

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

**OCTOBER 3, 2012**

**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 5:30 p.m.

**Present:** Mayor Larkin  
Councilmember(s) Evans and Schepiga

**Absent:** Deputy Mayor Siciliano  
Councilmember Garofalo

**Others:** Martin Arbus, Esq., Township Attorney  
Andrew Brannen, Township Manager  
Vincent Buttiglieri, Township Clerk

Mayor Larkin 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 5, 2011.

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**ITEM FOR DISCUSSION:**

**SUBJECT:** Developer Presentation

**ACTION:** Toll Brothers Developers made a presentation regarding a proposed development at the Apple Farms site located on West Park Avenue. The following were present:

Jennifer S. Krimko, Esq, attorney for Toll Brothers  
Anthony Rocco, Principal – Toll Brothers Developers  
Andrew Janue, Plan Designer – Toll Brothers

Ms. Krimko informed the Governing Body that Toll Brothers is requesting a Re-Zoning Overlay on the Apple Farms parcel. She then turned over the presentation to Mr. Rocco.

Mr. Rocco explained that Toll Brothers currently has over 11,000 units built in New Jersey, with the average price being \$575,000.00. Mr. Rocco went on to explain that prior to any development project, Toll Brothers assembles a Local Management Team who will remain on site during the construction phase of the project.

Andrew Janue, from Beacon Planning, gave the particulars of the proposed project. They were:

- The parcel consists of 81 total acres and out of those 81 acres, only 34 are available for development.
- Toll Brothers prides itself on constructing developments that are consistent with the types of development that has been established
- The current plan is to construct carriage-style homes (single family) along with stacked units (condominium style). There will also be a Community Center constructed as part of the development.
- With regard to the Affordable Housing aspect of the development, Toll Brothers will be willing to construct the required number of affordable units, should that be the direction that the Township wishes to proceed. They went on to reiterate that they would be willing to fulfill their obligation through either development or through a contribution to the Township, which in turn would be used at a different location.
- The density aspect of the development was discussed. Additionally, discussion occurred with regard to lot coverage, both gross and net. Discussion occurred with regard to whether the entire acreage, including wetlands, should be included in the determination of density.
- The developers are proposing to construct 50 foot setbacks along Green Grove Road and West Park Avenue.

Marianne Wilensky, Director of Community Development, expressed concern over the height of the stacked units (3 stories) in relation to the surrounding properties.

Mayor Larkin inquired about the size of the homes.

Mr. Janue explained that they will range from 2,400 – 2,800 square feet.

Further discussions occurred regarding the adjacent properties, traffic concerns and egress/ingress onto West Park Avenue and Green Grove Road.

**SUBJECT:** Capital Project Update

**ACTION:** Mr. Brannen reported on the status of the following capital projects:

1. HVAC Repairs – training/testing will occur on October 15
2. 2012 Road Program – a Pre-Construction meeting will be held on October 5
3. Recycling Center – the debris has been removed from the site so that work will commence in the near future.

Mayor Larkin inquired if the area will be fenced in.

Andrew Brannen responded in the affirmative

Mr. Brannen said that he is scheduling a meeting with the surrounding communities with regard to usage agreements.

4. Gym & Sports Complex – the project is 75% complete. It is anticipated that it would be done within the next few weeks.
5. Colonial Terrace Golf Course – the Deal Lake Commission received a sizable Grant and they wish to perform water testing that may impact the golf course. There is some concern about the conclusion of said project and the fact that the course needs to be ready to open by April 1, 2013.
6. Trail along Whalepond Brook –

Two issues: 1. There is standing water therefore, are permits required  
2. Will the trail create more of a flooding problem

**SUBJECT:** 2013 Budget Update

**ACTION:** Mr. Brannen distributed a new 2013 State Health Benefits Monthly Rate schedule. Mr. Brannen further reported that most of the employees are now enrolled in NJ Direct15 and should anyone choose a different plan, they will be required to pay the difference in the plan cost.

**SUBJECT:** New Jersey Natural Gas – See the Light Campaign

**ACTION:** Mr. Brannen stated that the Environmental Commission wishes to promote this program and wants to encourage all employees to register

**SUBJECT:** 2013 Council Meeting Schedule and Meeting Packages

**ACTION:** It was determined that the Governing Body will meet on Thursday night in 2013, however, there will be a few Wednesday meetings

**SUBJECT:** Board Appointments

**ACTION:** Maureen Bonney submitted a Talent Bank application and will be appointed to the Zoning Board of Adjustment. Brian Mullens will be appointed as the Alternate Member to the Deal Lake Commission, as Don Brockel will be elevated to a Full Member replacing John Everson, who is resigning.

**SUBJECT:** Ordinance Updates

**ACTION:** Mr. Brannen stated that the Revised Sign Ordinance and the Lot coverage Ordinance will be introduced at the October 17, 2012 meeting.

**COUNCIL REPORTS:**

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

Councilmember(s) Evans and Schepiga  
Martin Arbus, Esq., Township Attorney

**PUBLIC COMMENTS:**

None at this juncture.

Seeing that there were no Public Comments, Mayor Larkin 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
3. It is anticipated at this time that the Municipal Clerk shall on a six (6) month basis, review the minutes of closed sessions 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 Siciliano	Councilman Evans	Councilman Garofalo	Councilwoman Schepiga	Mayor Larkin
Motion To Approve		X			
Motion to Second				X	
Approved		X		X	X
Opposed					
Not Voting/Recuse					
Absent/Excused	X		X		

Seeing that there were no additional comments, the meeting was adjourned.

Record of Vote	Deputy Mayor Siciliano	Councilman Evans	Councilman Garofalo	Councilwoman Schepiga	Mayor Larkin
Motion To Approve	X				
Motion to Second			X		
Approved	X		X	X	X
Opposed					
Not Voting/Recuse					
Absent/Excused		X			

Respectfully submitted,

Vincent Buttiglieri, RMC/CMC/MMC  
Township Clerk