

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

SEPTEMBER 4, 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: Mayor Larkin
Deputy Mayor Siciliano
Councilmember(s) Evans, Garofalo and Schepiga

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 30, 2013.

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 September 4, 2014, unless otherwise noted (*):

CONSENT AGENDA:

PUBLIC HEARING: Monmouth County Open Space
Fairway Improvements to Colonial Terrace Golf Course

PROCLAMATIONS: John Lysko
Superintendent of Schools

Molly Hebert
Team USA Member – 2015 Special Olympic World Games

Mayor's Statement: Public Portion of any Questions as to Resolutions and Vouchers

The purpose of this public portion is solely to ask questions to understand Resolutions and Vouchers that appear on this agenda and is not an occasion for a public hearing on an Ordinance. All questions not related to an item on this Agenda should be asked during the Public Comments portion at the conclusion of the meeting.

Public Questions on Resolutions and Vouchers:

CONSENT AGENDA:

MINUTES:

August 13, 2014 – Workshop, Public and Closed Meeting
August 20, 2014 – Public Meeting

RESOLUTIONS:

14-166 Authorize the Acceptance of a Performance Guarantee for the following:

- a. Block 44, Lot 3 – 200 Parker Avenue – Samantha Sasson
- b. Block 140, lots 65.01 & 67.02 – Dorset Road (Phase I) – VB Golf Avenue, LLC

14-167 Authorize a Stormwater Management Easement and Escrow Fund Agreement for the following:

a. Block 44, Lots 3 & 4 – 200 Parker Avenue – Samantha Sasson

Mr. Brannen said that the stormwater and escrow agreement pertains to the Resolution 166a.

14-168 Approve a Performance Guarantee Reduction for the following:

a. Block 34, Lot 14 – 1710 Highway 35 – Selma, LLC

Mr. Brannen explained that this is the property where Boise Interiors used to be located.

14-169 Approve the release of various 2014 Closed Session Minutes

14-170 Endorse the submission of the HOME application for Heritage Village at Oakhurst,

Mr. Brannen said that Ocean Senior Housing Corporation had received this grant for Poplar Village, however since the location has been changed to 777 West Park Avenue, CIS needs to re-apply.

14-171 Authorize the Request for Proposals for the following:

- a. Real Property Data Collection and Verification Services
- b. Complete Revaluation of Real Property

14-172 Authorize various appointments to the Zoning Board of Adjustment

Mr. Brannen said that Charles Theodora is being appointed as the Alternate IV member of the Board of Adjustment.

INDIVIDUAL ACTION:

VOUCHERS: \$ 15,907,020.43

RESOLUTIONS:

14-173 Approve Change Order No. 1 for the purchase and installation of cell doors in the Police Department increasing the total contract amount by \$3,176.00

14-174 Authorize the purchase of one (1) vehicle for the Police Department from the New Jersey State Agency for Surplus Property at a total cost not to exceed \$10,300.00

Mr. Brannen said that the Township has purchased vehicles for administrative use from this program in the past.

14-175 Authorize the purchase of mobile computers for the Police Department from Patrol PC, North Attleboro, MA (State Contract #A81300) at a cost not to exceed \$18,429.00

Mr. Brannen said that this item has been included in the capital budget.

14-176 Approve the Labor Agreement for Teamsters Local 177 for the five-year period January 1, 2014 through December 31, 2018

14-177 Authorize the Tax Collector to place a lien on Block 20.01 Lot 10 in the amount of \$1,433.91 to abate a public health nuisance

14-178 Authorize a contract with Mazza & Sons, Inc., Tinton Falls, NJ for Class B Recycling Materials

Mr. Brannen explained that the Township unsuccessfully solicited bids three times and have now been able to negotiate with a vendor.

14-179 Approve the waiver of fees associated with the development of Block 3, Lots 16.03 and 16.04

Mr. Brannen said that a request has been received from Heritage Village at Oakhurst to waive these fees.

14-180 Authorize the purchase of a Ford F-250 from Beyer Ford, Morristown, NJ (State Contract # A85971) at a cost not to exceed \$38,337.00

14-181 Authorize the Tax Collector to issue refunds to those taxpayers that have received favorable State Tax Appeal judgments.

ORDINANCES:

Adoption(s):

Ordinance #2229 – An ordinance amending and supplementing Chapter II of the “Revised
(Coaster) General Ordinances of the Township of Ocean, 1965” adding the
Division of Housing, Code Enforcement and Clean Communities

Mr. Brannen said that this ordinance re-does the organizational chart taking into account this new division.

Ordinance #2230 – An ordinance amending and supplementing Chapter VII of the “Revised
(Coaster) General Ordinances of the Township of Ocean, 1965” entitled: Property
Maintenance and Housing

Ordinance #2231 – An ordinance amending and supplementing Ch. 21 entitled the
(Coaster) Comprehensive Land Development Ordinance of the Township of Ocean

Mr. Brannen said that this ordinance deals with regulations for the electronic signs

Introduction(s):

Ordinance #2232 – An ordinance amending and supplementing Ch. VII of the “Revised
(P.H. 10/2 Coaster) General Ordinances of the Township of Ocean, 1965” regulating
the movement of traffic

Mr. Brannen said that this amendment is necessitated by the new medical office building located next to BJ's Warehouse.

ITEM FOR DISCUSSION:

SUBJECT: Monmouth County Master Plan Update

ACTION: Fred Brody, the Townships representative to the Monmouth County Master Plan Working Group provided an update on the status of the Master Plan Update. Mr. Brody stated that the last time the Plan was updated was 1982. Currently, working groups have been established and meetings are on-going. The established Goals and Objectives will be circulated to each working group and be built upon to formulate the final plan. It is anticipated that the working groups should be concluded with their tasks by years end. At that time, public meeting will occur and then the Plan will be adopted.

SUBJECT: FEMA Grant Update

ACTION: Mr. Brannen informed the Governing Body that the Township did receive notice that FEMA will fund the cleanup of the drainage ditch along Roseld Avenue, which should help with water flow.

SUBJECT: Recreation Facility Update

ACTION: Deputy Mayor Siciliano showed renderings of the proposal for the new tennis facility located at the Pool and Tennis Facility on West Park Avenue. The design encompasses remedies to alleviate the concerns previously raised.

Mr. Brannen also reported that the demolition has begun on the West Park Senior Citizen/Recreation Center. Mr. Brannen has asked the architect to solicit price quotes for a different finish for the exterior of the building.

SUBJECT: 2013 Road Program Update

ACTION: Mr. Brannen reminded the Governing Body that resurfacing the tennis courts at the Pool and Tennis Facility was part of the 2013 Road Resurfacing bid. Based on the developments of the proposed new tennis facility, does the Governing wish to continue with the resurfacing?

After some discussion, it was determined that the Township will not proceed with the proposed resurfacing of the existing tennis courts.

Mr. Brannen also discussed the drainage issue on Fanwood street. There have been recent developments with the owner of the property that would preclude the Township from purchasing said property. After discussion, it was determined that the Township will proceed with the condemnation of same.

SUBJECT: Street Vacation Request

ACTION: Mr. Brannen said that a request has been received from the owner of Block 20.01 Lot 10. This property fronts onto Adams Avenue. He would like to vacate Gates Avenue. After review, it was the decision to not grant the request as it would land-lock other parcels.

COUNCIL REPORTS:

Councilmember Evans discussed having Public Works look at a hazardous tree located on South Wanamassa Drive. Mr. Brannen will have Public Works look into this matter.

Councilmember Schepiga discussed the proposed guidelines for the Adopt-a-Spot program.

Councilwoman Schepiga also reminded everyone that FallFest will be held at Joe Palaia Park on September 20, 2014.

Councilmember Garofalo said that he had visited a park out of state that had the exercise stations located throughout and he thinks it would be a great idea to do at Joe Palaia Park. The park also contained memorials to all the past wars throughout the park.

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. Litigation – In-rem Foreclosure
 - C3. Contract – Local 177
 - C4. Litigation – Block 152, Lot 2.01
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