

**WORK SHOP MEETING AGENDA  
MAYOR AND COUNCIL  
November 2, 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:**
  - Resolution authorizing payment of bills
  - Resolution amending the 2017 budget to add an item of revenue: 2015-2016 Zoning Code Enforcement Grant
  - Resolution authorizing redemption of Tax Sale Certificate #17-00003
  - Resolution authorizing redemption of Tax Sale Certificate #16-00014
  - Resolution authorizing redemption of Tax Sale Certificate #15-00009
  - Resolution authorizing refund for overpayment of taxes – Block 39, Lot 8
  - Resolution exercising option for second (1)-year extension of contract for solid waste & recycling collection with Suburban Disposal
  - Resolution renewing agreement with Monmouth County for SCAT services
  - Resolution concerning Fort Monmouth Reuse Plan Amendment #9
  - Resolution opposing any tax reform that eliminates State and Local tax deduction
  - Resolution authorizing budget appropriation transfers
  - Approval of the Workshop Meeting Minutes of October 5, 2017
  - Approval of the Regular Meeting Minutes of October 19, 2017
  - Amendment to Alcoholic Beverage Ordinance
  - Amendment to Street Excavation Ordinance
- **MAYOR'S REPORT:**
- **PETITIONS FROM THE PUBLIC:**
- **ADJOURNMENT:**

**WORK SHOP MEETING MINUTES  
MAYOR AND COUNCIL  
BOROUGH OF OCEANPORT  
November 2, 2017**

The Workshop Meeting of the Oceanport Mayor and Council was called to order on November 2, 2017 at 7:04 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 Deering gave the invocation

**MEMBERS PRESENT:** Councilpersons Cooper, Gallo, Irace, Proto, Solan and 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 reported on several items including asbestos removal at old Borough Hall. The next phase will be asbestos removal at 4 buildings that will be demolished on former Ft. Monmouth property. Then the actual demolition of old Borough hall, which will take approximately 3 weeks and finally, demolition of the other 4 buildings. Some bricks from old Borough Hall will be preserved. FMERA leased space to the Borough for furniture storage, which is full, and the Borough is looking for more storage. Mr. Poerio again thanked the DPW and Hook and Ladder fire company for their extensive efforts on the project. The Borough's electrician has been revamping lighting surrounding the new municipal complex and the 4 buildings to be demolished.

Mr. Poerio explained that with winter approaching, the proper way to fight a storm is to apply brine on roadways prior to snowfall. The Borough has acquired 2 brine systems and will purchase brine from Monmouth County, which will reduce road salt costs. Mr. Poerio also reported that there has been extensive road work taking place in the Borough. He thanked residents for their patience during construction, and thanked Chief Kelly and the Police Dept. for maintaining smooth traffic flow throughout the turmoil and keeping residents informed.

The Agenda contains a resolution amending the Street Excavation Ordinance, which will impose stricter compliance for repairs. Also for introduction is a resolution amending the Personnel Policy regarding health insurance waivers. Mr. Poerio reported that the Borough received full reimbursement from Social Security which was mistakenly withheld from certain Police Dept. employees. He advised that December's Mayor and Council meeting will be held at Beacon of Life because of a previously scheduled event at Maple Place School.

The next item was discussion on the Fort Monmouth Reuse Plan Amendment #9. Councilwoman Cooper stated the Planning Board would like more information on the amendments: where did it come from, why it came about, what its purpose is and would like the answers in writing. Board members want more background on the amendments. There was discussion regarding the changes included in the Amendment. Mayor Coffey commented on a meeting with FMERA and proposing changes to the

structure of FMERA and expressed concern for the transfer of streets to Oceanport since no one is sure what is beneath the surface. Mayor Coffey attended the Planning Board meeting and was impressed with the Board's ability to protect Oceanport's interests. Mayor Coffey will present the request for more information to FMERA and suggested that Oceanport's Planning Board have input with FMERA's Planning Board before amendments are made, however, that would require a legislative change.

**MAYOR'S REPORT:** Mayor Coffey reported on meeting with FMERA representatives and his concerns about sewer and electrical build outs, facilities not at JCP&L's or TRWRA's standards, the costs to modify those systems to meet standards, FMERA's process for making and paying for improvements. Mayor Coffey spoke with representatives from both utilities, and all agree that the cost for improvements should not be borne by Oceanport, JCP&L or TRWRA. He talked about the substandard condition of roads and the transfer of roads from FMERA to Oceanport. Councilman Irace commented that Freeholder Lillian Burry stated during a candidate debate that 3,000 jobs had been created on former Fort property and asked Mayor Coffey if that was accurate. Mayor Coffey replied that the Tinton Falls section has a lot of jobs, but he couldn't confirm 3,000. He stated that FMERA's mandate is to create jobs to replace those lost when Ft. Monmouth closed. Councilman Irace asked the Mayor if he would get an accurate number from FMERA.

Mayor Coffey reported that the Borough has addressed and resolved a large number of concerns from residents. He will attend the Seniors Club Christmas luncheon on December 4<sup>th</sup>. On October 23<sup>rd</sup>, the fire department held its annual Old Timers Day, where Mr. Al DeSantis was honored for his 55 years of service, Mr. Buddy Brocklebank for his 53 years and Mr. Dale Burd for his 51 years. Councilman Irace noted that "Pop" Ryan has 61 years on the First Aid Squad.

Mayor Coffey advised that First Aid Squad Captain Jeremy Dalton would be leaving Oceanport for a new position with the Pittsburgh Medical Center. Mayor Coffey read a proclamation in its entirety for the record recognizing Mr. Dalton for his years of service and dedication, in particular, his participation in a life-saving event during the Blizzard of 2016 and being part of the crew that was honored for Call of the Year, for saving the life of a man from the railroad tracks and his many accomplishments. Mayor Coffey proclaimed November 2<sup>nd</sup>, 2017 as "Jeremy Dalton Day" and wished Mr. Dalton the best in his future endeavors. Mr. Dalton expressed his thanks to the Mayor, Mr. Poerio, Ms. Smith and the Council for their support.

**PUBLIC:**

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

Rosanne Letson, 37 Morris Place, asked what happened with the roads in Tinton Falls and Eatontown. Mayor Coffey replied that road from the former Fort have been transferred from FMERA to those municipalities, but he does not know details. Ms. Letson asked if any problems had been encountered. Mayor Coffey stated that the electrical system in Eatontown has not been transferred. A proposal was submitted almost 2 years ago, and it still hasn't been signed. Mayor Coffey stated that the Borough will be circumspect about how the property will be developed and deeply involved in the details of infrastructure improvements. Mayor Coffey mentioned that FMERA asked if Oceanport was interested in conducting an "area in need" study. Councilman Irace stated that FMERA is interested in offering PILOTs (payments in lieu of taxes). Mr. Poerio stated that during the meeting with FMERA, he and the Mayor made it very clear to FMERA that no PILOTs would be entertained or approved for residential units. Any recommendation would be presented to the Borough's Planning Board. Mayor Coffey stated that FMERA would pay for any costs associated with an "area in need" study. Councilman Irace stated he was reluctant to agree to a study involving the entire Oceanport property and would prefer to do it on a parcel by parcel basis. There was additional discussion regarding performing the study, its cost and PILOTs. Mr. Poerio suggested the issue be added to the agenda for December, in order to give Council additional time to consider it.

**PETITIONS FROM THE PUBLIC:**

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

As there was no further business, the meeting was adjourned at 7:55 p.m. on a motion by Councilman Itrace seconded by Councilman Solan and approved by Council.

Respectfully submitted,

JEANNE SMITH, RMC  
BOROUGH CLERK