

**WORK SHOP MEETING MINUTES  
MAYOR AND COUNCIL  
BOROUGH OF OCEANPORT  
March 3, 2016**

The Workshop Meeting of the Oceanport Mayor and Council was called to order on March 3, 2016 at 7:02 P.M. with the Statement of Compliance with the Open Public Meetings Act given by Mayor Coffey. *This meeting complies with the Open Public Meeting Act by notification on January 4, 2016 of this location, date and time to the Asbury Park Press and the LINK News, publication on January 7, 2016 and by the posting of same on the municipal bulletin board and Borough Web Site.*

**PLEDGE OF ALLEGIANCE:** Mayor Coffey led the audience and members of the Council in the flag salute.

**INVOCATION:** Borough Chaplain Stacy Deerin gave the invocation.

**MEMBERS PRESENT:** Councilpersons Briskey, Cooper, Gallo, Irace, Kahle, Patti and Mayor Coffey

**OFFICIALS PRESENT:** Borough Clerk, Jeanne Smith, Borough Attorney, Scott Arnette, Borough Planner Elizabeth McManus

**ADMINISTRATOR'S REPORT:** Mr. Bennett was unable to attend. However, he provided a written report via email to the Governing Body and copies were available to the public. The Clerk stated the advertisement for the Special Meeting on March 10<sup>th</sup>, 2016 was completed. The Clerk reported on meeting with a vendor, PayGov.com, to accept debit and credit cards for all services at Borough Hall and online. She described the convenience fees associated with the service, which would be borne by the payer. She requested permission from the Council to enter into a trial period. Mr. Arnette will review the contract and advise the Council.

Councilwoman Kahle asked about continuing the Fort Monmouth Ad Hoc Committee. Mayor Coffey stated he spoke with FMERA twice and will discuss that in the Mayor's report.

Mayor Coffey asked to take Agenda Items out of order to begin with Borough Planner McManus to which there were no objections.

**PLANNING & DEVELOPMENT:**

Overlay for RMW Zone

Ms. McManus reviewed the discussion at the last meeting regarding inclusionary housing that was established for the Old Wharf site, which is now in the RMW Zone. Council had raised the concern that there wasn't an extension of the village commercial district for the entire extent of East Main Street. She reviewed the zone to expand the commercial component.

Ms. McManus displayed a map to illustrate the area being discussed and show the existing boundary of the village commercial district and described the various use components including new Village Center, Oceanport Gardens and the existing commercial development. Ms. McManus continued that the former Old Wharf restaurant site was rezoned to only permit residential construction and the overlay zone allows for commercial development to be continued on the Old Wharf site as long as any construction includes a minimum of 4 affordable housing units one of the requirements of the Borough's affordable housing compliance with the Judgment of Repose. Discussion followed regarding the number of units that could be developed and the requirement of at least 4 affordable housing units. There was discussion about adding the 2 affordable housing units on Pemberton being added to the 4 Old Wharf units, which Ms. McManus advised that they could not be under the current approval from the Court. The proposed ordinance will be introduced at the next regular meeting of the Mayor and Council.

She presented her review of the VC zone as requested, displayed a VC Zone & VC-AH Overlay Zone Aerial Photograph with VC zone highlighted, reviewed a proposed amendment to the zoning ordinance to provide for retail in the RMW zone with required 4 residential COAH units. This would be an overlay of the existing RMW zone for 20 residential units with 4 COAH units required.

Mayor Coffey asked if anyone from the public had questions about this item.

Lisa Harvey, 59 Asbury Ave, asked if the aerial map could be scanned and put up on the Borough website. Mayor Coffey advised it would be posted with the Agenda for the 3/17 meeting with the ordinance introduction.

**MAYOR'S REPORT:** Mayor Coffey reported that the RFP for Architect for utilization of 13 acres at former Fort Monmouth was issued. He described the buildings including building 901 which was where the County was originally placing the homeless shelter. Last week he was advised that the shelter was no longer going there but would be moving to another parcel, building 906. Building 977 is where the State Police is housed. Oceanport Police Department is leasing a refurbished fire house. Chief Barcus will provide the Mayor with an analysis regarding where the Police Department should be located. He described 918 "Huhn" building for borough offices. Land for a community garden or community chicken coop is also available. He described FEMA funding requirements. He expects architect to have costs ready for April. He planned tours of the area for Council.

**FINANCE & ADMINISTRATION COMMITTEE:**

1. Council President Irace reported on work on budget. Introduction of the budget planned for the March 17<sup>th</sup> meeting.
2. Employee Manual: Discussions were held with Councilman Briskey. There are still many changes to be made, and it is still under review.
3. The Finance Committee would like to authorize an RFP for a health insurance broker for next year. It will be added to the agenda for the 3/17 meeting.

**DISCUSSION ITEMS:**

1. RPM Development – Council President Irace discussed newspaper article that indicates some of the 24 affordable housing units will be reserved for homeless, another 5 units will be used for 20% market rate housing. Mr. Bennett reached out to FMERA and Planning Board and advises that they were not aware of any of these representations. Discussion ensued including homeless units not eligible for COAH credit and the continuing position of Council that the statute states 20% on *new* construction and this development is for existing structures

Mayor Coffey stated he reviewed minutes of Planning Board, and discussed it with Planning Board Attorney and there was no mention of it anywhere and will also review Council minutes. He met with one of our legislators and has meetings next week with federal and other state legislators. The Mayor would like RPM Developers to attend a Council meeting and provide clarification. There was discussion regarding which buildings as part of a historic district. Discussion continued regarding whether there will be rental units and which will be for sale units. Additional discussion followed regarding allocating 5 units for handicapped residents. Lengthy discussion ensued on the challenges of ensuring developers are held to commitments and FMERA's level of authority versus the Borough's authority on decisions on development proposals.

Councilwoman Kahle gave details on the Family Addiction Network which is holding a seminar on March 15<sup>th</sup> at 7 p.m. at the West Long Branch Community Center on "Enabling the Enabler".

Councilman Patti reported on the first meeting of the Ad Hoc Twinning Committee. Ms. Simonson, the French teacher at Shore Regional, is asking students to get involved with the Committee. One French

community has been identified that is the same shape and population of Oceanport. The French teacher has offered to assist in translation of correspondence.

**PUBLIC:**

Mayor Coffey then opened the meeting to anyone from the public who wished to be heard.

Roseanne Letson, 37 Morris Place, asked questions on status of the Borough Administrator position; Mayor Coffey advised down to 6 candidates and planned for the next meeting. She asked about the nurse's quarters, near AcuteCare, and whether anyone knew who the buyer was. The Mayor responded that FMERA doesn't have a buyer yet. She asked if NJ Natural Gas has been flagging in the neighborhood and asked if it was known what they were doing. Ms. Smith advised that NJNG had street opening permission to install safety valves on homes that needed them. Council President Irace advised that the Administrator's report stated that bids were received on the nursing quarters. The recommended party is an experienced residential developer. It is for profit and will be taxable. The developer will be present at the next FMERA meeting.

Carol Smith, 89 Horseneck Point Road, also an employee, commented that a Councilman was recently in Borough Hall office. He began a tirade of hatred for Mr. Bennett. He also stated that he will make sure Bennett out of office. She expressed concern this individual will be part of the selection process for a new Administrator. She urged Mayor Coffey to make a decision based on facts and not on the opinions and agendas of others. She also stated that employees have not had a voice in the process. No one has come in and asked employees their opinions or asked for information. She expressed her thanks to the Mayor and Council for their commitment to the Borough.

Ron Sickler, 45 Morris Place, asked Councilman Patti if he received any information regarding the cost of improvements at Blackberry Bay Pavilion. He read some of the Borough Administrator's email. The preliminary review showed the costs to date \$712,279.35. He advised there is an outstanding bill under the contract for \$58,514.87, for a total of \$770,794.22. The countertops and some plumbing and electrical work still need to be completed. He provided details for the remainder of work to be done. Mr. Sickler asked about \$12,000 railing to be in this year's budget. Councilman Patti expressed his displeasure with the cost and building itself. Mayor Coffey stated the building was intended for recreation programs, but the project changed into a larger project. He stated that the bid was fully disclosed. Mr. Sickler moved on to discussion on attracting commercial development at Fort Monmouth. He suggested exploring a relationship with Monmouth University for housing or an offsite campus.

As there were no further petitions from the public, the meeting was adjourned at 8:18p.m. on a motion by Council President Irace and seconded by Councilman Patti and approved by Council.

Respectfully submitted,

JEANNE SMITH  
BOROUGH CLERK