

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

**JULY 9, 2014**

**OAKHURST, NEW JERSEY**

---

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 (arrived at 6:15 p.m.) and Garofalo

**Absent:** Mayor Larkin

**Others:** Martin Arbus, Esq., Township Attorney  
Andrew Brannen, 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 30, 2013 and revised on June 19, 2014.

**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 July 9, 2014, unless otherwise noted (\*):

**CONSENT AGENDA:**

**MINUTES:**

June 19, 2014 – Public Meeting

**RESOLUTIONS:**

14-128 Authorize a Developers Agreement for the following:

a. Block 119, Lot 2 – 1503 Sunset Avenue – Scott Borbely

Andrew Brannen, Township Manager, said that this pertains to the development of a single family home.

14-129 Approve appointments as follows:

a. Prosecutor and Alternate Prosecutor(s)

b. Board of Adjustment, Environmental Commission, Planning Board, Multiple Dwelling  
Emergency Board, Monmouth County Office on Aging, Municipal Alliance to Prevent  
Alcohol and Drug Abuse and Clean Communities

14-130 Authorize the naming of the Official Newspapers for the Township of Ocean for the period July 1, 2014 through June 30, 2015

14-131 Approve the release of various 2014 Closed Session Minutes

14-132 Authorize the Mayor and/or Manager and Municipal Clerk to execute a service agreement with Atlantic Coast Fibers, LLC, Neptune, NJ for single stream recycling

Mr. Brannen said that this contract pertains to materials obtained from both the recycling center and also curbside pickup. This contractor will also be providing a free compactor as part of the agreement.

Mr. Brannen also informed the Governing Body that the Township will be holding two (2) paper shredding events during the term of this contract.

14-133 Authorize the submission of the Federal Aid Safe Route to School Program for Fiscal Year 2014

Mr. Brannen reminded the Governing Body that the Township was denied this same grant previously but hopes the outcome will be more favorable this time around.

**INDIVIDUAL ACTION:**

**VOUCHERS: \$ 5,648,816.25**

**RESOLUTIONS:**

14-134 Authorize a contract with Seacoast Chevrolet to perform vehicle repairs for the period January 1, 2014 through December 31, 2014 (State Contract #A76415)

Mr. Brannen said that most, if not all, of the repairs are done in-house but is a good resource to have available should the need arise.

14-135 Authorize a Professional Services Contracts for the period July 1, 2014 through June 30, 2015 with the following:

- a. McLaughlin, Stauffer, & Shaklee P.C. - Bond Counsel
- b. Martin J. Arbus, and the Firm Arbus, Maybruch & Goode, LLC – Township Attorney
- c. Leon S. Avakian, Inc. – Township Engineer
- d. Sockler Realty Services – Appraisal Services

Mr. Brannen said that the price of the above professionals has remained the same as the previous year.

14-136 Authorize the Tax Collector to issue a refund to the property owner of Block 133, Lot 2 due to an overpayment of the 2<sup>nd</sup> quarter taxes

14-137 Authorize the Tax Collector to place a lien on Block 5.03, Lot 2 in the amount of \$260.71 to abate a public health nuisance

14-138 Authorize a contract with GCS Contractors Corp. for the interior renovations at Town Hall at a cost not to exceed \$234,800.00

Mr. Brannen said that the construction consists of renovations to the West Wing conference room, the restrooms and kitchen area

14-139 Authorize a contract with Civil Solutions to provide updates to the Township of Ocean tax maps at a cost not to exceed \$7,500.00

14-140 Authorize the Tax Collector to issue a refund to those taxpayers who have received a favorable State Tax Appeal judgment

**ORDINANCES:**

**Adoption(s):**

Ordinance #2226 – (Coaster)

A bond ordinance providing for various improvements and appropriating \$1,194,220 therefor and authorizing the issuance of \$944,492 bonds or notes to furnish a portion of the costs thereof

Mr. Brannen said that the bond ordinance is primarily for the 2014 road program but does contain some other items as well

Ordinance #2227 – (Coaster)

A bond ordinance providing for curb and sidewalk improvements and appropriating \$332,700 therefor and authorizing the issuance of \$316,065 bonds or notes to furnish a portion of the costs thereof

Mr. Brannen said that this bond ordinance is for the assessment districts associated with the 2014 road program.

**Introduction(s):**

Ordinance #2228 – (P.H. 8/13 Coaster)

An ordinance amending Ch. 21 entitled the Comprehensive Land Development Ordinance of the Township of Ocean

Mr. Brannen explained that this ordinance deals with antennas and accessory structures

**ITEM FOR DISCUSSION:**

**SUBJECT:** Council Meeting Update

**ACTION:** A Special Public Meeting has been scheduled for July 29<sup>th</sup> at 5:30 PM.

**SUBJECT:** Capital Project Update

**ACTION:** Mr. Brannen discussed the following:

- Monmouth Road Curbs and Sidewalks

Due to the increase in residents during these summer months, a decision has been made to stop the work just short of Brennan's deli and then start again just after Labor Day.

- West Park Avenue Senior/Recreation Center

Work is scheduled to begin around August 1, 2014

- Discussion occurred with regard to the issues concerning the curbing around the new CVS located on Sunset Avenue and Route 35. Mr. Brannen and other Township Officials will meet to come up with a plan to remediate the issues.

- Recycling Center

Mr. Brannen said that there is room for an additional collection bin at the Recycling Center and he was wondering if the Township wanted to begin accepting either concrete or bulky waste. After discussion, it was determined that the Township would utilize the extra bin for bulky waste.

**SUBJECT:** FEMA Grant Update

**ACTION:** Mr. Brannen said that it is anticipating closing the property by the first week of August. All environmental issues have been rectified and the Township has received DEP signoff on same.

**SUBJECT:** Fireman's Pond Update

**ACTION:** Mr. Brannen said that the Township will have a resolution placed on the September meeting to officially name the pond Fireman's Pond.

Councilmember Evans will invited representatives from the Fire Company to attend.

**COUNCIL REPORTS:**

**Councilmember Schepiga** discussed the Net Neutrality issue that was raised by Mr. & Mrs. Hudson at the last council meeting. Councilmember Schepiga explained that the utility companies want to increase the fees associated with watching television shows and/or movies on a laptop or other electronic devices other than a television.

Councilmember Schepiga also expressed concern that camp attendees pictures were being displayed on the Recreation website. Discussion occurred with regard to having some sort of waiver signed by the parent or guardian acknowledging approval for this to occur.

Councilmember Schepiga also mentioned that the Humane Society was seeking approval to bring three (3) dogs to Fall Fest. After discussion, approval was granted.

**Councilmember Garofalo** expressed the need for the Police Department to have a more visible presence on the roadways during the weekends during the summer months as drivers are very erratic on the roads.

**Councilmember Evans** also mentioned that he had heard complaints from residents with regard to the aggressive driving during the summer months and appreciated the Township looking in to this matter.

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

Deputy Mayor Siciliano  
Martin Arbus, Esq., Township Attorney  
Andrew Brannen, Township Manager

**PUBLIC COMMENTS:**

There were no Public Comments at this time.

Seeing that there were no Public Comments, Deputy 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. Contract – Local 177

C3. Contract – Property Acquisition – Block 25, Lot 1  
Block 33.12, Various Lots

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	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