

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

OCTOBER 2, 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 (at 5:45P.m.), 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 October 2, 2014, unless otherwise noted (*):

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:

PROCLAMATION: Mental Illness Awareness Week
October 5-11, 2014

CONSENT AGENDA:

MINUTES:

September 4, 2014 – Workshop, Public and Closed Meeting

RESOLUTIONS:

14-182 Approve a Performance Guarantee Reduction for the following:

- a. Block 37.18, Lots 1-6 and Block 37.19, Lots 1-24 – Deal and Bowne Roads – Martelli at Wayside
- b. Block 137, Lots 28 & 29 – 911-919 Highway 35 – Ocean Sunset 35, LLC

Andrew Brannen, Township Manager, explained that the original amount of performance guarantee(s) posted by these entities will be reduced down to the 30% threshold

14-183 Authorize the Release of Performance Guarantee(s) for the following:

- a. Block 12, Lot 6 – 230 South Lincoln Avenue – Henry & Selma Shalam

14-184 Authorize the Request for Bids for the following:

- a. Heating and Air Conditioning Services
- b. One (1) Mason Dump Truck
- c. Two (2) Salt Spreaders
- d. One (1) 12 ft. Body truck with Plow

Mr. Brannen said that the funds for these items are included in the capital budget.

14-185 Authorize the Human Services Department to enter into an Agreement with the State of New Jersey Department of Children and Families wherein Human Services will provide parent – child visitation and other associated services

14-186 Approve the submission of the following Grant(s):

- a. Level I Outpatient Services
- b. Level II.1 Outpatient Services
- c. 2014 Watershed Institute Grant Program

Mr. Brannen said that Items a & b are for outpatient sessions. The Township will be working with Rutgers University on the Whalepond Brook Watershed

14-187 Approve the release of various 2014 Closed Session Minutes

14-188 Authorize the Request for Proposals for the following:

- a. Multi-Purpose Indoor Recreation Facility

14-189 Adopt the Sustainable Jersey Green Grounds and Maintenance Policy

Mr. Brannen said that this resolution formalizes the Township's intention to renew our Sustainable Jersey Certification

INDIVIDUAL ACTION:

VOUCHERS: \$ 6,066,606.76

RESOLUTIONS:

14-190 Authorize a contract with Traffic Lines, Inc., Farmingdale, NJ, for traffic line striping of various Township roadways at a cost not to exceed \$34,961.60

Mr. Brannen said that the line-striping program is going to be done throughout the Township.

14-191 Approve the one-year extension of the following contracts:

- a. Recap Tires, Accessories and Road Service
- b. Various Road Materials

Mr. Brannen stated that this is an extension of both contracts and the prices will be maintained as originally bid.

14-192 Amend the contract with Settembrino Architects for additional services associated with the inclusion of Alternate No.1 for the West Park Avenue Senior/Recreation Center renovations increasing their contract by \$12,500 to a total not to exceed amount of 65,500

Mr. Brannen explained that the Township received a grant for a generator for the West Park Avenue Senior Center and this resolution amends the contract with the architect for this aspect of the project.

14-193 Award a contract to Fernandes Construction, Inc., South River, NJ for the 2014 Roadway Improvement Program at a cost not to exceed \$1,926,327.00

Mr. Brannen said that the Township received seven (7) bids and Fernandes was the lowest responsive bid.

ORDINANCES:**Adoption(s):**

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

Mr. Brannen explained that this amendment was requested by the NJDOT in and around the BJ’s jug-handle.

Introduction(s):

Ordinance #2227 – A bond ordinance providing for curb and sidewalk improvements and (P.H. 10/16 Coaster) appropriating \$332,700 therefor and authorizing the issuance of \$316,065 bonds or notes to furnish a portion of the costs thereof

Ordinance #2233 – An ordinance amending and supplementing Chapter XII of the “Revised (P.H. 10/16 Coaster) General Ordinances of the Township of Ocean, 1965” entitled: Traffic

Mr. Brannen said that this ordinance adds additional streets on the list for parking restrictions when road is snow-covered.

ITEM FOR DISCUSSION:

SUBJECT: NJDEP Blue Acres Program

ACTION: Mr. Brannen reported that a meeting was held with the DEP concerning the flooding issue. The Township will now be holding a meeting with affected homeowners to discuss the possibility that they would sell their home to the Township. The homeowner would receive 100% of the value at the time of the sale. The State of New Jersey will pay for the demolition of the home(s) and the area will be utilized as a retention basin.

Mr. Brannen further stated that the homes on Redmond Avenue are now being required to obtain flood insurance, when previously they were not required to carry this extra insurance.

SUBJECT: Brush Collection Schedule

ACTION: Mr. Brannen said that the Township will be distributing some sort of informational piece of literature that would explain the new brush requirements.

SUBJECT: Renewal of Firemen’s Field Agreement

ACTION: Mr. Brannen explained that the Township was approached by the Wanamassa Fire Company to amend the current agreement for Firemen’s Field. The Township will be amending the agreement to now include both electricity and natural gas. This amendment will be on the October 16 Agenda.

SUBJECT: Private Collection of Municipal Court Debt

ACTION: Mr. Brannen informed the Governing Body that the first round of notices will be going out on October 6 to the first 400 people who have met the criteria. The Township currently has approximately 2,000 outstanding fines totally close to \$500,000.00. Although not sure how much will be collected, Mr. Brannen felt it was worth the effort because there is no out-of-pocket expense to the Township.

SUBJECT: Electronic Communications Update

ACTION: Mr. Brannen said that the Township is waiting on the utility company to run the wiring for the electronic sign at Palaia Park.

SUBJECT: Review of Planning Analysis – Block 35, Lots 6, 7, 10, 11, 13, 14 & 46

ACTION: Mr. Brannen informed the Governing Body that, although the Township has not received the final Planning Analysis, it appears that this property will yield a maximum of 75 units. As a point of reference, Mr. Brannen reminded everyone that there was discussion at one point that there would be in excess of 500 units developed.

The Planning Board will need to do a re-examination of the Township Master Plan in the near future.

SUBJECT: 2013 Road Program Update

ACTION: Mr. Brannen stated that the contractor will need to come back to re-locate the guard rail on Monmouth Road.

SUBJECT: 2014 Permanent Bond Financing

ACTION: Mr. Brannen stated that the Township will go to permanent bonding on some of its debt. This will occur in November/December.

COUNCIL REPORTS:

Deputy Mayor Siciliano inquired about the status of the Boise Building sale?

Mr. Brannen said that the final letter has been sent to the purchaser and he is waiting for their response.

There was a lengthy discussion about the Townships Adopt-a-Spot program including the criteria for being able to obtain a spot and what can be done. It was stated that the program is being revised by the Clean Communities Committee.

Councilmember Evans asked about the timeframe for the guardrail to be replaced at Grasmere Avenue.

Mr. Brannen will put a call in to Monmouth County to inquire about the status of this project.

Councilmember Evans also inquired about the status of the former Posillippo's Restaurant on Route 35 since he has not seen any indication that renovations/demolition of the building is being undertaken by the property owner and is a safety hazard.

Mr. Brannen was unsure of the status but would inquire from the property owner and report back.

Councilmember Garofalo said that he noticed that many of the commercial/retail vacancies are being inhabited by businesses again which is a great sign for the Township and the economy as a whole.

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

Councilmember Schepiga
Martin Arbus, Esq., Township Attorney
Andrew Brannen, Township Manager

PUBLIC COMMENTS:

Bob Ades inquired about the status of the Stop & Shop property because he heard that it is being developed. He expressed concern if that was to be true especially since the traffic on Deal Road has become worse in that last 7-8 years.

Martine Arbus, Township Attorney, reminded Mr. Ades that there is still a lawsuit pending regarding the previous zone change.

Mr. Ades also mentioned that there has not been a Master Plan review in a number of years and when was the Township going to do a review?

Mr. Brannen mentioned that there has been a re-examination of the Township Master Plan at least twice in the last seven years and the zone for the property in question has remained unchanged.

Seeing that there were no Public Comments, Mayor 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 – Purchase of Real Property (partial) – Block 25, Lot 1 – 301 Monmouth Road
 - C3. Litigation – In-Rem Foreclosure
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	X
Opposed					
Not Voting/Recuse					
Absent/Excused					

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