

**WORK SHOP MEETING MINUTES
MAYOR AND COUNCIL
BOROUGH OF OCEANPORT
May 5, 2016**

The Workshop Meeting of the Oceanport Mayor and Council was called to order on May 5, 2016 at 7:00 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

MEMBERS ABSENT: Councilman Patti

OFFICIALS PRESENT: Borough Clerk, Jeanne Smith, Borough Attorney, Scott Arnette, Borough Administrator Raymond T. Poerio

Mayor Coffey requested to move the Executive Session to the end of the meeting with no objections.

Strawberry Festival:

Pete Dellera, reported on the Lion's Club Strawberry Festival, gave details on the return of the festival to the Monmouth Park parking lot, a history of the festival, the Lions' intent to provide services and support for charitable organizations. Councilwoman Kahle asked about the security and past incidents and how will that be addressed. Capt. Chenoweth stated that a 6' fence will be put up, 4 Oceanport officers will be on duty. In addition, the Police Department is investigating hiring Monmouth Park security. Councilman Briskey asked about racetrack security because he understood Long Branch school security would be used. Capt. Chenoweth advised 2 Long Branch school district security will assist. Discussion followed regarding donations for parking and admission fees and bracelet nights. Mayor Coffey stated the consensus is that the Council is glad the festival is coming back.

Farmer's Market

Councilwoman Kahle introduced Pam Caputo for any questions. The proposed contract was provided to Council electronically. Her services will include market management, promotion, volunteer training, and recruiting vendors. The Health and Human Services Committee will meet with insurance and police regarding location. Ms. Caputo spoke about the opportunity to develop the market and establish the market for volunteers to manage the farmer's market in the future. She shared her experience and success in Eatontown and Sea Bright.

Councilwoman Cooper asked about a resident in town that owns a farm and would like to hold a similar event and asked her to explain the difference between using him versus her market plan. She described her previous work with Mr. Laurino. She advised he sent inexperienced workers who couldn't answer buyer questions about how food was grown. Also at the time, his product was not certified organic although he may be now. She advised that if Mr. Laurino could organize vendors, recruit and train volunteers, manage social media, etc., then the Borough should engage him.

Council President Irace raised the insurance issue again. Ms. Caputo responded that in previous markets she was covered as a representative of the Borough and would like to be covered that way. Council President Irace stated he didn't believe the Borough's insurance would agree with that, which

Mr. Arnette agreed. Discussion ensued on insurance coverage, residents, vendors, hold harmless agreements and CoGro's letter of intent.

New Century Fort Monmouth Project

Mayor Coffey made clear for the public that FMERA had not issued an RFOTP and this was purely informal and was the first time a developer was coming in before going to FMERA and this was merely a conceptual presentation and nothing said tonight was binding. FMERA has the final authority.

Steven Yost, Attorney, gave opening comments explained that New Century is a continued care retirement community, meaning assisted living facility, rehabilitation and provide other services to the geriatric population. Mr. Yost described the experience and qualifications of Mr. Kehoe, Dr. Ye, and Mr. Lurie.

Jim Kehoe, Project Advisor, explained the proposal to develop an assisted living facility, an independent living, full term nursing and rehabilitation. He described the proposed project including 300 to 400 residents, a hotel, 120 rooms, and waterfront restaurant. The project creates 150 construction jobs, 300 permanent jobs and another 70 jobs from the hotel. Council President Irace asked about financial structure and if New Century would be looking for some type of abatement or PILOT. Mr. Kehoe said they were not, and then described how the project would be financed through various sources.

Dr. Sheng Ye, geriatric internist, offered her comments on the project and the assisted living service. She explained the benefits of including the hotel portion for the convenience of visitors. Councilwoman Cooper asked if Medicare be accepted and if a bond was required. Dr. Ye advised no bond was required, but there would be a monthly rent and 10 to 20% of the units would be available for Medicare patients.

Councilman Briskey thanked New Century for the presentation and asked if New Century would continue with the project if only portions of the project were approved by FMERA and about emergency services. Mr. Kehoe replied if the project was not approved as presented, New Century would reevaluate its position. Regarding emergency services, the intent was not to be a burden but New Century would be open to supporting or enhancing the Borough's services. Irace asked if the units were residential and if it will count towards 760 units required to be built on Fort Monmouth. Councilman Gallo asked if New Century would construct new building or refurbishing. Mr. Kehoe stated that some of the historical buildings would be used for administrative, and there will be new construction.

Timothy Lurie, DW Smith Associates, gave a description of the project's characteristics, size/area, 3 historical buildings, retail, professional services, medical offices, parking area, landscaping. The plan includes passive activity and a boardwalk along the waterway. Mr. Lurie displayed photos of sample buildings.

ADMINISTRATOR'S REPORT: Borough Administrator Ray Poerio reported on items including health benefits transition. He thanked the CFO and Clerk for their work on the transition. The police social security adjustment has been made and the Borough received a \$20,000 check. An application was made for cancellation of community disaster loan. Mr. Poerio is reviewing the criteria needed to convert the loan to a grant. Electronic recycling funding has changed. The County and other entities will now charge \$500 per pull. He would bring to Public Works Committee for discussion. The capital budget includes proposals for the road program, equipment, Borough Hall relocation and technology. Mr. Poerio plans to have a bond ordinance prepared for introduction at the next meeting. Employee salaries were discussed and the necessary paperwork will be completed and a resolution would be prepared for the next meeting. Mr. Poerio advised that the bill list will be processed twice a month. The Clerk will prepare necessary documents to allow action at Workshop meetings for bill list action only. The First Aid Squad has requested to use Old Wharf Park for a Farmer's market. That request will be presented to the Recreation Committee for review while he continues to gather the necessary information for Council. The Borough Administrator is gathering information on the Swim Club lease for

the Blackberry Bay Park pool. Logistics need to be worked out as to the lease but it will open in 2016. There have been incidents in the bathroom and vandalism at parks. The Borough Administrator is looking to potentially install surveillance outside of the buildings. A special hearing on COAH is scheduled for May 12th. Letters have been mailed to area residents advising of public hearing regarding the three potential sites, which are Pemberton Ave, Myrtle Ave and Horseneck Point. Mayor Coffey commented that Planner still conducting studies on flood plain impacts.

Council President Irace mentioned reinstating the Historical Committee and the Borough's upcoming 100th anniversary. A call to service for the historic committee will be posted on the Borough's website. Members of the previous historic committee will be contacted.

CLERK'S REPORT: Ms. Smith advised that

1. An advertisement is required for the Special Meeting on May 12th. She advised that special meetings require advertising the specific business to be conducted. A resolution for the cancellation of the community disaster loan, so that will be added to the agenda and the COAH hearing. She will also advertise that bill lists will be allowed at workshop meetings.
2. Monmouth County Clerk's Office contacted Ms. Smith regarding the Monmouth County Mobile Connection, an RV that travels throughout different communities and provides services such as passports and ID's for senior citizens. They would like Oceanport to host them for a day or two. They would bring the RV and would like to have a building available due to the sensitive nature of some information. The Council agreed that Blackberry Bay Park would be a good location. Councilman Briskey suggested possibly having them at the Summer's End Festival. Ms. Smith will find out if the Mobile Connection is available on weekends.
3. The Borough of Belmar adopted a resolution opposing the request by NJ Natural Gas increase and requested other towns do the same. Council consensus was similar resolution on next agenda.

MAYOR'S REPORT: Mayor Coffey reported:

1. Pink Sheet is an administrative form. He described the form and its purpose, use for budget purposes and appropriations in advance of action. Councilwoman Kahle asked about approval by Mayor or Council President and what if they don't approve. Discussion followed regarding the process and approval methods. He asked Council members to review the form and provide any changes to the Borough Administrator.
2. Status of Fort Monmouth matters. At the last meeting, the Council retained the services of an architect for the proposed move of Borough facilities to the 901 building on Fort Monmouth property. Borough staff have participated in on site visits. The Borough is seeking to purchase of about 7 buildings on 13 acres. There is a large plot of land that could become the community garden. After discussion with the architects and Councilwoman Cooper and Council President Irace suggested concentrating everything into 901. The Fort Monmouth Ad Hoc meeting is scheduled for this Monday. The appraisal for 222 Monmouth Blvd. prior to Sandy was located. A new appraisal will be required. It should be about a month before anything more concrete. The County provided an environmental report that they had prepared on the 901 building. Two problems on the property are asbestos tiles and lead paint that would need to be addressed. He expressed support for the New Century proposal. FMERA issued an RFOTP for Squire Hall property which would be another ratable with no residential component.
3. The Mayor attended a twinning meeting regarding Penestin, France. The concept is more than student exchange. It also could establish a business relationship with the Borough. Councilman Patti would be requesting a resolution to confirm the twinning on the agenda for May 19th.

DISCUSSION ITEMS:

1. Farmer's Market was addressed earlier.
2. Proposed Amendment to Food Handler's Ordinance – Councilwoman Kahle led discussion on amending the ordinance to require a fee per event for Board of Health inspections. She

explained that other municipalities charge for each inspection. Oceanport's resolution required a one-time fee for the entire season. She would like the Council to amend the Borough's ordinance to charge for each inspection. There was discussion regarding charging the vendor or charging the host, such as Monmouth Park during their events such as the food truck wars. Discussion ensued on what other towns do, whether to charge per event, how many inspections were performed, there is no cost for the Borough to offset. Councilwoman Kahle stated that the Board of Health had recommended charging a fee per event. After the discussion, it was referred back to the Finance & Administration Committee.

Councilman Briskey advised the First Aid Squad that he was incorrect when he stated the Special Meeting was on May 10th but it's actually May 12th.

Councilman Briskey asked if Mr. Arnette could send a letter to get Conrail to address the standing water and the Zika virus/mosquito issues addressed. Councilwoman Kahle commented that the Board of Health discussed it and the Mosquito Commission would be increasing spot spraying of pooled water areas. Residents should report any standing water to Borough Hall, which will in turn notify the Board of Health. Discussion followed regarding decisions by the DEP and Conrail that no further action is required. Mr. Poerio stated Mosquito Commission is well aware of the problem and inspecting regularly. Councilman Briskey advised the Borough cannot dig at the lot because there is large gas line that runs through the area. Discussion followed regarding to fill in and the drainage.

PUBLIC:

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

Ron Sickler, 45 Morris Place, commented that if a resident pays \$5 for a garage sale, he believed vendors should be charged per event. He also commented on the Strawberry Festival and expressed concern about security. He stated during the marathon a portable observation tower which has multiple cameras and asked if the Sheriff's department could be asked to use it.

Diane Mackenrodt, 233 Port Au Peck Ave, asked status of the chicken ordinance. Councilwoman Kahle stated nothing right now.

EXECUTIVE SESSION:

Resolution #2016-100 authorizing the Governing Body to enter into Executive Session for the purposes of **Litigation, Negotiations and the Attorney/Client Privilege N.J.S.A. 10:4-12(b)(7)**.

At 9:15 p.m. the Mayor asked for a motion on **Resolution #2016-100** authorizing the meeting to enter Executive Session for the purposes of Personnel Matters related to an unemployment claim which was moved by Councilman Briskey and seconded by Councilman Gallo.

At 9:25 p.m. Council returned from Executive Session and the regular meeting was reopened on a motion by Council President Itrace, seconded by Councilman Gallo and approved by Council

As there was no further business, the meeting was adjourned at 9:26 p.m. on a motion by Councilwoman Kahle, seconded by Councilwoman Cooper and approved by Council.

Respectfully submitted,

JEANNE SMITH
BOROUGH CLERK