



BOROUGH OF OCEANPORT

MAYOR & COUNCIL

MINUTES • MAY 7, 2020

Workshop

Maple Place School

7:00 PM

2 Maple Place, Oceanport, NJ 07757

- I. **Meeting Called to Order:** Mayor Coffey called the meeting to order at 7:15 PM
- II. **Statement of Compliance with Open Public Meetings Act:** This meeting further complies with the Open Public Meetings Act by notification on March 31, 2020 of this virtual/remote meeting, its 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.

Mayor Coffey then read the virtual/remote meeting advisory advising the public how to attend and participate during public portions of the meeting as detailed on the meeting agenda.

- III. **Flag Salute:** Mayor Coffey led attendees and the Council in the flag salute.
- IV. **Invocation:** Due to technology difficulties, Borough Chaplain Stacy Deerin was unable to participate.
- V. **Roll Call:**

Attendee Name	Title	Status	Arrived
Jay Coffey	Mayor	Remote	
William Deerin	Councilman	Remote	
Richard Gallo	Councilman	Remote	
Bryan Keeshen	Councilman	Remote	
Michael O'Brien	Councilman	Remote	
Thomas Tvrdek	Councilman	Remote	
Meghan Walker	Councilwoman	Remote	
Jeanne Smith	Borough Clerk	Present	
Donna M. Phelps	Borough Administrator	Remote	
Scott Arnette	Board Attorney	Remote	
Catherine D. LaPorta	Chief Financial Office	Remote	

- VI. **GUEST - Dennis Drazin, Monmouth Park Racetrack:** Mr. Drazin appeared and described a proposal to present outdoor events such as movies or concerts. He asked Mr. Jerry Bikal consultant to the Count Basie Theater to describe the plans for an outdoor concert. He explained the one car fee, security, parking precautions, port-a-johns, concessions, hours of operation. Mr. Adam Phillipson of the Count Basie appeared and explained that this promotion would be a fundraiser for the Count Basie and donations toward COVID-19 relief. Mr. Bikal stated there would probably be no more than 1,000 car spaces and the concert would be over by around 8:30 pm. Mr. Bikal reached out to Southside Johnny and the Asbury Jukes, who expressed interest in performing. Councilman O'Brien had questions regarding noise, which Mr. Bikal addressed. Councilwoman Walker and Mr. Bikal discussed limiting pedestrian access. There was additional discussion regarding limiting car capacity to 4 individuals, EMS services and security. Councilman Tvrdek expressed concerns regarding security plans. Mayor Coffey stated the biggest concern is security and coordination between Count Basie's security and the Oceanport Police Dept. The Governing Body expressed support for the concept.

Since Mr. Drazin was attending the meeting, he provided an update for the opening of Monmouth Park. The revised meet will begin on July 3rd with protocols for social distancing, taking temperatures. Monmouth Park will comply with whatever precautions the State requires. He explained that the sports book income is significantly reduced, and the Blu Grotto restaurant is currently closed. Councilman Deerin asked if the track could extend the racing season. Mr. Drazin discussed the possibility of adding turf racing at Monmouth Park instead of its usual turf runs at the Meadowlands in the fall.

VII. Administrator's Report: Ms. Phelps advised she has been working on the Borough's COVID-19 grant package, the affordable housing rehabilitation program and the solid waste and recycling contract. She asked Ms. LaPorta to provide an update on the budget process. Ms. LaPorta reported on requests from department heads regarding their capital budget requests and meeting with the Finance Committee. Ms. LaPorta hopes to introduce the budget in May 21st, if all works out well.

VIII. Clerk's Report: Ms. Smith advised that due to statutory regulations, the public hearing process for the budget requires 28 days. After speaking with Mayor Coffey, she advised a special meeting could be called for June 25th, with no objection from the Governing Body. There was discussion regarding reading the budget by title only or in full and availability of the budget for public inspection. Ms. Smith advised the Borough needs to renew its agreement with the County Community Block Development Grant (CDBG) program. There were no questions or corrections for the May 21, 2020 meeting items.

May 21, 2020 Meeting Items:

1. Resolution authorizing Tax Sale Redemption #19-00008
2. Resolution authorizing participation in the County CDBG Program
3. Resolution authorizing grass cutting services through State Contract
4. Mayor & Council - Workshop - Apr 2, 2020 7:00 PM
5. Mayor & Council - Special Meeting - Apr 13, 2020 4:00 PM

X. Discussion Items:

1. Affordable Housing Rehabilitation Program

Ms. Phelps advised that the Program is required as part of the Borough's housing element and fair share plan, which the administrative agency CGP&H can put this program together on behalf of the borough. She described the services that CGP&H will provide for this requirement and also advised that CGP&H will also prepare a rehabilitation manual for action, to be approved at the May 21st meeting.

2. Recommendation for Award of Contract(s) for Solid Waste & Recycling

Ms. Phelps stated that Council President Gallo recommended to use the Public Works Dept. for bulk pick up, effective June 1st, in order to reduce the cost of garbage/recycling, for a savings of \$21,000 through the end of the year. She discussed the options available from Mazza and Suburban, tipping fees, current costs and projected costs. There was extensive discussion regarding roll off containers, tipping fees and amount of bulk. There was discussion regarding the ability of Public Works staff to handle the additional work.

3. 2nd Quarter Tax Payment Deadline

Mayor Coffey discussed the Governor's Executive Order regarding the second quarter tax payments. He stated it wasn't a good choice for the Borough to extend the deadline, as the Borough still needs to pay its own bills. Councilman O'Brien concurred with the Mayor's assessment to leave the deadline as it stands.

4. Status of Werah Place Bulkhead & 101 Smith Street, Councilman Tvrdik - *Added*

Councilman Tvrdik advised he received an email from the property owner about the repair of the Borough's bulkhead at Smith St. Mr. Arnette stated he did not see a path forward that would allow the Borough to participating in the process of getting the bulkheading done. Councilman Tvrdik and Mr. Arnett discussed the paper street and the property owner's request for a garage. There was discussion regarding easements and approval by the Planning Board and Borough Engineer.

X. RESOLUTIONS:

#2020-121 Resolution authorizing payment of BILL LIST 05-07-2020

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Michael O'Brien, Councilman
SECONDER:	Bryan Keeshen, Councilman
AYES:	Deerin, Gallo, Keeshen, O'Brien, Tvrdik, Walker

#2020-122 Resolution awarding contract for Solid Waste Collection & Disposal

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	William Deerin, Councilman
SECONDER:	Richard Gallo, Councilman
AYES:	Deerin, Gallo, Keeshen, O'Brien, Tvrdek, Walker

#2020-123 Resolution awarding contract for Recycling Collection & Disposal

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Richard Gallo, Councilman
SECONDER:	William Deerin, Councilman
AYES:	Deerin, Gallo, Keeshen, O'Brien, Tvrdek, Walker

#2020-124 Resolution awarding a contract for Affordable Housing Rehabilitation Program

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Thomas Tvrdek, Councilman
SECONDER:	Meghan Walker, Councilwoman
AYES:	Deerin, Gallo, Keeshen, O'Brien, Tvrdek, Walker

XI. Area in Need of Redevelopment Investigation:

1. Planning Board Recommendation - Resolution PR-20-13
2. **#2020-125** Resolution designating Squier Hall, McAfee & Tech Campus South as Area in Need of Redevelopment

Prior to the vote on the adoption of the ordinance, Mayor Coffey asked the Borough's Redevelopment Attorney, Matt Jessup and FMERA Planner, Elizabeth Lehany to describe the process. Ms. Lainey explained there had been a lengthy hearing before the Borough's Planning/Zoning Board regarding the redevelopment of the 3 parcels on former Ft. Monmouth property. She stated the buildings are outdated, including utilities and there are landfills. She stated the land meets criteria B, C & D under the local redevelopment housing law. Mr. Jessup added that each of the parcels met multiple criteria under the redevelopment law. In response to Council President Gallo's question, Mayor Coffey explained how declaring the commercial property as areas in need of redevelopment will allow the Borough to enter into a PILOT with the developer/purchaser of the Squier Hall property. Mayor Coffey emphasized that the Borough will only approve PILOTs for residential units if there was an exceptional offer. He described the benefits for allowing PILOTs for commercial developers. Mayor Coffey also stressed that only the Governing Body can approve PILOT and is the tool that enables the Governing body to negotiate with the developer.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Meghan Walker, Councilwoman
SECONDER:	Thomas Tvrdek, Councilman
AYES:	Deerin, Gallo, Keeshen, O'Brien, Tvrdek, Walker

XII. Redevelopment Plan for Squier Hall, McAfee Center and Tech Campus South:**#1024** Ordinance Adopting Redevelopment Plan for Squier Hall

Councilman Tvrdek called for the introduction of "AN ORDINANCE OF THE BOROUGH OF OCEANPORT, IN THE COUNTY OF MONMOUTH, NEW JERSEY ADOPTING A REDEVELOPMENT PLAN FOR PROPERTY LOCATED IN THE BOROUGH WITHIN THE FORMER FORT MONMOUTH AND IDENTIFIED AS THE "SQUIER HALL" PARCEL PURSUANT TO THE LOCAL REDEVELOPMENT AND HOUSING LAW N.J.S.A. 40A:12A-1 et seq." and then asked the Clerk to read the proposed ordinance by title only, after which Councilman Tvrdek moved to approve the Ordinance upon first reading and to hold the public hearing on the proposed ordinance at the Council meeting of May 21, 2020 and to advertise same in accordance with the law, which was seconded by Councilman Deerin.

RESULT:	APPROVED OF FIRST READING [UNANIMOUS]	Next: 5/21/2020 7:00 PM
MOVER:	Thomas Tvrdik, Councilman	
SECONDER:	William Deerin, Councilman	
AYES:	Deerin, Gallo, Keeshen, O'Brien, Tvrdik, Walker	

- XIII. Mayor's Report:** Mayor Coffey advised that the Squier Hall project is the main project going forward. He praised residents for coping with the COVID-19 virus. He expressed hope that the Governor will pass executive orders to open businesses and that residents respect each other. He expressed thanks to the first line responders. He explained changes to the Building Dept. inspections, which can be done remotely. Councilman Tvrdik commended Ms. Smith and Construction Official, John Johnson, for the efforts on their efforts to move forward with virtual inspections.
- XIV. Petitions from the Public:** Mayor Coffey opened the meeting to petitions from the public. Public was advised to click button on "raise hand" to want to speak. As no one from the public wished to be heard, Mayor Coffey closed that portion of the meeting.
- XV. Adjournment:** As there was no further business, the meeting was adjourned at 9:11 PM on a motion by Councilman Deerin, seconded by Councilwoman Walker and approved by Council.

Respectfully submitted,

Jeanne Smith
BOROUGH CLERK