

**WORK SHOP MEETING MINUTES
MAYOR AND COUNCIL
BOROUGH OF OCEANPORT
August 18, 2016**

The Workshop Meeting of the Oceanport Mayor and Council was called to order on August 18, 2016 at 7:03 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 July 15, 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.

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

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

GUEST: Freehold Director Thomas Arnone provided an update on Grow Monmouth. He described the areas where the Borough and the County can become partners. He stated the County dropped \$4.9 million from the budget this year. One of the most challenging issues was care centers, which has worked out well. The shared dispatching service was successful. The County offers shared services for public works and engineering, including vehicle repairs, snow plowing, salt and fuel at a lower rate than other vendors. Economic development is an important issue for Oceanport. He discussed the bonding for opening the Avenue of Memories in Ft. Monmouth. He noted the challenges facing Monmouth Park Racetrack and stated the County needs to get involved with its sustainability. Grow Monmouth was created to streamline the planning/approval process and provide resources for municipalities. Mayor Coffey explained the County's bonding efforts to buy Ft. Monmouth property and remove the federal government from the equation. There was discussion regarding allowing gambling at the Racetrack and its viability. Mr. Arnone discussed the Made in Monmouth initiative, which showcases small business that make or manufacture products in Monmouth County.

PRESENTATION: Paul Hester, Jay Silverman and Mike MacStudy, Parks and Recreation Committee, wanted to recognize the 40th anniversary of the Summer's End Festival. Mr. Hester thanked the Mayor and Council for their support and past members of the Committee. Caputo's Bakery donated a cake for the celebration. Mr. Hester expressed his gratitude to Barnabas Health for their continued sponsorship. He thanked the residents for their support and attendance. The Summer's End Festival will take place September 10th, 2016.

2015 AUDIT REPORT: Mr. Poerio stated that Borough Auditor Robert Oliwa was unable to attend the meeting, but CFO Katie LaPorta would be making a presentation. He stated that under State statute, the annual audit is required to be completed by June 30th. Since 2009, the audit has been approved by Council past the deadline for a variety of reasons. In the future, the goal will be to have the audit adopted by that date. Ms. LaPorta stated that the audit received a favorable report. The Clerk will submit the audit to the State and it would be posted on the Borough website in a few days. A resolution certifying compliance with the local finance board requirement is on the agenda for approval. A corrective action plan will also be filed. The audit showed one comment regarding non-cash journal entries in the current fund ledger. As recommended, these entries will now be done on a monthly basis. Regarding previous audits, corrective action plan was submitted, and those items have been corrected. The Borough's financial transactions are relatively stable, with revenue and tax collection increased slightly more than anticipated. Mr. Poerio thanked Ms. LaPorta for her performance.

ADMINISTRATOR’S REPORT: Mr. Poerio advised that there are several resolutions on the agenda for purchases of items listed in the capital budget, including air packs for the Fire Department, a salt spreader, mower and trailer and air ride suspension for the First Aid ambulance. Bids for the Streetscape project came in higher than expected. Mr. Poerio met with Suburban Consulting and restructured the bid documents with base bid and several alternates. The underground work, electrical conduit and several poles were in the base bid. Additional poles were put in as alternates. Mr. Poerio recommended that the Governing Body award that contract for base bid only. The Borough recently received its new dump truck, but there were issues regarding the salt spreader. Quotes were received to address that issue. Mr. Poerio made adjustments to the capital budget in order to purchase the salt spreader to have it ready for this winter. He discussed Ordinance #967, which will allow an estimate of COAH fees upfront and balance at the request for a CO in order to streamline the building permit process and remove “bottlenecks”. He and the Building Dept. met with some larger contractors, a new process is in place which accelerates the paperwork. There have been discussions with FEMA regarding the acquisition of land for the new Borough Hall, the Borough would need to do an alternate project. Typically, a 10% opportunity fee is included, which equates to approximately half a million dollars. Through discussions with FEMA, the project has been classified as an improved project, which negates the 10% opportunity fee being deducted. Previously, the reimbursement was \$4.2 million, and now it’s about \$5.3 million. He reported that an ad has been posted for a full time Class A police officer and a SLEO II. He thanked the Chief of Police and Borough Attorney for their assistance in updating the police application. As he will be out-of-state from September 8th through 11th, Mr. Poerio designated Ms. Smith as acting Borough Administrator. Lastly, Mr. Poerio asked the Governing Body if it would consider authorizing a special meeting for September 1st immediately after the workshop meeting to consider the County Open Space Grant and any other items that need action before the September 15th meeting.

MAYOR’S REPORT: Mayor Coffey advised he attended the Freeholder’s meeting last week which addressed the County bonding for Ft. Monmouth, which removes the Federal government involvement. He stated those changes will be positive for Oceanport. The Freeholders are supportive of Monmouth Park Racetrack. He said the Borough is being handicapped by the State’s attitude towards horseracing in general and the way they are handling Monmouth Park. He mentioned the power outage last week and stated there is a website to report an outage to JCP&L. The Borough received appraisals on the old Borough Hall. Negotiations will begin shortly with FMERA regarding purchasing property for a new municipal complex. Public hearings will be scheduled in the next month or two.

DISCUSSION ITEMS:

1. Proposed Amendment to Developer’s Fee Ordinance. Mr. Poerio reported that the amendment will change how the Borough collects COAH fees from an applicant. He explained the current process. This amendment allows the Technical Assistant to the Construction Official (TACO) to determine fees based on the square footage of the renovation. It hastens the turnaround time for permits. As there were no objections by Council, the proposed amendment will be moved to the Regular Meeting Agenda for introduction.
2. Bond Counsel RFP Summary– Mr. Poerio distributed information to Council for consideration of an alternate Bond Counsel. Council President Irace stated the Finance Committee discussed appointing an alternate bond counsel. He was supportive of changing to Archer Greiner. Councilwoman Kahle commented that she would like McManimon Scotland because of their experience with FMERA and their expertise in redevelopment. There was discussion regarding McManimon Scotland as the Borough’s redevelopment attorney and the qualifications of each law firm being considered. Councilwoman Kahle questioned appointing Archer Greiner because of one partner appointed to FMERA and wasn’t there a conflict. The RFP Summary will be moved to the Regular Meeting Agenda for discussion and action.
3. Ordinance #967 (Poultry Ordinance) – Receipt of Planning Board Minutes with Comments. Councilwoman Kahle stated that she had reviewed the Planning Board Minutes. She would like

to bring the concerns back to the Health and Human Services Committee. She requested it be removed from the September meeting and perhaps put it on for October. Councilman Patti offered to assist with revising the ordinance.

4. Boat Ramp Fees – Councilman Briskey discussed comments he received from residents regarding the need to pay a boat ramp fee, the requirement for multiple permits for multiple boats. He stated the signage needs to be improved, including hours for launching. Another issue is because Blackberry Bay is Green Acres Park, non-residents cannot be charged more than double the residents fee. Councilman Briskey noted that Long Branch and Little Silver ramps are free. Mr. Poerio suggested the issue be brought to the Recreation Committee for discussion. There was further discussion regarding hours of use of the boat ramp and fees.

PETITIONS FROM THE PUBLIC:

Mike MacStudy, Oceanport Ave., stated that the Recreation Committee explained the Green Acres statute prohibits charging non-residents more than double the residents' rate. He stated the Committee would like to see the fee increased to \$100. He stated Councilwoman Kahle was correct that the fee was initially started to assist with the construction for the new ramp and bulkhead.. He reminded everyone of Movies in the Park and that the 40th Anniversary of the Summer's End Festival is September 10th.

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 8:38 p.m. on a motion by Council President Irace seconded by Councilwoman Kahle and approved by Council.

Respectfully submitted,

JEANNE SMITH
BOROUGH CLERK