs and decide on the style and wording they wish to have.

SUBJECT: 2017 Meeting Schedule and Appointments

ACTION: Vincent Buttiglieri, Township Clerk, distributed the tentative meeting dates for 2017. The Governing Body made one change. The resolution will be placed on the December 29, 2016 agenda.

The Governing Body also discussed which appointments they wish to do at the January 12, 2017 meeting.

Item D6 was not discussed at this meeting.

PUBLIC COMMENTS:

Jack Kearns asked what the Township was planning on doing with Air B & B's

Mayor Siciliano stated the Township will explore their options and how they can best be controlled.

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
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