

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

**DECEMBER 5, 2013**

**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:** Deputy Mayor Siciliano  
Councilmember(s) Evans, Garofalo and Schepiga

**Absent:** Mayor Larkin  
Andrew Brannen, Township Manager

**Others:** Martin Arbus, Esq., Township Attorney  
Stephen O. Gallagher, Assistant Township Manager  
Vincent Buttiglieri, Township Clerk

In the absence of Mayor Larkin, Deputy 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 12, 2012.

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**REVIEW OF ALL REGULAR MEETING MATERIAL:**

Stephen O. Gallagher, Assistant Township Manager, went through the meeting items, which were reviewed by the Governing Body and held for the Public Meeting of December 5, 2013, unless otherwise noted (\*):

13-232 Approve the release of 2013 Closed Session Minutes

12-233 Support the Drive Sober or Get Pulled Over 2013 Year End Holiday Statewide Crackdown

13-234 Authorize the Acceptance of Performance Guarantee(s) for the following:

- a. Block 61.03, Lot 4 – 604 Woodland Road – Ryan & Wanessa Vaccaro

13-235 Authorize the Release of Performance Guarantee(s) for the following:

- a. Block 33.02, Lot 2 – 559 Trenton Avenue – Palatial Homes, Inc.
- b. Block 33.36, Lot 13 – 1714 Westfield Street – Palatial Homes, Inc.
- c. Block 105, Lot 19.01 – 1314 Maple Avenue – George M. Nicholas

13-236 Authorize the Release of Maintenance Guarantee(s) for the following:

- a. Block 1.02, Lot 72 – 20 Hidden Meadows Drive – Ocean Seniors, LLC
- b. Block 56, Lot 5 – 200 Roseld Avenue – Simon & Renee Abadi

13-237 Authorize a Developers Agreement for the following:

- a. Block 8.02, Lots 3 & 23 – 48 Larchwood Avenue – Larchwood Minyan, Inc.

13-238 Authorize the receipt of bids for the following:

- a. Removal of trees and debris from various Township waterways

**INDIVIDUAL ACTION:**

**VOUCHERS: \$ 5,957,240.15**

**RESOLUTIONS:**

13-239 Authorize the Consideration of Bids for the following:

- a. Abandoned Vehicles

b. Various Road Construction Materials (amending award)

Mr. Gallagher said that this amendment was needed due to an error when calculating the low bidder for certain item(s)

c. Cell and Conference Room Doors

d. Three (3) 33 Cubic Yard Automated Garbage Trucks

13-240 Amend the contract with Tri-State Asphalt, Inc. for crack sealing along various Township roadways increasing the contract by \$1,500.00, for a total cost not to exceed \$8,615.00

13-241 Authorize the Director of Finance to petition the Division of Local Government Services to establish a dedicated Trust by Rider for developer escrows - stormwater management easements

13-242 Authorize the issuance of a duplicate Tax Sale Certificate pursuant to Chapter 99 of the Public Laws of 1997

Mr. Gallagher explained that two Tax Sale Certificates were lost in the flood of Hurricane Sandy and need to be replaced.

13-243 Authorize the cancellation of old grant balances

13-244 Authorize the Tax Collector to issue a refund to the taxpayer of Block 150.01, Lot 39 due to a duplicate payment

13-245 Authorize Cross River Fiber the use of the public right of way to install a telecommunications system.

13-246 Authorize a contract with Fernandes Construction, Inc. to install drainage piping along a portion of Brookside Avenue at a cost not to exceed \$23,414.00

13-247 Authorize the purchase of three (3) mobile data computers from Quality Communications, Lakewood, NJ at a cost not to exceed \$17,370.00

13-248 Approve Change Order No. 2 for the 2012 Roadway Improvement Program increasing the total contract amount by \$27.19

13-249 Authorize the Township Attorney to prepare a drainage easement agreement for Block 25.34, Lot 4

13-250 Approve Change Order No. 1 for the Improvements to the DPW/Recycling Center increasing the contract amount by \$14,640.96

13-251 Authorize the cancellation of old outstanding checks issued by the Township of Ocean

13-252 Authorize the acceptance of the FY2014 Community Development Block Grant in the amount of \$162,714.00 to be utilized for ADA Improvements to the West Park Avenue Senior Center

**ORDINANCES:**

**Introduction(s):**

Ordinance #2188 – Amend Chapter II of the “Revised General Ordinances of the Township (P.H. 12/30/13 Coaster) of Ocean, 1965” entitled: “Department of Police”

**ITEM FOR DISCUSSION:**

**SUBJECT:** JCP&L Utility Outreach Update

**ACTION:** Mr. James, JCP&L Area Manager, gave a brief update on the policies of JCP&L with regard to community outreach and awareness. Mr. Markey wanted to explain the new 24/7 Power Center and new MyTown Municipal Web Page.

The 24/7 Power Center online outage map now displays individual outages, with the best available estimated restoration times, as well as the cause of the service disruption.

The web page will connect customers, local officials and media to dedicated web pages for each municipality served by JCP&L. These pages provide a summary of any current outages, a snapshot of each community's electric infrastructure and links to other important information.

Mr. Markey went on to explain that residents can register for Alerts and Text Messaging which would allow an individual to receive notifications concerning power outages and other important matters while text messaging will allow someone to text in to JCP&L with information concerning power outages, request an update on a reported outage or make billing inquiries.

Councilmember Garofalo asked about JCP&L policies concerning underground utilities.

Mr. Markey said that new homes must put their utilities underground while the owners of existing homes/businesses can request going underground but they would bear the cost of such.

**SUBJECT:** Council Meeting Update

**ACTION:** A review of the 2014 Council Meeting schedule occurred and it was determined that the Council will revise the schedule to include two Public Meetings per month except for the summer months and November.

**SUBJECT:** Capital Project Update

**ACTION:** A review the proposal for new tennis courts was discussed. The new facility will consist of nine tennis courts, with a portion of them being able to be converted to be used for soccer/field hockey. The project will also consist of improving the existing facilities and building six outdoor tennis courts with the appropriate lighting. Further discussion will occur at a subsequent meeting.

### **COUNCIL REPORTS:**

Councilmember Schepiga stated that she thinks the fire alarm ordinance needs to be revised. For instance, someone gets a permit at the end of one year and then needs to renew the permit at the beginning of the subsequent year, they are paying the fee twice. This needs to be reviewed.

Councilmember Garofalo inquired about any update on the sale of the Boise Building, scheduled to be held on December 11.

Martin Arbus, Township Attorney, said that a portion of the property in question may not be sold at this time.

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

Councilmember(s) Evans  
Deputy Mayor Siciliano  
Martin Arbus, Esq., Township Attorney

### **PUBLIC COMMENTS:**

Al Kerecman stated that there is a birm behind his home (located on the property of the home behind him) and there is a tree that has died. Who is responsible to replace?

It was suggested that Mr. Kerecman approach his rear neighbor about sharing the cost of replacement.

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 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	X	
Opposed					
Not Voting/Recuse					
Absent/Excused					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