

**WORK SHOP MEETING MINUTES
MAYOR AND COUNCIL
BOROUGH OF OCEANPORT
July 14, 2016**

The Workshop Meeting of the Oceanport Mayor and Council was called to order on July 14, 2016 at 7:12 P.M. with the Statement of Compliance with the Open Public Meetings Act given by Mayor Coffey.

"Adequate notice of this meeting has been provided by notice to the Asbury Park Press and The Link News on June 20, 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. Councilman Patti explained there had been a terrorist attack in Nice, France where 60 people had been killed and many others injured.

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

OFFICIALS PRESENT: Borough Clerk, Jeanne Smith, Borough Attorney, Scott Arnette, Borough Administrator Raymond Poerio, Borough Engineer William White

ENGINEER'S REPORT: Mr. White reported that Maser Consulting provided a proposal for engineering services for the 2016 road program and replacement of three sections of the Oceanport-owned bulkhead. He worked with Mr. Poerio to reduce the price from the original proposal. Councilwoman Kahle asked whether any of the bulk head could be replaced with a living shoreline which would help deter the clinging jellyfish. Mr. White explained that there isn't enough depth in the areas to install a living shoreline. Mr. White then He stated that there is an annual contest run by the Society of Municipal Engineers. He requested Council's permission to prepare and submit an application for the Blackberry Bay boat ramp to the contest, at no cost to the Borough. Awards are presented at the annual League of Municipalities meeting.

ADMINISTRATOR'S REPORT: Mr. Poerio reported on various items including work on the Personnel Manual, a review of the construction fees and the calculation of COAH fees, repair of stanchions at Blackberry Bay Park, the consulting engineer modified the bid for the Streetscape program and forwarded it to NJEDA. There was discussion regarding preparing a memorandum of understanding regarding insurance for the First Aid Squad and fire companies. There was a meeting regarding Eagle Scout projects. Mr. Poerio reported on Open Space projects for the basketball and tennis courts, playground, fencing and repairs planned for Community Center, Blackberry Bay, Trinity and Evergreen Parks and lighting at Blackberry Bay. Estimates will be prepared next week. Under the goose control program, 65 geese were removed. He discussed the 2016 road program estimated costs. He stated the problem with the Transportation Trust Fund should not affect the road program. The water main break at the intersection of Port Au Peck Ave and Oceanport Ave. was promptly repaired. Five new vehicles for the Police Department, First Aid and Fire Chief have been received and are in use. A new DPW dump truck was received. There is an issue with use of the truck for salting as it uses a raised bed which is a concern for hanging electrical and cable wires. Negotiations were conducted for a credit and purchase of a drop-in box. A plate needs to be welded to merge the plow and truck. He noted the resignation of Officer Thomas Manzo, Jr. for a position with the Monmouth County Prosecutor's office, and the resignation of SLEO II Matthew Kole for a full time position with the East Brunswick Police Department. The process has begun for filling those positions. He attended a softball game between the police and fire departments and there are plans to promote it next year as a community event.

Councilman Briskey asked if there was a memorandum of understanding for lawn maintenance and requested a copy. Mr. Poerio stated he would provide it. Councilman Briskey also asked if Councilman Gallo approved the purchase of the dump truck and reviewed the specifications. Councilman Gallo replied he did not.

GUEST: Richard Gruskos, Environmental Report – Mr. Gruskos gave updates on Fort Monmouth environmental issues including the Restoration Advisory Board (RAB) which the Army has been disbanded the Army since property is being sold, resulting in less direct reporting and involvement with the public. Army will still be performing remedial activities. FMERA’s Environmental Condition of Property was distributed for public comment. Mr. Gruskos also serves on the Environmental Advisory Committee to FMERA. He suggested that the Borough become more active in pursuing parcels. He expressed concerns mostly for landfill areas. He suggested it would be wise to plan for public parking, having an “anchor” in the parade ground. He responded to Council questions concerning landfills. He explained there are carve outs on the Main Post from any transfer/sale of property and the Army’s continuing responsibilities for those carve outs. The Army is in the process of defining the perimeters of the landfills. He recommends the outlining of landfill areas in an aesthetic way. The landfills are not chemical dumps, but might be considered to be legacy landfills. The Army has done trenching to investigate contents of legacy landfills. He stated the Army is not necessarily responsible for every contaminant. He cited the importance of looking critically at plan amendments that are near creeks and take into consideration if the amendments make runoff worse or cut off stream corridors. Mayor Coffey asked Mr. Gruskos if he would be interested in helping out on the Borough’s Ad Hoc Committee.

MAYOR’S REPORT: Mayor Coffey will give his report in regular meeting.

DISCUSSION ITEMS:

1. Fort Monmouth Plan Amendment #7 – Mayor Coffey explained that the amendment is centrally about Oceanport. Councilman Briskey would like more attention brought to comments received from various Borough officials and that they deserve response from Council. In particular, the First Aid’s comments about their capacity to serve a new athletic facility weren’t addressed and the relocation of streets. Lengthy discussion followed about whether Oceanport’s or the Army’s regulations would supersede after the site is on Oceanport’s tax rolls; responsibility for the water tower would fall to the owner. If the new owner profits from using the water tower, the Borough has a right to receive taxes. Discussion ensued on the process of responding to comments and requests about the amendments.
2. NJ American Water Request for Temporary Access Easement – Mr. Arnette advised he had provided a letter to Council concerning their request to install a pipe under Oceanport Creek. NJAW needs to stage on a portion of Old Wharf Park. They will assume any costs for damages, and will replace any damaged trees or shrubs. They will replace the cement sidewalk with the pavers used in rest of the park and a resolution would be prepared for next meeting to authorize Mayor to execute easement.
3. Proposed Ordinance Amending Zoning Ordinance: Poultry - Councilwoman Kahle led discussion on a movement of residents in favor of allowing backyard chickens and invited Shannon Scheffling from the Sustainable Jersey team who was knowledgeable on the subject. Ms. Scheffling reviewed a package presentation provided to the Council addressing items such as sustainability, differences between backyard and store bought eggs, some of the myths on the topic such as smell and noise. Discussion included questions concerning regulating, enforcement, a class requirement, a permit required, open areas and size of coops, proximity to the owner’s home and neighbors’, code enforcement, allowing free run but not free roam, property would be required to be fenced or have covered runs. She stated that common diseases associated with hens that might affect neighbors – salmonella, which is mostly a sanitation problem not a chicken problem. There are no cases of backyard chickens carrying avian flu in the U.S.

Councilwoman Kahle had advised that the \$50 license fee for owning hens would be reduced to \$10 if the owner attended a class on raising hens. Mayor Coffey asked who provides the classes. Ms. Scheffling stated that entities such as Rutgers University conducts them. Councilman Patti asked if Ms. Scheffling was aware of any studies where chicken coops in yards affects property values. She responded that allowing chickens puts a positive light on the Borough as a “green” neighborhood and studies have shown that property values have not decreased. Ms. Scheffling commented that the amended ordinance prohibits mature roosters and cockerels. Since the sex of a chick cannot be determined after hatching, an owner must purchase after chicken has been sexed. There was discussion regarding minimum lot size, setbacks, the limit of six hens, covered runs could be included. Ms. Scheffling explained that a chicken tractor is a mobile run to allow chickens to move throughout the property so they can eat grubs, ticks, etc. There was discussion regarding a community coop. Problems include who would be responsible for cleaning, maintenance and monitoring.

Councilman Briskey asked if chickens would be banded. Ms. Scheffling replied that could be required. He supported banding. Ms. Scheffling stated that often, owners may get the bands, but not attach them to the chicken. Discussion followed regarding impounding chickens and animal control. Ms. Scheffling stated that the SPCA would take control of loose hens. Additional discussion occurred regarding fees charged by the Humane Society.

4. Blackberry Bay Park Flag – Councilwoman Kahle stated the flag is not lit at night. Ms. Smith stated an electrician has to replace the light. The flagpole was put up by Ward Coles, who has passed away. She stated she would like to add a plaque recognizing his contribution to place at the pole to which there were no objections. Mr. Poerio requested that Councilwoman Kahle provide him with details so he could take care of it.
5. Bond Counsel – Council President Irace stated our bond counsel is GluckWalrath who on October 1st will be acquiring the firm of Dilworth Paxson and would like to appoint a new bond counsel. Because the former Borough Administrator would be employed by GluckWalrath and would prefer different bond counsel. There was discussion regarding the current bond counsel and COAH counsel. Ms. Smith will provide a summary of RFQ/RFPs for bond counsel and their rates for Aug. 18 Workshop and possible appointment on Aug. 18.
6. Twinning with Penisten, France – Councilman Patti distributed a resolution earlier in the day and would like to discuss it at the August meeting(s) the process that led to twinning with Penisten, France. He described the twinning as an educational opportunity, potential business relationships and possible trade zones. He requested Council to provide him with any questions so he can get them answered by the Committee before next meeting. Councilwoman Kahle asked who was on the Committee. Councilman Patti listed the members. Councilwoman Kahle stated that there is grant money available for twinning in the United States and suggested that Councilman Patti investigate to find out if there are grants for overseas. He also expressed interest in establishing a trade zone in the fort.
7. On behalf of the Parks & Rec Committee, Councilman Patti will make a recommendation by motion in the regular meeting for support of a youth (K through 8) tennis program and will be seeking approval to establish the program. A former tennis pro will run the program on Saturday mornings for four weeks for \$50 for professional instruction. There was discussion regarding scheduling and whether or not a resolution was required. The program is limited to Oceanport children. Further discussion followed regarding registration and bylaws. There was also

discussion regarding using the tennis courts on the weekend, which Councilwoman Kahle said conflicted with the adults' playing time, it was to have adults play in the morning and schedule the youth at 11 am. Discussion ensued with more detailed plan to be worked out for next year.

PUBLIC:

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

Len Altomare, 43 Avon Ave, suggested using LED lighting to keep it lit and wouldn't cost much. He implored the Council to not pass the resolution to allow chickens in backyards. He is not opposed to community areas. He stated Pemberton Ave, which was newly paved with a double yellow, is not wide enough. He suggested considering parking on one side only. Mr. Altomare then distributed a handout with his suggestions for addressing the needs of the schools and municipal building with various options for existing school sites and park sites.

Steve Marciano, 40 Mannito Place, stated he is against chickens in Oceanport. He noted that the Borough is removing geese, probably because the feces get into the waterways. He asked what the impact of runoff from the chicken would be.

Rosanne Letson, 37 Morris Place, asked if Mr. Bennett had any other involvement with the Borough, and that she was supportive of cutting ties with him. She is also against chickens.

Len Altomare, 43 Avon Ave., also stated that with regard to his suggestion for the Wolf Hill property that those properties could be designated as COAH units. Members of the Council responded that there is a 20% designation, depending on the total number of units.

Cullin Wible, 67 Wolf Hill Ave, asked if any action would be taken after the Executive Session at the end of the regular meeting. Mayor commented that he did not believe there would be any action. He reminded the Mayor that the ad hoc committee for the schools will meet next week and would like a Council member to attend.

Ron Sickler, 45 Morris Place, stated chicken runs should definitely be covered to deter hawks. Regarding school issues, his understanding was that the State removed funding until the impact from Fort Monmouth would have on the school system was known. Discussion ensued on the State's decision that the rebuilding of the schools had to be at the same locations, potential new students due to acquiring Fort Monmouth property and the inability to relocate the schools.

Mr. Sickler continued that his brother was entering into a purchasing agreement on Fort Monmouth in Tinton Falls. FMERA is fluid in making decisions. He noted differences between the agreements his brother received and what was agreed to. He suggested using caution when dealing with Fort Monmouth.

As no one else from the public wished to be heard, Mayor Coffey closed that the public portion of the meeting.

As there was no further business, the meeting was adjourned at 9:51 p.m. on a motion by Council President Irace seconded by Councilman Gallo and approved by Council.

Respectfully submitted,

JEANNE SMITH
BOROUGH CLERK