

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

**September 3, 2015**

**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 Siciliano (arrived at 6:08 p.m.)  
Deputy Mayor Garofalo  
Councilmember(s) Acerra, Long and Schepiga

**Others:** Martin Arbus, Esq., Township Attorney  
Andrew Brannen, Township Manager  
Vincent Buttiglieri, Township Clerk

In the absence of Mayor Siciliano, Deputy Mayor Garofalo 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, 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 August 13, 2015, unless otherwise noted (\*):

**Public Questions:**

**CEREMONY:**

Childhood Cancer Awareness Month – September 2015  
Chevra Hatzalah Emergency Medical services of the Jersey Shore  
Sickle Cell Disease Awareness Month – September 2015

**CONSENT AGENDA:**

**MINUTES:**

August 13, 2015 - Workshop and Public Meeting

**RESOLUTIONS:**

**15-165 Authorize the Reduction of the Performance Guarantee for the following:**

**a. Block 34, Lot 22 - 1912 Highway 35 - 1910 Investments, LLC**

Andrew Brannen, Township Manager, said that this bond being released was posted for the medical office building by BJ's Warehouse.

**15-166 Authorize the Release of Closed Session Minutes for August 13, 2015**

**15-167 Authorize the issuance of the 2015-2016 liquor license renewals to those licensees who have met Township and State requirements and have paid all applicable fees**

Mr. Brannen stated that this license is for Nino's Coal Fire Pizza located on Route 35. All Township liquor licenses have now been renewed.

**15-168 Authorize the place-to-place transfer (expansion of premises) of Plenary Retail Distribution License #1337-44-011-009 issued to Ocean Wine & Spirits effective September 3, 2015**

Mr. Brannen stated that this transfer was necessary due to the expansion of Wegmans liquors.

**15-169 Approve the change of the September 17, 2015 Council Meeting to September 16, 2015**

**15-170 Authorize the agreement and execution of a Payment in Lieu of Taxes for Block 1.02, Lot 51.11, Clearview Drive**

Mr. Brannen reported that this resolution establishes a Payment in Lieu of Taxes (PILOT) program for property located on Clearview Drive.

**15-171 Approve the resolution of need with Cindy Lane Family Ventures, LLC****15-172 Authorize the Township Attorney to execute the Stipulation and Consent Order for Turnover and Release of Funds to the Trustee in connection with the Solomon Dwek bankruptcy**

Martin Arbus, Esq., Township Attorney, said that the Township had retain escrow funds for projects that involved Solomon Dwek. This is the release of 50% of those funds. The Township also retained the remaining 50%.

**15-173 Support and Endorse the submission of the Watershed Institute - Outreach and Education Grant to be submitted by the Whale Pond Brook Watershed Association****INDIVIDUAL ACTION:****VOUCHERS: \$****RESOLUTIONS:****15-174 Approve the waiver of the permit fee associated with the placement of a trash dumpster at Fox Floors located at 3213 Sunset Avenue**

Mr. Brannen said that the Township will be replacing the carpeting at Town Hall but due to the lack of parking at Town Hall, the dumpster will be stationed on the Fox Floors property. Since it is a Township project, the fee should be waived.

**ORDINANCES:****Adoption(s):****Ord #2246 (Coaster)**

An ordinance to amend Chapter XII of the "Revised General Ordinances of the Township of Ocean, 1965" prohibiting parking on portions of Beechwood Avenue

**Introduction(s):****Ord #2247 (P.H. 10/1 Coaster)**

An ordinance amending and supplementing Chapter XVI of the "Revised General Ordinances of the Township of Ocean, 1965" entitled: Parks and Playgrounds

Mr. Brannen stated that this ordinance amends the rental fees being charged for different venues.

**Ord #2248 (P.H. 10/1 Coaster)**

An Ordinance authorizing the Private Sale of Non-Conforming Real Property known as Block 123, Lot 41 to a contiguous property owner

**ITEM FOR DISCUSSION:****SUBJECT:** Capital Project Update**ACTION:** Mr. Brannen reported on the following:

- 2015 Road Program – bids were opened on August 27 and the resolution to award will be on the September 16<sup>th</sup> meeting agenda. 2015 Road Program – bids will be opened on August 27, 2015 at 10:00 a.m.
- The carpeting will be replaced in most of Town Hall beginning in the next couple of weeks.
- The Fourth Fairway Improvements at Colonial Terrace Golf course will begin in October.

**SUBJECT:** Council Meeting Update

**ACTION:** Beginning on October 1, the Workshop Meeting will begin at 5:00pm.

Additionally, there was discussion about changing the council meeting night to the second and fourth Thursday beginning January 2016. Further discussion will occur at a subsequent meeting.

**SUBJECT:** Sign Update

**ACTION:** Mayor Siciliano discussed the various proposals and it was decided to bring Mr. Hazelrigg to a future Workshop meeting to discuss the designs with the entire Governing Body.

**SUBJECT:** Municipal Services Act Update

**ACTION:** Mr. Brannen discussed the current formula utilized in determining the reimbursements versus various costs. Deputy Mayor Garofalo suggested the Township utilize a five-year average to determine the reimbursements

**SUBJECT:** Assessment Demonstration Project Update

**ACTION:** Alex Worth, Deputy Tax Assessor gave a brief update on the Monmouth County Assessment Demonstration Project. Ed Mullane, Tax Assessor, was also present for this item.

Mr. Worth explained that the process for the Demonstration project was that each town must do a complete town-wide revaluation then, in the next five subsequent years, the Township would reassess 20% of the Township.

Mr. Worth further explained that the deadline to complete the revaluation is October 1, 2015. The Township has contracted with a company to perform the revaluation and, for a number of reasons, we will not have this done by the deadline. Monmouth County will need to approve our request for an extension. Therefore, the Township-wide revaluation will not be completed until sometime in 2016 and on the books until 2017. In light of the delay in completing this, the Township will again adjust the assessed values to the ratio, as has been done in the past. For those homes that have already been inspected, they will also be adjusted to the ratio for 2016 and the new assessment will be effective for 2017.

The Governing Body asked numerous questions concerning this matter.

**SUBJECT:** NJEIT Grant – MTD Devices

**ACTION:** Mr. Brannen said that October 9, 2015 was the deadline to submit the Letter of Intent for this grant with the application submission deadline of March 2016.

### **COUNCIL REPORTS:**

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

Deputy Mayor Garofalo  
Councilmember(s) Acerra, Long and Schepiga  
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. Litigation – In-Rem Foreclosure – Block 1.02, Lot 33.01
  - C3. Contract – PBA Local 57
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 Garofalo	Councilman Acerra	Councilman Long	Councilwoman Schepiga	Mayor Siciliano
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 Garofalo	Councilman Acerra	Councilman Long	Councilwoman Schepiga	Mayor Siciliano
Motion To Approve		X			
Motion to Second				X	
Approved	X	X	X	X	X
Opposed					
Not Voting/Recuse					
Absent/Excused					

Respectfully submitted,

Vincent Buttiglieri, RMC/CMC/MMC  
Township Clerk