

**WORK SHOP MEETING AGENDA  
MAYOR AND COUNCIL  
June 8, 2017**

- **MEETING CALLED TO ORDER**
- **Statement of Compliance with Open Public Meetings Act.** *This meeting complies with the Open Public Meeting Act by notification on January 2, 2017 of this location, date and time to the Asbury Park Press and the LINK News and by the posting of same on the municipal bulletin board and Borough Web Site*
- **FLAG SALUTE:**
- **INVOCATION:**
- **ROLL CALL:**
- **ADMINISTRATOR'S REPORT:**
- **RESOLUTIONS:**
  - #2017-119 Resolution authorizing the payment of bills.
  - #2017-120 Resolution appointing John Drucker as Fire Sub-code Official and Inspector
- **ORDINANCES:**
  - Introduction of an Ordinance Amending Construction Fee Schedule
  - Introduction of an Ordinance establishing action camp, fees and sponsorships
- **AGENDA ITEMS FOR 6/22/2017**
  - Resolution authorizing redemption of Tax Sale Certificate #15-00003
  - Resolution authorizing the hiring & wages for 2017 Action Camp staffing
  - Resolution authorizing liquor license renewals for 2017-2018
  - Resolution certifying compliance with Local Finance Board requirement of Annual Audit
  - Resolution awarding a contract extension for cleaning services
  - Resolution authorizing membership with the National Joint Powers Alliance for national cooperative procurement
  - Resolution authorizing Joint Purchasing Agreement with Shrewsbury for street sweeper and Jet Vac
  - Resolution setting the fees for participation in 2017 Summer Action Camp program
  - Resolution supporting A4666/S3080 and A4667/S3081 urging the reduction of local affordable housing burdens
  - Approval of the Executive Session Minutes of April 6, 2017
  - Approval of the Executive Session Minutes of May 4, 2017
  - Approval of the Workshop Minutes of May 4, 2017
  - Approval of the Regular Meeting Minutes of May 18, 2017
  - Approval of the Executive Session Minutes of May 18, 2017
- **DISCUSSION ITEMS:**
  - Monmouth Park request for street-light banners
  - Street Vacation Request (attorney memo) - portion of Mohican Ave
  - JIF 2017 Safety & Compliance Program
- **MAYOR'S REPORT:**
- **PETITIONS FROM THE PUBLIC:**
- **EXECUTIVE SESSION:**
  - #2017-121 Resolution authorizing the Governing Body to enter Executive Session:
    - Personnel Matters – N.J.S.A. 10:4-12(b)(8)**
    - Tax Assessor Appointment - Tenure
- **ADJOURNMENT:**

**WORK SHOP MEETING MINUTES  
MAYOR AND COUNCIL  
BOROUGH OF OCEANPORT  
June 8, 2017**

The Workshop Meeting of the Oceanport Mayor and Council was called to order on June 8, 2017 at 7:02 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 January 2, 2017, 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 Cooper, Gallo, Irace, Proto, Solan, Mayor Coffey

**MEMBERS ABSENT:** Councilwoman Kahle

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

**ADMINISTRATOR'S REPORT:**

Mr. Poerio advised that Resolution **#2017-120** will allow the Borough to hire John Drucker as a fire sub-code official and inspector and increase the number of days inspections will be performed. An ordinance amending the construction fees will be introduced to bring the fees closer to alignment with nearby municipalities. Another ordinance to regulate fees for Action Camp and establish sponsorships will be introduced. Mr. Poerio asked the Governing Body to review the annual audit that he provided to them in order to vote on a resolution at the next meeting. The Mayor and Council will also be asked to vote on a resolution to join the National Joint Powers Alliance for national cooperative procurement. Mr. Poerio reviewed the remainder of resolutions for action at the next meeting. There was discussion regarding Monmouth Park's request to hang banners for the 50<sup>th</sup> Anniversary of the Haskell Invitational. Mr. Poerio reported on the annual Monmouth County JIF Safety and Compliance program. JIF recommended removal of the skate park.

Mr. Poerio advised that in 2015 Maser Consulting had prepared bid documents for demolition of the old Borough Hall, and he will seek authorization from the Governing Body for permission to move ahead with the demolition. Councilman Irace asked if it was more cost efficient for a purchaser to perform the demolition rather than the Borough. Mr. Poerio advised that FEMA determined that the building had value and if another entity was to demolish it, that would have an impact on the Borough's FEMA funding. There are approximately 250 boxes in the building to be inspected and assessed. Mr. Poerio reported that the Borough will receive a \$14,000 grant for clean communities. Two proposals were received for modifying the Borough Code, which are being evaluated. The Maser proposal for the 2017 road program has been received and will be distributed for the next meeting. The close out for Maria Gatta Park has been completed, resulting in a reimbursement of \$25,000 to the Open Space Trust Fund. Mr. Poerio reported that Conrail's contractor will begin remediation of "Lake Oceanport" on June 14<sup>th</sup>. Mr. Poerio reported on training completed by Ptlm. Ruane and SLEO II Gallo.

Mr. Poerio had previously reported that the Borough was potentially liable for a \$300,000 CDL. The Borough has provided sufficient documentation to the State to justify the Borough's relief from that debt and is no longer required to repay that loan. He further explained that the Borough was originally authorized for up to \$1.2 million, and with the administrative team's efforts, additional expenses paid by the Borough has resulted in an additional \$854,931 of reimbursement. Mr. Poerio advised the receipt of these funds will help level off the spike in debt service for the new complex at the Fort.

**RESOLUTIONS:**

**#2017-119** Resolution authorizing the payment of bills.

Mayor Coffey called for a motion on Resolution **#2017-119**, authorizing the payment of bills, which was made by Councilman Irace and seconded by Council President Gallo. The Clerk called roll:

AYES: Cooper, Gallo, Irace, Proto and Solan  
NAYES: None  
ABSTAIN: None  
ABSENT: Kahle

The Clerk stated that the motion carried. Mr. Poerio noted that due to the implementation of the Purchasing Manual, Council members are no longer required to sign purchase orders. Purchase orders will be available for Council’s review at Borough Hall prior to the meeting, if desired.

**#2017-120** Resolution appointing John Drucker as Fire Sub-code Official and Inspector

Mayor Coffey called for a motion on Resolution **#2017-120**, which was made by Councilman Irace and seconded by Council President Gallo. The Clerk called roll:

AYES: Cooper, Gallo, Irace Proto and Solan  
NAYES: None  
ABSTAIN: None  
ABSENT: Kahle

The Clerk stated that the motion carried.

**#2017-122** Resolution authorizing Purchase, Sale and Redevelopment Agreement with FMERA for 13.25 acre parcel

Mayor Coffey requested to add an item to the Agenda to authorize him to sign the purchase sale and redevelopment agreement with FMERA for the Borough’s new municipal site to which there were no objections. Mayor Coffey then called for a motion to approve Resolution **#2017-122**, which was made by Councilman Solan and seconded by Councilman Irace. The Clerk called roll:

AYES: Cooper, Gallo, Irace, Proto and Solan  
NAYES: None  
ABSTAIN: None  
ABSENT: Kahle

The Clerk stated that the motion carried.

**ORDINANCES:**

**#975** Introduction of an Ordinance Amending Construction Fee Schedule

Councilwoman Cooper called for the introduction of **“AN ORDINANCE SETTING FORTH AND ADOPTING AMENDMENTS TO CHAPTER 170 ENTITLED “CONSTRUCTION CODES, UNIFORM” OF THE CODE OF THE BOROUGH OF OCEANPORT COUNTY OF MONMOUTH AND STATE OF NEW JERSEY”** and then asked the Clerk to read the proposed Ordinance by title only, after which Councilwoman Cooper moved to approve the Ordinance upon first reading and to hold the public hearing on the proposed ordinance at the Council meeting of June 22, 2017 and to advertise same in accordance with the law and was seconded by Councilman Irace.

The Clerk called roll:

AYES: Irace, Cooper, Gallo, Proto, Solan  
NAYS: None  
ABSTAIN: None  
ABSENT: Kahle

The Clerk stated that the motion carried.

**#976** Introduction of an Ordinance establishing action camp, fees and sponsorships  
Councilwoman Cooper called for the introduction of “**AN ORDINANCE AMENDING CHAPTER 279 (PARKS AND RECREATION AREAS) AND AMENDING CHAPTER 204 (FEES) OF THE CODE OF THE BOROUGH OF OCEANPORT COUNTY OF MONMOUTH AND STATE OF NEW JERSEY**” and then asked the Clerk to read the proposed Ordinance by title only, after which Councilwoman Cooper moved to approve the Ordinance upon first reading and to hold the public hearing on the proposed ordinance at the Council meeting of June 22, 2017 and to advertise same in accordance with the law and was seconded by Councilman Irace.

The Clerk called roll:

AYES: Cooper, Gallo, Irace, Proto, Solan  
NAYS: None  
ABSTAIN: None  
ABSENT: Kahle

The Clerk stated that the motion carried.

**AGENDA ITEMS FOR 06/22/2017:** Mayor Coffey asked for any comments or questions on the items for the 06/22/2017 agenda and as there were none Mayor Coffey asked the Clerk to move forward with no objections from Council.

**DISCUSSION ITEMS:**

- Monmouth Park request for street-light banners was discussed previously.
- Street Vacation Request (attorney memo) - portion of Mohican Ave  
Mr. Arnette had previously distributed information to the Governing Body regarding the process for street vacation. He spoke with the Assessor. Mr. Poerio will perform due diligence to determine if the street is on the Borough's inventory list, and whether the DEP or County has any interest in vacating the street. The Governing Body would then be able to take a vote.
- JIF 2017 Safety & Compliance Program was discussed previously.

**MAYOR'S REPORT:** Mayor Coffey reported that the Lions Club Strawberry Festival was successful, and this year's attendance surpassed last year's. Mr. Dellera of the Lions Club will provide a report to the Mayor. Chief Kelly reported that missing children were located, and a couple of subjects were removed. Mayor Coffey stated that the Oceanport Swim Club opened and had two successful weekends, despite some weather issues. Mayor Coffey thanked the Boy Scouts who cleaned up the old Borough Hall property in preparation for Memorial Day ceremonies. While the parade was cancelled due to inclement weather, a ceremony was held at the Port Au Peck firehouse.

Mayor Coffey stated that he received a phone call from organizers of the Sonny Giordano Award Fund, which recognizes 2 athletes from Oceanport and 2 from Monmouth Beach who participate in recreation sports programs. The Fund, which has been in effect since 1984, is no longer able to maintain the Fund. They asked the Mayor's assistance to determine if the Recreation Committee was interested in administering the Fund.

Mayor Coffey expressed his pleasure at the progress on the purchase of Fort Monmouth property for the new municipal complex. He reported that proposals for Barker Circle were due on June 2<sup>nd</sup>. He may have more information about the proposals at the next Council meeting.

**PETITIONS FROM THE PUBLIC:** Mayor Coffey then opened the meeting to anyone from the public who wished to be heard.

Clarence Brocklebank, 40 Sagamore Ave., asked about handrails at Blackberry Bay Pavilion, and if they will be installed for the November election. Mr. Poerio stated they will be.

Vincent LePore, 33 Ocean Terrace, Long Branch, commented on a Shore Regional Board of Education (BOE) meeting including a feasibility study for regionalization of grades Pre-K through 12; the Oceanport BOE's \$30 million bond proposal; the solutions being considered by the Oceanport BOE; grant funding for the feasibility study being sought by Sen. Sweeney and Sen. Beck; his concern that municipal government should be aware of what the Boards are discussing. Discussion ensued with Mayor Coffey on the issues, jurisdiction, impacts of regionalization and its approval only by a referendum from the BOE.

Cullin Wible, President, Oceanport Board of Education, stated that at this point, the Oceanport BOE has not engaged in conversations with any other Boards about regionalization and there are no current plans to do so. He invited the public to attend the next BOE meeting and advised there is a resolution on the agenda to maintain an independent school district and support shared services, which will be considered by the Board at that meeting.

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

**EXECUTIVE SESSION:**

**#2017-121** Resolution authorizing the Governing Body to enter Executive Session:

At 7:58 p.m. the Mayor called for **Resolution #2017-121** authorizing the meeting to enter Executive Session for the purposes of Personnel Matters which was moved by Council President Gallo and seconded by Councilwoman Cooper and approved by Council.

At 8:01 p.m. Council returned from Executive Session and the regular meeting was reopened on a motion by Councilman Irace, seconded by Councilman Proto and approved by Council

As there was no further business, the meeting was adjourned at 8:02 p.m. on a motion by Councilman Proto, seconded by Councilman Irace and approved by Council.

Respectfully submitted,

JEANNE SMITH  
BOROUGH CLERK

**RESOLUTION OF THE BOROUGH OF OCEANPORT  
AUTHORIZING PAYMENT OF BILL LIST FOR JUNE 8, 2017**

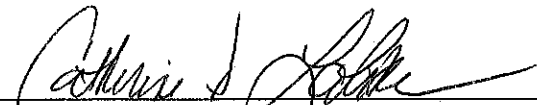
**RESOLUTION #2017-119  
06-08-17**

**WHEREAS**, the Governing Body has considered the payment of said bills as set forth on the bill list at its public meeting of June 8, 2017.

**BE IT RESOLVED**, by the Mayor and Council that the bills be paid as on the attached bill list dated June 8, 2017 totaling \$1,479,748.46.

**CERTIFICATION OF FUNDS**

I, Catherine D. LaPorta, Chief Financial Officer, of the Borough of Oceanport, do hereby certify that funds are available for the purpose stated herein.

  
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Catherine D. LaPorta, CFO

Motion:	Second:			
ROLL CALL	YES	NO	ABSTAIN	ABSENT
Cooper	( )	( )	( )	( )
Gallo	( )	( )	( )	( )
Irace	( )	( )	( )	( )
Kahle	( )	( )	( )	( )
Proto	( )	( )	( )	( )
Solan	( )	( )	( )	( )
Coffey	( )	( )	( )	( )

I certify that the foregoing Resolution #2017-119 was adopted by the Oceanport Governing Body at the Workshop Meeting held June 8, 2017

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JEANNE SMITH, RMC  
BOROUGH CLERK

**BOROUGH OF OCEANPORT  
BILL LIST**

8-Jun-17

PAYEE	AMOUNT
PAYROLL ACCOUNT	\$ 101,397.58 10TH PAY
	\$ 102,888.91 11TH PAY
<b>2017 EXPENDITURES - MANUAL CHECKS</b>	
CAPITAL TRUST TOTAL	\$28,018.79
DOG REGISTRY TOTAL	
OFF DUTY	
TRUST OTHER TOTAL	
ESCROW TRUST TOTAL	
OPEN SPACE TRUST TOTAL	\$4,062.58
SUI	
2016 VOUCHERS PAID THIS MEETING	\$1,000.56
2017 VOUCHERS PAID THIS MEETING	\$1,242,380.04
<b>TOTAL</b>	<b>\$1,479,748.46</b>

I CERTIFY THAT THE ABOVE ITEMS ARE TRUE AND CORRECT AS PRESENTED  
TO THE MAYOR AND COUNCIL FOR PAYMENT

  
\_\_\_\_\_

**RESOLUTION OF THE BOROUGH OF OCEANPORT  
APPOINTING JOHN DRUCKER AS FIRE INSPECTOR AND FIRE SUBCODE OFFICIAL**

**RESOLUTION #2017-120  
06-08-17**

**WHEREAS**, there is a need to appoint a Fire Inspector and Fire Subcode Official as required by State Statute; and

**WHEREAS**, John Drucker has the required certifications from the State of New Jersey; and

**WHEREAS**, the Construction Official and Borough Administrator have recommended that John Drucker be appointed as Fire Inspector and Fire Subcode Official.

**NOW, THEREFORE, BE IT RESOLVED** by the Oceanport Governing Body that John Drucker is hereby appointed as Fire Inspector and Fire Subcode Official on an as needed basis commensurate with the salary established by resolution for the Fire Inspector and Fire Subcode Official position.

**BE IT FURTHER RESOLVED** that a certified copy of this resolution be forwarded to the Chief Financial Officer, Borough Administrator, Borough Clerk and payroll clerk.

Motion:

Second:

I certify that the foregoing Resolution #2017-120 was adopted by the Oceanport Governing Body at the Workshop Meeting held June 8, 2017

ROLL CALL	YES	NO	ABSTAIN	ABSENT
Cooper	( )	( )	( )	( )
Gallo	( )	( )	( )	( )
Irace	( )	( )	( )	( )
Kahle	( )	( )	( )	( )
Proto	( )	( )	( )	( )
Solan	( )	( )	( )	( )
Coffey	( )	( )	( )	( )

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JEANNE SMITH, RMC  
BOROUGH CLERK



**RESOLUTION OF THE BOROUGH OF OCEANPORT  
AUTHORIZING THE GOVERNING BODY TO ENTER EXECUTIVE SESSION**

**Resolution #2017-121  
06-08-17**

**WHEREAS**, the Open Public Meetings Act provides that the Borough Council may go into executive session to discuss matters that may be confidential or listed pursuant to N.J.S.A. 10:4-12; and

**WHEREAS**, it is recommended by the Borough Attorney that the Borough Council go into executive session to discuss matters set forth hereinafter which are permissible for discussion in executive session.

**NOW, THEREFORE, BE IT RESOLVED** by the Borough Council of the Borough of Oceanport that the Council shall go into executive session to discuss the following items:

**Personnel Matters – N.J.S.A. 10:4-12(b)(8)**  
Tax Assessor Appointment - Tenure

**BE IT FURTHER RESOLVED** that formal action may be taken after the Executive Session.

Motion:	Second:			
ROLL CALL	YES	NO	ABSTAIN	ABSENT
Cooper	( )	( )	( )	( )
Gallo	( )	( )	( )	( )
Irace	( )	( )	( )	( )
Kahle	( )	( )	( )	( )
Proto	( )	( )	( )	( )
Solan	( )	( )	( )	( )
Coffey	( )	( )	( )	( )

I certify that the foregoing Resolution #2017-121 was adopted by the Oceanport Governing Body at the Workshop Meeting held June 8, 2017

\_\_\_\_\_  
JEANNE SMITH, RMC  
BOROUGH CLERK

**RESOLUTION OF THE BOROUGH OF OCEANPORT AUTHORIZING THE MAYOR TO EXECUTE A PURCHASE, SALE AND REDEVELOPMENT AGREEMENT WITH THE FORT MONMOUTH ECONOMIC REVITALIZATION AUTHORITY FOR THE PURCHASE OF APPROXIMATELY 13.25 ACRES OF LAND AND THE IMPROVEMENTS THEREON, ALL OF WHICH ARE LOCATED WITHIN THE BOROUGH OF OCEANPORT, NEW JERSEY**

**Resolution #2017-122  
06-08-17**

**WHEREAS**, the United States Army recognizes the Fort Monmouth Economic Revitalization Authority as the Local Redevelopment Authority for the former military installation (Fort Monmouth) located in the Boroughs of Oceanport, Tinton Falls and Eatontown; and

**WHEREAS**, the United States Army and the Fort Monmouth Economic Revitalization Authority executed an Economic Development Conveyance Agreement dated October 25, 2016 outlining the terms and conditions of the transfer of a portion of the former military installation from the former to the latter; and

**WHEREAS**, the Borough of Oceanport and the Fort Monmouth Economic Revitalization Authority have been negotiating the terms and conditions of the purchase, sale and redevelopment of approximately 13.25 acres of land and the improvements thereon; and

**WHEREAS**, the body is satisfied that the basic terms and conditions of the purchase, sale and redevelopment have been negotiated fairly, are beneficial to the Borough of Oceanport, are reflective of value added to the Borough of Oceanport and have been memorialized within the body of a Purchase, Sale and Redevelopment Agreement that has been presented to this body for review and comment in closed session, the terms of which will be made public upon (1) acceptance of same by the Fort Monmouth Economic Revitalization Authority and (2) final approval as to all terms by legal counsel for both parties; now, therefore, be it

**NOW, THEREFORE, BE IT RESOLVED** that the Mayor and Borough Clerk of the Borough of Oceanport are hereby authorized to execute a Purchase, Sale and Redevelopment Agreement with the Fort Monmouth Economic Revitalization Authority for the purchase, sale and redevelopment of approximately 13.25 acres of land and the improvements thereon upon terms and conditions consistent with those set forth in the Purchase, Sale and Redevelopment Agreement presented to this body and upon such additional terms as may be required by legal counsel.

**BE IT FURTHER RESOLVED** that the Borough Clerk provide certified copies of this Resolution to the Borough Redevelopment Attorney, Borough Attorney, Borough Administrator, Chief Financial Officer and the Borough’s FEMA Administrative Consultant Donna Phelps.

Motion:			Second:	
ROLL CALL	YES	NO	ABSTAIN	ABSENT
Cooper	( )	( )	( )	( )
Gallo	( )	( )	( )	( )
Irace	( )	( )	( )	( )
Kahle	( )	( )	( )	( )
Proto	( )	( )	( )	( )
Solan	( )	( )	( )	( )
Coffey	( )	( )	( )	( )

I certify that the foregoing Resolution #2017-122 was adopted by the Oceanport Governing Body at the Workshop Meeting held June 8, 2017

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JEANNE SMITH, RMC  
BOROUGH CLERK