

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

**NOVEMBER 6, 2014**

**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  
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 November 6, 2014, unless otherwise noted (\*):

**PROCLAMATIONS:**        **The Hot Bagel Bakery  
35<sup>th</sup> Anniversary**

**OATH OF OFFICE:**        **Police Officer Brenden Bernhard  
Police Officer Karen Noel  
Police Officer Christopher Stenger**

**CONSENT AGENDA:**

**MINUTES:**

October 16, 2014 – Workshop, Public and Closed Meeting

**RESOLUTIONS:**

14-204 Accept the Performance Guarantee for the following:

a. Block 8, Lot 17 – 57 Monmouth Road – Santander Bank, N.A.

14-205 Authorize the Request for Proposals for the following:

a. Master Plan Reexamination

Andrew Brannen, Township Manager, explained that the reexamination will examine vacant, recreational and open space properties

14-206 Approve the Release of various 2014 Closed Session Minutes.

14-207 Authorize the auction of various Public Works vehicles no longer needed for public use

Mr. Brannen said that this auction will be for vehicles only.

14-208 Authorize the submission of the following Grants:

- a. Monmouth County Mental Health and Addiction Services
- b. COPS in SHOPS College Fall Initiative 2014-2015

**INDIVIDUAL ACTION:**

**VOUCHERS: \$ 9,748,382.86**

**RESOLUTIONS:**

14-209 Authorize the submission and acceptance of the following Grants:

- a. Drive Sober or Get Pulled Over Year-End Holiday Grant

Mr. Brannen said that this resolution authorizes the submission and acceptance of this grant

14-210 Authorize the extension of the snow removal contract with Berardesco General Contracting for the period January 1 through December 31, 2015

Mr. Brannen said that this contract will be on an as-needed basis.

14-211 Approve Change Order No. 3 for the 2012 Roadway Improvement Program decreasing the total contract amount by \$27,533.70

Mr. Brannen said that this change order will close out this contract.

14-212 Authorize the Transfer of Funds in accordance with N.J.S.A. 40A:5-58 and N.J.S.A. 40A:4-45.4a.

14-213 Authorize the Tax Collector to issue refunds/credits to those taxpayers that have received favorable State Tax Appeal judgments.

**ORDINANCES:**

**Introduction(s):**

Ordinance #2234 – An ordinance amending and supplementing Ch. 21 – Land Development (P.H. 12/5 Coaster) Ordinance of the Township of Ocean

Mr. Brannen stated that this amendment pertains to the Apple Farms parcel on West Park Avenue.

Ordinance #2235 – A bond ordinance providing for the acquisition of real property and (P.H. 12/5 Coaster) appropriating \$120,000 therefor and authorizing the issuance of \$114,000 bonds or notes to furnish a portion of the costs thereof

Mr. Brannen said that this bond ordinance is for the acquisition of the property being acquired from the Temple next to Town Hall

Ordinance #2236 – An ordinance amending and supplementing Chapter XII of the “Revised (12/5/14 Coaster) General Ordinances of the Township of Ocean, 1965” entitled: Traffic

Mr. Brannen stated that this ordinance merely amends a previously adopted ordinance for Camp Avenue

**ITEM FOR DISCUSSION:****SUBJECT:** 2015 Budget Update**ACTION:** Mr. Brannen said that they have been meeting with the Department Heads this week to go over their budget with the expectation that the budget will be presented to the Governing Body by January 15, 2015, as required by statute.

It is anticipated that we will hold a Budget workshop either at the end of January or beginning of February.

Mr. Brannen also mentioned that the enrollment in the High Deductible Health Plan has increased from 16 participant in 2014 to 23 participates in 2015.

**SUBJECT:** Heritage Village at Oakhurst Update**ACTION:** Mr. Brannen said that the closing for Poplar Village is scheduled for December 5, 2014. Mr. Brannen also reported that the Township has requested an advanced payment from FEMA for Poplar Village.**SUBJECT:** Permanent Financing Update**ACTION:** Mr. Gallagher said that the Township held its note sale earlier that day and received a very favorable rate. Documents are being finalized.**SUBJECT:** 2015 Tentative Council Meeting Schedule**ACTION:** The tentative meeting schedule was distributed and it appears that the schedule is acceptable**SUBJECT:** Recreation Facilities Update**ACTION:** Mr. Brannen said that the Township received one proposal that met the minimum requirements. Martin Arbus is reviewing the proposal for completeness and it will subsequently be sent to Green Acres for their review and signoff.**SUBJECT:** Brookside Avenue Green Acres Update**ACTION:** Mr. Brannen reported that a meeting was held with the property owners on Brookside Avenue who are eligible to take part in sale program. They have until November 7, 2014 to submit their application to OEM Coordinator Tom Caruso.**COUNCIL REPORTS:**

Councilmember Evans reported that the repairs to the bridge on Grasmere Avenue have begun.

Councilmember Evans also inquired about the status of take down of the Posillipo Restaurant building.

Mr. Brannen said that the holdup appears to be that they still have not received their insurance money from the fire. Once received, they will commence the building demolition.

Councilmember Schepiga inquired about the Budget Motel repairs?

Mr. Brannen stated that they are moving along, albeit slowly, but they are expecting to be completed shortly.

Councilmember Garofalo stated that the electronic signs look great but the font is too difficult to read. Perhaps we should think about enlarging it or changing the color and/or font size.

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:**

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 – Sale of Real (partial) – Block 25, Lot 1 – 301 Monmouth Road
- C3. Litigation – Colonial terrace Golf Course
- C4. Contract – Sale of Real Property – Block 123, Lot 40
- C5. Contract – Sale of Real Property – Block 152, Lot 2.01
- C6. Contract – Purchase of Real Property – Block 140, Lot 81

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.

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

Respectfully submitted,

Vincent Buttiglieri, RMC/CMC/MMC  
Township Clerk