



BOROUGH OF OCEANPORT

MAYOR & COUNCIL

AGENDA • MAY 5, 2022

Workshop

Clement V. Sommers Municipal Building

7:00 PM

910 Oceanport Way, Oceanport, NJ 07757

I. Meeting Called to Order

II. Statement of Compliance with Open Public Meetings Act: This meeting complies with the Open Public Meetings Act by adequate and electronic notification on January 5, 2022 of this meeting and its location, date and time to the Asbury Park Press and Two River Times and by the posting of same on the municipal bulletin board and Borough's Web Site.

III. Flag Salute

IV. Roll Call

V. Resolutions

#2022-97 Resolution authorizing payment of BILL LIST 05-05-2022

#2022-98 Resolution authorizing self-examination of the 2022 Municipal Budget

#2022-99 Resolution concerning Fort Monmouth Reuse Plan Amendment #18

VI. Administrator's Report

VII. Clerk's Report

1. Annual Financial Disclosure Statements

May 19, 2022 Regular Meeting Items

1. Resolution authorizing Tax Sale Redemption #21-00002
2. Resolution authorizing refund of overpayment- Block 136 Lot 27
3. Resolution authorizing waiver of the 2022 Budget Reading in Full
4. Workshop Minutes, March 3, 2022
5. Minutes of Mar 17, 2022 7:00 PM - *To Be Provided*
6. Minutes of Apr 7, 2022 7:00 PM - *To Be Provided*
7. Minutes of Apr 21, 2022 7:00 PM - *To Be Provided*

VIII. Discussion Items

IX. Mayor's Report

X. Petitions from the Public

XI. Executive Session

#2022-100 Resolution authorizing an Executive Session

Personnel Matters - N.J.S.A. 10:4-12(b)(8)

Construction Department

XII. Adjournment

**RESOLUTION OF THE BOROUGH OF OCEANPORT AUTHORIZING PAYMENT OF BILL LIST
FOR MAY 5, 2022**

Resolution #2022-97
05/5/22

WHEREAS, the Governing Body has considered the payment of said bills as set forth on the bill list at its public meeting of May 5, 2022.

BE IT RESOLVED, by the Mayor and Council that the bills be paid as on the attached bill list dated May 5, 2022 totaling \$382,520.99.

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.



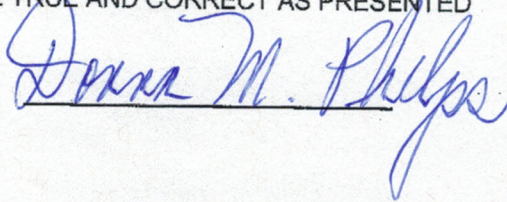
Catherine D. LaPorta, CFO

BOROUGH OF OCEANPORT BILL LIST

5-May-22

PAYEE	AMOUNT
PAYROLL ACCOUNT	\$121,249.83 9TH PAY \$266.90 DCRP
GRANT FUND	\$0.00
CAPITAL	\$3,936.25
DOG REGISTRY TOTAL	\$425.00
OPEN SPACE TRUST TOTAL	\$2,165.00
SUI	\$0.00
UCC TRUST	\$263.01
TRUST OTHER TOTAL	\$614.73
ESCROW TRUST TOTAL	\$15,170.25
NON BUDGETARY	\$0.00
2021 VOUCHERS PAID THIS MEETING	\$445.95
2022 VOUCHERS PAID THIS MEETING	\$237,984.07
TOTAL	\$382,520.99

I CERTIFY THAT THE ABOVE ITEMS ARE TRUE AND CORRECT AS PRESENTED



List of Bills - (All Funds)

5.1.b

Vendor	Description	Payment	Check Total
Current Fund			
1767 - ADT SECURITY CORPORATION	PO 10929 FIRE MONITORING - 04/30-05/29/22	62.50	62.50
1658 - AMAZON CAPITAL SERVICES, INC	PO 10397 SUPPLIES - BUILDINGS AND GROUNDS	940.83	940.83
1665 - ATLANTIC PLUMBING SUPPLY COPR	PO 10626 COMMUNITY CENTER	1,059.26	
	PO 10839 SUPPLIES - DPW	1,009.46	2,068.72
1029 - BEATRIZ C CRANEY	PO 10798 INTERPRETING - 01/10/22 & 02/14/22	500.00	
	PO 10807 INTERPRETING - 04/11/22	100.00	600.00
1516 - CANON FINANCIAL SERVICES, INC	PO 10958 04/01-30/22 - PD COPIER SERVICE	57.00	57.00
1044 - CAROL SMITH	PO 10891 MCAA LUNCHEON/TRAINING - 04/22/22	15.00	15.00
1047 - CENTRAL JERSEY HEALTH INSURANC	PO 10849 HEALTH/DENTAL INSURANCE - MAY 2022	70,452.00	70,452.00
1807 - COLLIERS ENGINEERING & DESIGN	PO 10934 GENERAL ENGINEERING - MAR 22	5,400.00	5,400.00
1453 - DONNA PHELPS	PO 10922 MEETINGS DUE TO COVID - 04/20-05/19/22	89.24	89.24
1927 - EXTRA SPACE STORAGE	PO 10846 Records Storage	142.00	142.00
1124 - GEORGE WALL	PO 10784 Power Steering Repair to 38-66	2,741.18	2,741.18
1941 - GOTO TECHNOLOGIES USA, INC	PO 10893 Go-To-Webinar Services 4/21-5/20/22	199.00	199.00
1506 - GRANICUS, LLC	PO 10892 AGENDA & MINUTE SOFTWARE - MAY 2022	415.00	415.00
1889 - GREAT AMERICA FINANCIAL SERVICES	PO 10889 APR 2022 - MONTHLY RENTAL	159.00	159.00
1103 - IIA FIRE DEPARTMENT TESTING SERVICES	PO 10568 Annual pump, aerial, hose, ladder, hard	4,330.50	4,330.50
1649 - INTRON TECHNOLOGY, LLC	PO 10605 Additional Network Runs for Court	1,605.00	
	PO 10887 MANAGED PHONE SERVICE - APR 22	1,105.09	
	PO 10914 IT MANAGED SERVICES; APRIL 2022	4,442.75	7,152.84
1144 - IPD	PO 10895 GREEN PROCUREMENT	50.00	
	PO 10896 REFRESHER COURSE FOR GOODS AND SERVICES	50.00	100.00
1685 - JANITOR SUPPLY CORP	PO 10421 JANITORIAL SUPPLIES	1,088.65	1,088.65
1151 - JAY SILVERMAN	PO 10790 EGG HUNT REIMBURSEMENT	28.43	28.43
1153 - JERSEY CENTRAL POWER & LIGHT	PO 10955 03/03-04/01/22 - 200-000-956-009	789.55	
	PO 10956 03/01-30/22 - 200-000-957-015	3,352.46	4,142.01
1878 - JERSEY MAIL SYSTEM	PO 10961 POSTAGE MACHINE RENTAL	445.95	445.95
1434 - Jersey Printing Associates, Inc.	PO 10801 ENVELOPES FOR TAX DEPT	564.00	564.00
1529 - JOHN GUIRE SUPPLY LLC	PO 10835 TORO GRANDSTAND	43.98	43.98
1159 - JOSEPH FAZZIO - WALL LLC	PO 10830 DPW SUPPLIES	1,510.31	1,510.31
1499 - KEVIN E KENNEDY, ESQ	PO 10859 PB - 2022 MEETINGS	500.00	
	PO 10860 PB Legal - General Services	120.00	620.00
1181 - LANIGAN ASSOCIATES, INC	PO 10206 purchase items for firearms	221.90	221.90
1814 - LEAF	PO 10890 COPIERS - MAY 2022	223.01	223.01
1931 - MASTER MCANN'S ACADEMY OF MARTIAL ARTS	PO 10786 self defense class for all officers	2,400.00	2,400.00
1218 - MONMOUTH COUNTY POLICE ACADEMY	PO 10742 Cultural Diversity - Petrillo	25.00	25.00
1220 - MONMOUTH COUNTY PUBLIC WORKS	PO 10783 Preventative mainteance performed on Lad	512.66	512.66
1538 - MONMOUTH COUNTY TREASURER	PO 10844 BULK PICK UP - MARCH	1,086.13	1,086.13
1233 - MONMOUTH MUNICIPAL JUDGES	PO 10962 ANNUAL DUES FOR MUNICIPALITY FOR 2022	160.00	160.00
1242 - NEW JERSEY PLANNING OFFICIALS	PO 10874 Registration - Mandatory Training	607.50	607.50
1245 - NJ AMERICAN WATER CO	PO 10861 OLD WHARF- 03/10-04/11/22	74.34	
	PO 10862 OLD WHARF #2- 03/10-04/11/22	20.94	
	PO 10863 BLACKBERRY BAY - 03/10-04/11/22	52.37	
	PO 10864 OLD WHARF #1 - 03/10-04/11/22	167.54	
	PO 10865 PORT AU PECK FIRE HOUSE - 03/10-04/11/22	182.19	
	PO 10866 LIBRARY - 03/10-04/11/22	94.17	
	PO 10867 CHARLES PARK - 03/10-04/11/22	20.94	
	PO 10868 FIRE - 03/10-04/11/22	185.70	798.19
1245 - NJ AMERICAN WATER CO	PO 10869 MUNICIPAL COMPLEX #1 - 03/10-04/11/22	189.51	
	PO 10928 MUNICIPAL COMPLEX #2 - 03/10-04/11/22	189.51	379.02
1251 - NJ NATURAL GAS CO	PO 10886 LIBRARY - 03/17-04/14/22	144.22	144.22
1520 - PASHMAN STEIN WALDER HAYDEN, PC	PO 10912 AFFORDABLE HOUSING - MAR 2022	513.00	513.00
1303 - RESERVE ACCOUNT	PO 10877 POSTAGE METER REFILL	2,000.00	2,000.00
1607 - RUTGERS - STATE UNIVERSITY OF NJ	PO 10610 CONTINUING EDUCATION	645.00	645.00
1310 - RYSER'S LANDSCAPE SUPPLY INC	PO 10823 BORO HALL	73.50	
	PO 10834 DPW YARD PROJECT	99.80	
	PO 10837 STONE - DPW	815.95	
	PO 10840 DPW STONE	1,625.00	
	PO 10842 AGGREGATE	800.00	3,414.25
1911 - SANITATION EQUIPMENT CORPORATION	PO 10831 2001 FL GARBAGE TRUCK	129.11	129.11

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List of Bills - (All Funds)

5.1.b

Vendor	Description	Payment	Check Total
1315 - SEABOARD WELDING SUPPLY, INC.	PO 10843 DPW SUPPLIES	362.13	362.13
1318 - SEMCORE RENTAL CENTER II	PO 10829 COMMUNITY CENTER/ LIB	75.00	
	PO 10838 DPW SUPPLIES	30.00	
	PO 10841 ROLLER RENTAL	345.00	450.00
1325 - SHREWSBURY AUTO PARTS	PO 10659 VEHICLE MAINTENANCE	135.93	
	PO 10808 GRASSHOPPER	131.50	267.43
1337 - SUBURBAN DISPOSAL	PO 10923 DISPOSAL FEE - MAR 2022	21,013.63	
	PO 10924 COLLECTION - APR 2022	31,750.00	52,763.63
1580 - THE TWO RIVER TIMES	PO 10851 Legal Notices - PB	7.13	7.13
1373 - TWO RIVER WATER RECLAMATION	PO 10870 BLACKBERRY BAY	90.00	
	PO 10871 LIBRARY	90.00	
	PO 10872 OLD WHARF HOUSE	90.00	
	PO 10873 PORT AU PECK FIRE HOUSE	90.00	360.00
1380 - US BANK OPERATIONS CENTER	PO 10925 2019 DEBT SERVICE	67,000.00	67,000.00
1387 - VERIZON	PO 10918 OLD WHARF HOUSE FIRE MONITORING - 04/08-	88.29	
	PO 10926 04/12-05/11/22 - 910 OCEANPORT WAY FIRE	106.82	
	PO 10927 04/13-05/12/22 - 910 OCEANPORT WAY INTER	139.00	
	PO 10957 LIBRARY PHONE - 04/07-05/06/22	258.46	592.57
Capital Fund			
1807 - COLLIERS ENGINEERING & DESIGN	PO 10932 ENGINEERING 2021 ROAD PROGRAM - 04/10/22	3,401.25	
	PO 10935 2020 ROAD PROGRAM - 04/10/22	535.00	3,936.25
DOG TRUST FUND			
1445 - Monmouth County SPCA	PO 10800 FEB 22 - ANIMAL CONTROL SERVICES	425.00	425.00
OPEN SPACE TRUST			
1487 - BSN Sports	PO 10047 PARK EQUIPMENT	824.00	824.00
1807 - COLLIERS ENGINEERING & DESIGN	PO 10933 COMMUNITY CENTER IMPROVEMENTS - 04/10/22	510.00	510.00
1310 - RYSER'S LANDSCAPE SUPPLY INC	PO 10825 BBBP	400.00	
	PO 10833 SOCCOR GOALS	216.00	616.00
1362 - TREASURER: STATE OF NJ	PO 10883 WATER ALLOCATION	215.00	215.00
UCC Trust			
1814 - LEAF	PO 10890 COPIERS - MAY 2022	223.00	223.00
1392 - W.B. MASON CO, INC	PO 10878 BLDG SUPPLIES	40.01	40.01
OTHER TRUST			
1011 - AIRTIGHT STORAGE SYSTEMS	PO 10764 STORAGE UNIT - ACTION CAMP	450.00	450.00
1567 - MAZZA RECYCLING SERVICES, LTD.	PO 10888 REIMBURSEMENT	164.73	164.73
DEVELOPERS ESCROW TRUST			
1641 - CK LANDSCAPE	PO 10930 ESCROW REFUND - 70 HIAWATHA	1,000.00	1,000.00
1807 - COLLIERS ENGINEERING & DESIGN	PO 10505 CO INSPECTION - CATALOG #7764520001	125.00	
	PO 10906 PB Engineering - Haney	212.50	
	PO 10907 PB Engineering - Dalton	297.50	
	PO 10908 PB Engineering - DeLuca	340.00	
	PO 10909 PB Engineering - Oport Partners LLC - PH	680.00	
	PO 10938 PLOT PLAN - CATALOG #7764520001	125.00	
	PO 10939 PLOT PLAN - CATALOG #7764520001	125.00	
	PO 10943 Engineering - West End-KB	227.50	2,132.50
1807 - COLLIERS ENGINEERING & DESIGN	PO 10944 PB Engineering - Barker's Circle	297.50	
	PO 10945 PB Engineering - 114 Salzmann Ave,	382.50	680.00
1807 - COLLIERS ENGINEERING & DESIGN	PO 10946 PB Engineering - MARTELLI	807.50	
	PO 10947 PB Engineering - MARTELLI	552.50	
	PO 10948 PB Engineering - NJCU	297.50	
	PO 10949 PB Engineering - 552 Caren Franzini Way	992.50	
	PO 10950 PB Engineering - TETHERVIEW	952.50	
	PO 10951 PB Engineering - Somerset-Pulte Lodging	1,232.50	
	PO 10952 Engineering - Oport Partners LLC - Phase	780.00	
	PO 10953 PB Engineering - Villapiano	255.00	5,870.00
1945 - DAVID GREEN	PO 10916 ESCROW REFUND	648.80	648.80
1947 - JAMES WIDDIS	PO 10931 ESCROW REFUND - 43 GENESSE	1,000.00	1,000.00

List of Bills - (All Funds)

5.1.b

Vendor	Description	Payment	Check Total
1499 - KEVIN E KENNEDY, ESQ	PO 10847 PB Legal - Haney	360.00	
	PO 10850 PB Legal - Veltri	1,005.00	
	PO 10853 PB Legal - Galvao Investments	105.00	
	PO 10854 PB Legal - Oport Partners LLC - Phase II	45.00	
	PO 10856 PB Legal - Dalton	90.00	
	PO 10857 PB Legal - Barker's Circle	1,095.00	
	PO 10858 PB Legal - DeLuca	105.00	
	PO 10875 PB Legal - Green	345.00	3,150.00
1946 - KEVIN HANEY	PO 10915 ESCROW REFUND	119.77	119.77
1944 - MCGEDDY, WILLIAM AND CANDACE	PO 10917 ESCROW REFUND	379.74	379.74
1340 - T&M ASSOCIATES	PO 10852 RPM NORTH POST	182.00	182.00
1580 - THE TWO RIVER TIMES	PO 10894 Legal Notice - DeLuca	7.44	7.44
TOTAL			261,004.26

Summary By Account

ACCOUNT	DESCRIPTION	CURRENT YR	APPROP. YEAR	NON-BUDGETARY	CREDIT
01-101-01-000-011	CASH OPERATING			0.00	238,430.02
01-201-20-100-200	ADMINISTRATIVE & EXECUTIVE OE	2,471.25			
01-201-20-120-200	MUNICIPAL CLERK OE	6,803.75			
01-201-20-130-200	FINANCIAL ADMINISTRATION OE	100.00			
01-201-20-145-200	COLLECTION OF TAXES OE	564.00			
01-201-20-155-200	LEGAL SERVICES OE	513.00			
01-201-20-165-200	BOROUGH ENGINEER OE	5,400.00			
01-201-21-180-200	PLANNING BOARD OE	1,234.63			
01-201-23-210-202	HEALTH	66,342.00			
01-201-23-210-203	DENTAL	4,110.00			
01-201-25-240-200	POLICE OE	2,703.90			
01-201-25-265-200	FIRE DEPARTMENT OE	4,330.50			
01-201-25-265-209	REPAIRS & MAINTENANCE	3,253.84			
01-201-26-300-200	STREETS & ROADS OTHER EXPENSES	2,174.26			
01-201-26-300-271	REPAIRS	440.52			
01-201-26-300-273	SUPPLIES	1,902.44			
01-201-26-300-277	BITUMINOUS CONCRETE	3,314.45			
01-201-26-305-200	SANITATION-TRASH REMOVAL OE	25,500.00			
01-201-26-306-200	RECYCLING OE	6,250.00			
01-201-26-310-200	PUBLIC BUILDINGS & GROUNDS OE	3,088.74			
01-201-26-310-252	REPAIRS & EQUIPMENT	62.50			
01-201-28-371-200	PARKS AND PLAYGROUNDS OE	28.43			
01-201-31-430-201	ELECTRICITY	3,584.07			
01-201-31-430-203	TELEPHONE/INTERNET	1,697.66			
01-201-31-430-204	WATER/SEWER	1,537.21			
01-201-31-430-205	NATURAL GAS	144.22			
01-201-31-430-207	STREET LIGHTING	557.94			
01-201-31-465-200	SANITATION DUMPING FEES	22,099.76			
01-201-43-490-200	MUNICIPAL COURT OE	775.00			
01-201-45-920-200	DEBT SERVICE OE	67,000.00			
01-203-20-100-200	(2021) ADMINISTRATIVE & EXECUTIVE OE		445.95		
TOTALS FOR	Current Fund	237,984.07	445.95	0.00	238,430.02
04-101-01-100-011	CAPITAL CASH - TD			0.00	3,936.25
04-215-55-990-A00	2020 ROAD PROGRAM - ORD #1026			535.00	
04-215-55-992-A00	2021 ROAD PROGRAM - ORD #1038			3,401.25	
TOTALS FOR	Capital Fund	0.00	0.00	3,936.25	3,936.25

5.1.b

ACCOUNT	DESCRIPTION	CURRENT YR	APPROP. YEAR	NON-BUDGETARY	CREDIT
05-101-00-100-011	CASH - TD			0.00	425.00
05-270-00-500-020	RESERVE FOR EXPENDITURES			425.00	
TOTALS FOR	DOG TRUST FUND	0.00	0.00	425.00	425.00
06-101-01-100-011	OPEN SPACE CASH - TD			0.00	2,165.00
06-270-00-500-020	RESERVE FOR OPEN SPACE			2,165.00	
TOTALS FOR	OPEN SPACE TRUST	0.00	0.00	2,165.00	2,165.00
18-101-01-100-101	CASH UCC TRUST			0.00	263.01
18-270-55-600	RESERVE FOR UCC TRUST			263.01	
TOTALS FOR	UCC Trust	0.00	0.00	263.01	263.01
60-101-01-100-101	CASH-OTHER TRUST - TD			0.00	614.73
60-270-55-600-105	RES.FOR RECREATION			450.00	
60-270-55-600-206	RES FOR RECYCLING			164.73	
TOTALS FOR	OTHER TRUST	0.00	0.00	614.73	614.73
61-101-01-100-101	CASH-DEV.ESCROW/TD			0.00	15,170.25
61-270-55-600-205	RES.FOR DEV.ESCROW			15,170.25	
TOTALS FOR	DEVELOPERS ESCROW TRUST	0.00	0.00	15,170.25	15,170.25

Total to be paid from Fund 01 Current Fund	238,430.02
Total to be paid from Fund 04 Capital Fund	3,936.25
Total to be paid from Fund 05 DOG TRUST FUND	425.00
Total to be paid from Fund 06 OPEN SPACE TRUST	2,165.00
Total to be paid from Fund 18 UCC Trust	263.01
Total to be paid from Fund 60 OTHER TRUST	614.73
Total to be paid from Fund 61 DEVELOPERS ESCROW TRUST	15,170.25
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	261,004.26

5.1.c

Pending Payments (*Not Finalized*) - (.) ALL FUNDS

From 04/01/2022 to 04/30/2022 With a Line Amount > 10000.00

DATE	ENTRY #	PO#	CHECK #	ACCOUNT	VENDOR/EXPLANATION	DEBIT	CREDIT	ACCOUNT
4/26/2022	10849			01-201-23-210-202 01-201-23-210-203	HEALTH DENTAL CENTRAL JERSEY HEALTH INSURANC	66,342.00 4,110.00	70,452.00	01-101-01-000-011
4/28/2022	10925			01-201-45-930-213	INTEREST ON BOND US BANK OPERATIONS CENTER	67,000.00	67,000.00	01-101-01-000-011
4/28/2022	10924			01-201-26-305-201 01-201-26-306-201	SOLID WASTE 04/22 RECYCLING 04/22 SUBURBAN DISPOSAL	25,500.00 6,250.00	31,750.00	01-101-01-000-011
4/28/2022	10923			01-201-31-465-201 01-201-31-465-201 01-201-31-465-201	DISPOSAL RECYCLING ENHANCEMENT ACT RECYCLING FEE SUBURBAN DISPOSAL	17,721.83 643.65 2,648.15	21,013.63	01-101-01-000-011

APRIL SUMMARY BY ACCOUNT:

ACCOUNT	ACCOUNT DESCRIPTION	APR RESERVE	CURRENT	NON-BUDGETARY	PENDING CR
01-101-01-000-011	CASH OPERATING				190,215.63
01-201-23-210-202	HEALTH		66,342.00		
01-201-23-210-203	DENTAL		4,110.00		
01-201-26-305-201	SANITATION-TRASH REMOVAL		25,500.00		
01-201-26-306-201	OTHER EXPENSES		6,250.00		
01-201-31-465-201	SANITATION DUMPING FEES		21,013.63		
01-201-45-930-213	INTEREST ON BONDS		67,000.00		
APRIL TOTALS (FOR RANGE):			190,215.63		190,215.63
			=====	=====	=====

SUMMARY BY ACCOUNT FOR RANGE:

ACCOUNT	ACCOUNT DESCRIPTION	APR RESERVE	CURRENT	NON-BUDGETARY	DISBURSED
01-101-01-000-011	CASH OPERATING				190,215.63
01-201-23-210-202	HEALTH		66,342.00		
01-201-23-210-203	DENTAL		4,110.00		
01-201-26-305-201	SANITATION-TRASH REMOVAL		25,500.00		
01-201-26-306-201	OTHER EXPENSES		6,250.00		
01-201-31-465-201	SANITATION DUMPING FEES		21,013.63		
01-201-45-930-213	INTEREST ON BONDS		67,000.00		
TOTALS (FOR RANGE):			190,215.63		190,215.63
			=====	=====	=====

**RESOLUTION OF THE BOROUGH OF OCEANPORT
AUTHORIZING SELF-EXAMINATION OF 2022 MUNICIPAL BUDGET**

**Resolution #2022-98
05/5/22**

WHEREAS, N.J.S.A. 40A:4-78b has authorized the Local Finance Board to adopt rules that permit municipalities in sound fiscal condition to assume the responsibility, normally granted to the Director of the Division of Local Government Services, of conducting the annual budget examination, and

WHEREAS, N.J.A.C. 5:30-7 was adopted by the Local Finance Board on February 11, 1997, and

WHEREAS, pursuant to N.J.A.C. 5:30-7.2 thru 7.5 the Borough of Oceanport has been declared eligible to participate in the program by the Division of Local Government Services, and the Chief Financial Officer has determined that the Borough meets the necessary conditions to participate in the program for the 2022 budget year, so now therefore

BE IT RESOLVED, by the Mayor and Council of the Borough of Oceanport that in accordance with N.J.A.C. 5:30-7.6a & b and based upon the Chief Financial Officers certification. The governing body has found the budget has met the following requirements:

1. That with reference to the following items, the amounts have been calculated pursuant to law and appropriated as such in the budget:
 - a. Payment of interest and debt redemption charges
 - b. Deferred charges and statutory expenditures
 - c. Cash deficit of preceding year
 - d. Reserve for uncollected taxes
 - e. Other reserves and non-disbursement items
 - f. Any inclusions of amounts required for school purposes
2. That the provisions relating to limitation on increases of appropriations pursuant to N.J.S.A. 40A:4-45.2 and appropriations for exceptions to limits on appropriations found at 40A:4-45.3 et seq. are fully met. (Complies with the "CAP" law.)
3. That the budget is in such form arrangement, and content as required by the Local Budget Law and N.J.A.C. 5:30-4 and 5:30-5.
4. That pursuant to the Local Budget Law:
 - a. All estimates of revenue are reasonable, accurate, and correctly stated
 - b. Items of appropriation are properly set forth
 - c. In itemization, form, arrangement, and content the budget will permit the exercise of the comptroller function within the municipality.
5. The budget and associated amendments have been introduced, publicly advertised, and adopted in accordance with the relevant provisions of the Local Budget Law, except that failure to meet the deadlines of N.J.S.A. 40A:4-5 shall not prevent such certification.
6. That all other applicable statutory requirements have been fulfilled.

BE IT FURTHER RESOLVED, that a copy of this resolution be forwarded to the Director of the Division of Local Government Services.

CERTIFICATION OF APPROVED BUDGET

It is hereby certified that the Approved Budget complies with the requirements of law and approval is given pursuant to N.J.S.A. 40A:4-78(b) and NJAC 5:30-7.

It is further certified that the municipality has met the eligibility requirements of NJAC 5:30-7.4 and 7.5, and that I, as Chief Financial Officer, have completed the local examination in compliance with NJAC 5:30-7.6.



Catherine D. LaPorta, CFO

**RESOLUTION OF THE BOROUGH OF OCEANPORT
THE FORT MONMOUTH REUSE PLAN AMENDMENT #18 AND THE MUNICIPAL 45 DAY
REVIEW PERIOD AND FORMULATION OF THE BOROUGH RECOMMENDATIONS AND
COMMENTS TO THE FORT MONMOUTH ECONOMIC REVITALIZATION AUTHORITY**

**Resolution #2022-99
05/5/22**

WHEREAS, the decision to close Fort Monmouth was made per Federal BRAC legislation in September of 2005 and the Fort Monmouth Economic Revitalization Authority (FMERA) was created by the State of New Jersey (C52:271 et. seq.) to implement comprehensive conversion and revitalization of the Fort Monmouth Property; and

WHEREAS, the Fort Monmouth Redevelopment and Reuse Plan was adopted September 3, 2008 and as subsequently amended; and

WHEREAS, the statute provides for a 45-day municipal review period for comment and recommendations on amendments to the Fort Monmouth Reuse Plan by each of the three host communities. On April 4, 2022 the Borough Clerk received a request to review the Reuse Plan Amendment #18 for which review period shall end May 18, 2022; and

WHEREAS, the Borough of Oceanport has solicited comment on the Reuse Plan Amendment #18 from the Borough Planner, Borough Engineer, Planning Board, Police Department, First Aid, Fire Department, Office of Emergency Management and others in order to review the Amendment and consider its impact on the Borough and its residents.

NOW THEREFORE BE IT RESOLVED by the Mayor and Council of the Borough of Oceanport that the municipality has performed its statutory duties as a host municipality concerning the review of the proposed Fort Monmouth Redevelopment and Reuse Plan Amendment #18 and offers the following and attached comments and recommendations:

1. Attached comments from the Borough Planner and Borough Historian.

BE IT FURTHER RESOLVED, that a copy of the comments received be forwarded with this Resolution to the Fort Monmouth Economic Revitalization Authority Board for their consideration.



April 4, 2022

Honorable John F. Coffey
 Borough of Oceanport
 Oceanport Municipal Building
 910 Oceanport Way
 Oceanport, NJ 07757

Re: Plan Amendment #18 Permitting Alternative Development Scenario in Oceanport

Dear Mayor Coffey:

Attached for the Oceanport governing body's review and comment is the Draft Proposed Plan Amendment #18 permitting alternative development scenario in Oceanport to the Fort Monmouth Reuse and Redevelopment Plan. It is being delivered to you, for the Oceanport governing body, in one (1) regular mail hard copy and (1) email copy for internal distribution to the members of the Oceanport governing body and its professionals. The law requires and allows a 45-day review period for each Borough to receive and prepare comments to FMERA, related to any amendment to the Reuse Plan.

Pursuant to N.J.S.A. 52:27I-35, this transmittal of the Draft Proposed Plan Amendment #16 permitting alternative development scenario in Oceanport to the Fort Monmouth Reuse and Redevelopment Plan by the Authority to the Oceanport governing body constitutes the start of the mandatory 45-day review period on April 4, 2022. Pursuant to N.J.S.A. 52:27I-35, a report from the Oceanport governing body containing its comments concerning the proposed plan amendment is due back to the Authority no later than 4:00p.m. on Wednesday, May 18, 2022. Please email your comments to Regina McGrade at rmcgrade@njeda.com or via regular mail at P.O. Box 267, Oceanport, N.J. 07757.

Sincerely,

Bruce Steadman

Bruce Steadman
 Executive Director

Fort Monmouth Economic Revitalization Authority (FMERA)

PO Box 267 Oceanport, NJ 07757

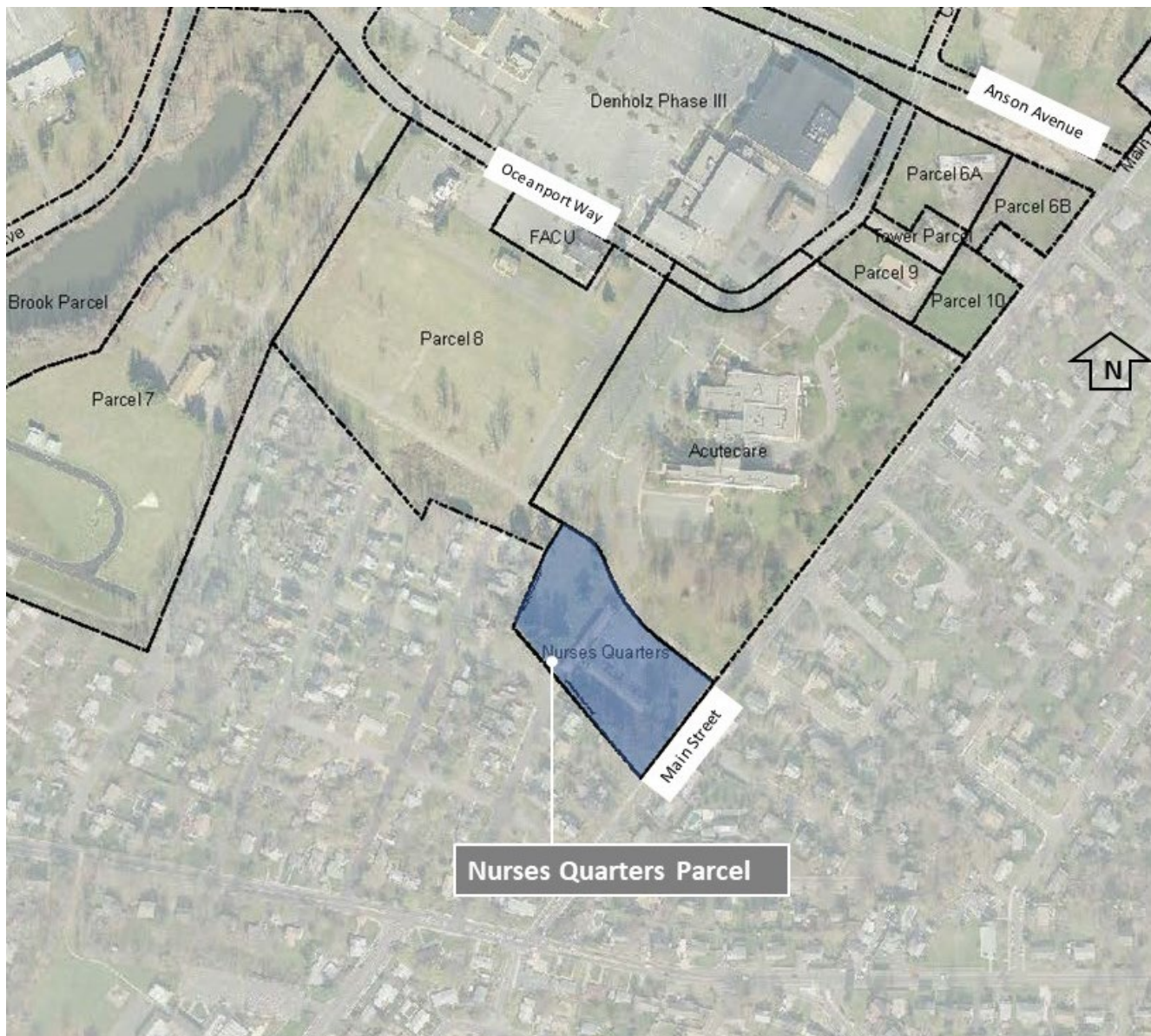
(732) 720-6350

www.fortmonmouthnj.com



Amendment #18 to the Fort Monmouth Reuse and Redevelopment Plan

April 2022



Fort Monmouth Economic Revitalization Authority

Amendment #18 to the
Fort Monmouth Reuse and Redevelopment Plan

Prepared by:

Upendra Sapkota, PP, AICP, LEED AP
 New Jersey Professional License #8200
 Senior Officer- Planning and Development
The Fort Monmouth Economic Revitalization Authority

Fort Monmouth Reuse and Redevelopment Plan, adopted: October 2008

Amendments to the Fort Monmouth Reuse and Redevelopment Plan

- Amendment #1:** Parcel E in Tinton Falls, adopted May 2012
- Amendment #2:** Patterson Clinic in Oceanport, adopted December 2012
- Amendment #3:** Several parcels in Tinton Falls, adopted November 2015
- Amendment #4:** Russel Hall and Dance Hall in Oceanport, adopted January 2016
- Amendment #5:** Pistol Range in Tinton Falls, adopted May 2016
- Amendment #6:** Two parcels in Oceanport, adopted July 2016
- Amendment #7:** Fitness Center in Oceanport, adopted August 2016
- Amendment #9:** Eatontown Barracks and DPW in Eatontown, adopted December 2018
- Amendment #10:** Suneagles Golf Course in Eatontown, adopted May 2018
- Amendment #11:** Allison Hall in Oceanport, adopted December 2018
- Amendment #12:** Myer Center in Tinton Falls, adopted January 2019
- Amendment #13:** Squier Hall in Oceanport, adopted April 2019
- Amendment #14:** Lodging Area in Oceanport, adopted May 2019
- Amendment #15:** Commissary & Warehouse area in Oceanport, adopted August 2020
- Amendment #16:** Barker Circle parcel in Oceanport, adopted December 2020
- Amendment #17:** Howard Commons-Water Tower parcel in Eatontown, adopted April 2021

ACKNOWLEDGEMENTS

Fort Monmouth Economic Revitalization Authority (FMERA) Board

Vacant – Chairman & Public Member, Fort Monmouth Economic Revitalization Authority
Stephen Gallo – Public Member
Lillian Burry – Monmouth County Board of County Commissioners
Jay Coffey – Mayor of Oceanport
Anthony Talerico, Jr. – Mayor of Eatontown
Vito Perillo – Mayor of Tinton Falls
Kevin A. Quinn – NJEDA Board Chairman
Robert Asaro-Angelo – Commissioner, NJ Department of Labor & Workforce Development
Noreen Giblin – Governor's Representative
Diane Gutierrez Scaccetti – Commissioner, NJ Department of Transportation
Shawn Latourette – Commissioner, NJ Department of Environmental Protection
Sheila Oliver – Commissioner, New Jersey Department of Community Affairs

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I. Introduction

The Fort Monmouth Reuse and Redevelopment Plan (“the Reuse Plan”) was adopted by the Fort Monmouth Economic Revitalization Planning Authority (“FMERPA”) Board on October 15, 2008. Subsequently, the Reuse Plan has been amended seventeen times since its first adoption to address the changing development climate.

To further support redevelopment opportunities and economic vitality within the Fort area, pursuant to P.L.2010, c. 10 (N.J.S.A. 52:271-18 et. seq.), the Fort Monmouth Economic Revitalization Authority (“FMERA”) is considering amending the Reuse Plan to revise development standards (bulk standards) and provide the option for an alternative development scenario on the following parcels that are located in the former Fort Monmouth property in the Borough of Oceanport, New Jersey (“Oceanport Reuse Area”) as shown on Exhibit A.

1. The Nurses Quarters Parcel

The Nurses Quarters Parcel is an approximately 3.75-acre parcel of land containing two residential buildings totaling twenty-four (24) one- and two-bedroom units totaling 18,665 gsf known as the former Nurses Quarters (aka Buildings 1077 & 1078), at Main Street and Stephenson Avenue in the Oceanport Reuse Area of the Fort. Constructed in 1962, the Property was used as apartments for Army nurses and is located just west of the former Patterson Army Hospital in Oceanport and includes laundry and storage facilities, lawn areas, and off-street parking.

The Reuse Plan contemplates the reuse of Buildings 1077 & 1078 as mixed-income apartments. This amendment further contemplates the development of new townhomes in such a way that it creates a compact pedestrian-friendly environment along Main Street allowing the development of more flexible and usable open spaces in the western section of the parcel.

This amendment, referred to as “Amendment #18,” does not purport to delete any provisions of the Reuse Plan but rather supplements the Plan by proposing alternative development scenarios for the parcels in the Fort area as shown on Exhibit B. Under N.J.A.C. 19:31C-3.19(a)(1), principal land uses permitted in the *Reuse Plan* are specifically permitted under the Land Use Rules. Thus, Amendment #18 is incorporated into the Land Use Rules for the Reuse Area in a manner similar to an “overlay zone,” whereby an alternative set of requirements are superimposed on the area allowing for alternative land use scenarios to be realized. With regard to the alternative land use scenario, the overlay zoning provides alternative opportunities for development that do not apply unless the land is developed in accordance with the purposes for which the overlay zoning is adopted.

Amendment #18 is consistent with the planning objectives and principles articulated in the Reuse Plan and is necessary to fulfill the Authority’s main objectives – specifically job creation, economic development, and leveraging existing Fort assets.

This is the tenth amendment to the *Reuse Plan* for the Oceanport Reuse Area. Amendment #2 permitted the reuse of the Patterson Army Health Clinic as a medical clinic. Amendment #4 allowed for

office/research uses in Russel Hall (Building 286) and permitted the Dance Hall (Building 552) to be reused for commercial/retail uses including outdoor dining accessory uses and provided for the maintenance of Van Kirk Park as open space. Amendment #6 allowed for a 13-acre parcel in the southern section of the Oceanport Reuse Area to be reused by the Borough of Oceanport and a 3-acre parcel to be developed as a County emergency homeless shelter. The *Reuse Plan* contemplated these government/civic/institutional uses within the Oceanport Reuse Area but had originally envisioned them in other locations. Amendment #6 also allowed Building 288 to be used for office and/or open space. Amendment #7 allowed for Building 114 (the Fitness Center) to be reused as a privately- operated commercial recreation facility. Amendment #11 allowed for a variety of commercial and office uses on the Allison Hall parcel including a boutique hotel and transferred the residential units contemplated under the Reuse Plan for the Allison Hall parcel to the nearby Lodging parcel. Amendment #13 to the *Reuse Plan* permitted the reuse of the Building 283 (Squier Hall) for higher education classrooms and higher education ancillary uses – as defined in the amendment - and permitted the demolition of Buildings 291 and 295. Reuse Plan Amendment #14 permitted the demolition of Buildings 360, 361, 362, 363, 364, and 365 and the reuse of Buildings 270 and 271 for affordable housing on the Lodging Parcel. Additionally, Plan Amendment #14 permitted the construction of 144 market-rate townhomes and development of at least a ±50-foot-wide waterfront esplanade along Parkers Creek including a 12-foot-wide walkway designed in a complimentary coordinated style to the adjacent Allison Hall riverfront promenade. Reuse Plan Amendment #15 permitted an alternative development scenario on the Warehouse District Parcel and District A (a merger of the Commissary and PX Complex, Parking Lot and the Post Office Area) parcels located in the Oceanport Reuse Area. Reuse Plan Amendment #16 permitted the reuse of Building 206 for business lofts with a childcare center as an accessory use, Building 282 for craft production facilities and art and cultural retail uses and Building 275 for art and cultural retail uses with office uses as an accessory use. Amendment #16 also permitted the adaptive reuse of Buildings 205, 287, 207 and 208 for 75 residential units.

The Fort Monmouth *Reuse and Redevelopment Plan* involved years of careful consideration and study as well as an extensive effort to draw input from residents, the three host municipalities and the County, State and Federal government. As such, this amendment does not change the underlying Plan envisioned for the Oceanport Reuse Area. Instead, it provides land use options that afford FMERA with the necessary flexibility to respond to changed circumstances in a manner that does not compromise the overall *Reuse Plan* goals and objectives.

The following chapter describes the nature and scope of the amendment, while succeeding chapters discuss its relationship to the elements, objectives and planning principles of the *Reuse Plan*, as well as to FMERA's directive, and to relevant State, County, and Municipal planning objectives.

II. Goals and Objectives

The primary goal of this Amendment is to further sustainable economic development of the Fort Monmouth area by encouraging a mix of futuristic uses with greater economic viability. The amendment also aims to promote sustainable and resilient development strategies. Some of the key plan goals and policy objectives are outlined below:

- a. Encourage reinvestment and redevelopments within the Fort Monmouth area.
- b. Ensure the availability of market-rate and affordable housing alternatives for all income levels as envisioned by the Reuse Plan.
- c. Address some of the limitations of FMERA's current land use rules and development standards and revise those standards to provide desired flexibility for current & future redevelopment projects.
- d. Enhance economic viability and livability of the area through improved pedestrian connectivity and walkability.
- e. Establish appropriate land use rules for to support adaptive reuse of the Fort's existing buildings and infrastructures.

III. Scope of the *Reuse Plan* Amendment

The Fort Monmouth properties in Oceanport Reuse Area total approximately 419 acres and are bounded generally by New Jersey Transit's North Jersey Coast Line, Main Street and Oceanport Creek to the south, Parkers Creek to the north, and the former Fort properties in Eatontown to the west. The *Reuse Plan* envisions redevelopment of the Oceanport Reuse area for approximately 1.75 million square feet of non-residential space and 720 residential units. Such development would include a high-tech/green industry cluster, education/medical campus, a neighborhood center, a boutique hotel and spa, and expansive green space including the historic Parade Ground.

This amendment maintains the development concepts and plans articulated in the *Reuse Plan* but further permits alternative development scenarios on the Nurses Quarters Parcel located in the Oceanport Reuse Area as shown in Exhibit A. The details of the amendment to the land use plan and alternative development scenario contemplated in this amendment are provided below.

1. The Nurses Quarters Parcel

The Reuse Plan contemplates the reuse of Buildings 1077 & 1078 as mixed-income apartments. Under the Land Use Rules, the Nurses Quarters Parcel is included in the Oceanport Education/Mixed-Use Neighborhood Development District, which permits low-and medium-density residential, mixed-use, retail, office/research, institutional/civic, and open space/recreational uses.

The proposed amendment would permit the following on the Nurses Quarters parcel.

1.1 Permitted Uses

- i. Residential Use - including multi-family dwelling units and town homes.

1.2 Bulk Regulations

- a. Density: A total of thirty-four (34) residential units which includes the reuse of twenty-four (24) one and two-bedroom residential units and ten (10) three-bedroom residential units will be permitted.

- b. Building Height¹: New residential buildings shall not exceed three (3) stories or forty (40) feet in height.
- c. Street Facing Building Setback:
 - i. The building setback on Stephenson Avenue shall be a minimum of fifteen (15) feet from the property line.
 - ii. The building setback on Main Street shall be a minimum of fifteen (15) feet from the property line.
 - iii. Covered patios, walkways, steps and landscaping will be permitted within the setback area.
- d. Except for the standard set forth above under subsection 1.2 (a) – (c) all other bulk standard set forth in the FMERA Land Use Rules shall be applicable for the Nurses Quarters Parcel.

1.3 Additional Requirements

- a. The new townhomes shall have frontage on Main Street and no parking or driveway is permitted between new townhomes and Main Street.
- b. One (1) access driveway to the site from Main Street will be permitted.
- c. A minimum five (5) foot-wide sidewalk shall be installed along Main Street.

1.4 Signage:

The following requirement will be applicable to the Nurses Quarters Parcel.

- a. **Ground Signs:**
 - i. One (1) ground sign shall be permitted on the Nurses Quarters Parcel.
 - ii. The maximum sign area shall not be more than forty (40) square feet.
 - iii. The maximum sign height shall not be more than seven (7) feet above grade.
 - iv. FMERA Land Use Rules 19:31C-3.9(d) shall be applicable for all other requirements related ground signs.

1.5 Green infrastructure and low impact development:

This amendment encourages the use of following green infrastructure measures.

- a. Permeable pavers
- b. Electric vehicle charging stations
- c. Rain gardens & bio-retention basins
- d. Native plants and vegetations

¹ As defined under FMERA Land Use Rules 19:31C-3.2 Building height shall mean the vertical distance as measured from the mean or average finished grade of the building to the highest point of the roof of the building but not including rooftop appurtenances. If the mean or average finished grade is three feet or more above existing grade, then the measurement shall be taken from the existing grade.

V. Relationship to Elements, Objectives and Principles of the *Reuse Plan* and FMERA Directive

a. Relationship to Reuse and Redevelopment Plan and its Elements

In considering the impacts of the Reuse Plan amendment, the following *Reuse Plan* elements were considered: land use and circulation, infrastructure, environmental issues, historic preservation, and community impacts. The relationship between the amendment and these Plan elements are described below.

1. Land Use and Circulation

Total Non-Residential Square Footage Yield

The Nurses Quarters Parcel: This amendment neither contemplates nor permits any non-residential uses on the Nurses Quarters Parcel.

Total Residential Square Footage Yield

Total residential units on the Oceanport Reuse Area will remain 720 units as was contemplated in the *Reuse Plan* and subsequent amendments to the Oceanport Reuse Area.

The Nurses Quarters Parcel:

The Reuse Plan calls for adaptive reuse of Building 1077 and Building 1078 for twenty-four (24) one- and two-bedroom residential units and an additional ten (10) three-bedroom townhomes in the parcel. Thirty-four (34) residential units will be permitted in the parcel as a result of the proposed development.

Compatibility with Surrounding Land Uses

The uses contemplated in this amendment are compatible with the surrounding land uses anticipated in the *Reuse Plan* and subsequent amendments. This amendment promotes a *diverse* range of *housing* types in the Nurses Quarters Parcel. In addition to providing housing opportunities to the local residents and as a result of the proposed amendment, the housing development in the Nurses Quarters Parcel will also provide housing opportunities to employees of Beacon of Life Pace Program and future end-users of the Commissary campus redevelopment area as it is in close proximity to these locations. Thus, the proposed amendment will also promote a live-work environment within the Fort area.

Circulation

This amendment does not propose any changes to the roadway network system for the Nurses Quarters parcel, as such the proposed amendment is consistent with the “Transportation Circulation Improvement Goals” established in the *Reuse Plan*. This amendment also does not adversely impact any of the “Transportation Circulation Improvement Goals” established in the *Reuse Plan*. All the planned streets, pedestrian, and transit plans would not be affected by the proposed amendment.

2. Open Space

This amendment does not impact any active recreation or open space contemplated in the *Reuse Plan*. In the Nurses Quarters Parcel, existing buildings will be adaptively reused, and new townhomes would be aligned along Main Street which will allow the creation of an adequate open space in the parcel for some passive recreational opportunities.

3. Sustainability

This amendment would not preclude incorporation of any of the sustainability measures outlined in the *Reuse Plan*. Specifically, the reuse of the Buildings 1077 & 1078 would further the *Reuse Plan*'s green building sustainability goal to maximize the adaptive reuse of existing buildings and infrastructure.

4. Infrastructure

As indicated in the *Reuse Plan*, impacts on the existing gas, electric, water, wastewater and telephone utilities servicing Fort Monmouth will have to be evaluated at site plan review for a specific project. This assessment is unaffected by the amendment.

5. Traffic

This amendment permits the adaptive reuse of Buildings 1077 & 1078 for twenty-four (24) residential one- and two-bedroom units and an additional ten (10) three-bedroom townhomes in the parcel. As such, a small increase in the number of trips is anticipated from the Nurses Quarters as a result of additional residential units. However, such a small increase is unlikely to create any detrimental impact on the traffic & circulation in the area and will not generate significant additional traffic other than what has already been anticipated in the *Reuse Plan*.

Therefore, the existing road network system as contemplated in the *Reuse Plan* is expected to accommodate any additional traffic generated from the Nurses Quarters Parcel. A detailed traffic analysis would be prepared as part of any site plan review related to the reuse and/or development of these parcels. Any necessary traffic mitigation would be addressed at that time.

6. Environmental Issues

The Nurses Quarters parcel is located in the CAFRA zone and could trigger a CAFRA permitting action. Any environmentally constrained areas within the land area associated with this amendment would be preserved and protected accordingly.

7. Historic Preservation

None of the buildings in the Nurses Quarters parcel affected by the proposed amendment are listed in State or National Registers of Historic Places. Therefore, this amendment will not impact historic resources required for preservation according to the Programmatic Agreement between the SHPO and FMERA.

8. Community Impacts and Affordable Housing

As noted in the *Reuse Plan*, the host communities, including Oceanport, rely on taxation for the largest portion of their municipal revenues. The Fort's closure and the resulting loss of the Fort's workforce is expected to result in a larger share of the tax burden falling to residential property owners. The potential offered by this amendment to increase tax revenues would lessen the burden on local residents.

This amendment permits up to thirty-four (34) residential units for the Nurses Quarters Parcel of which seven (7) units will be affordable units which will count towards the Borough of Oceanport fair share obligation. Therefore, this amendment will have more positive social and economic impacts in the community.

b. Relationship to Objectives and Principles of the *Reuse Plan*

This amendment would fulfill the objectives and planning principles outlined in the *Reuse Plan*. Those planning objectives articulated in the *Reuse Plan* include the following:

1. Be consistent with State, County, and Municipal planning policies.
This amendment is consistent with State, County, and Municipal planning policies, as set forth in the ensuing chapter.
2. Focus on business retention and attraction, job replacement, and employee training.
This amendment does not preclude business retention and attraction, job replacement, and employee training. It will create construction jobs and a residential development of this scale also involves some permanent job creation. This amendment would provide increased flexibility to aid FMERA in its efforts to attract new residents and businesses that wish to relocate to Fort Monmouth.
3. Be founded on market and economic analysis.
This amendment responds to the marketplace by permitting an alternative development scenario designed to attract diverse residents to the Oceanport Reuse Area.
4. Leverage Fort assets (people, infrastructure, location).
This amendment affords FMERA with an opportunity to leverage existing assets through the Reuse of Buildings 1077 and 1079 in the Nurses Quarters parcel to attract new residential uses that generate much-needed diverse housing opportunities and tax revenues.
5. Be a green community model.
The adaptive reuse of the buildings in the Nurses Quarters Parcel with surrounding redevelopments further the sustainability goals set forth in the Reuse Plan. The amendment encourages the creation of open space in close proximity to thirty-four (34) residential units and provide recreational opportunities the residents.

This amendment further advances a number of key planning principles from which the overall concepts in the *Reuse Plan* were devised:

- Principle #1: Decreasing Density West to East & Creating Mixed-Use Live/Work/Leisure Centers.* This amendment contemplates a mix of residential uses in existing and new buildings in a manner that promotes these planning principles.
- Principle #2: Link centers & increase mobility with connected transit infrastructure serving the region and the Fort.* This amendment does not preclude the potential to create an extensive system of bikeways, pedestrian trails and sidewalks as envisioned in the *Reuse Plan*. *The amendment requires a 5-foot-wide sidewalk on Main Street to promote walkability and pedestrian connectivity.*
- Principle #3: Enhance auto mobility and redevelopment capacity with targeted roadway infrastructure improvements.* This amendment does not preclude the enhancement of auto mobility and redevelopment capacity with targeted roadway infrastructure improvements as set forth in the *Reuse Plan*.
- Principle #4: Combine open space, habitat, and water resources to establish a continuous Blue – Green belt.* This amendment does not preclude the creation of an open space network consisting of environmentally sensitive areas, including wetlands, watercourses, and habitats. The amendment promotes green infrastructure and other low impact development strategies that will further improve the natural environment of the Fort area.
- Principle #5: Utilize the Blue – Green belt as an armature for enhanced bicycle and pedestrian mobility throughout the Fort.* This amendment would not preclude the development of the bike path or trails envisioned as part of the *Reuse Plan*.
- Principle #6: Remove Fort boundaries & extend existing land uses to reconnect the Fort to the communities.* This proposed amendment encourages a well-connected campus within the proposed development area as well as creates opportunities to build strong connection between the local community and the Fort Area both physically and economically. Further, this amendment would not preclude any gates into the Fort, nor inhibit public access to the Fort's amenities.
- Principle #7: Leverage existing Fort Monmouth assets (People, Buildings, Technology, and Infrastructure).* This amendment affords FMERA with an opportunity to leverage existing assets of the Oceanport Reuse Area, i.e., reuse and new construction of the residential units in the Nurses Quarters parcel that would create a diverse housing opportunity for local residents and generate tax revenues. The amendment would not involve the removal of any buildings identified in the *Reuse Plan* as being required for preservation.

In summary, this amendment is consistent with the *Reuse Plan* elements, objectives and planning principles.

a. Relationship to FMERA Directive

To implement the *Fort Monmouth Reuse and Redevelopment Plan*, the New Jersey State legislature empowered the Fort Monmouth Economic Revitalization Authority (FMERA) to adopt any modifications or amendments to the *Reuse Plan* and adopt development and design guidelines and land use regulations to implement the plan. Pursuant to P.L.2010, c. 10 (N.J.S.A. 52:27I-18 et. seq.), FMERA's purpose is the following:

to oversee, administer, and implement the [Reuse Plan] as provided in this act, in a manner that will promote, develop, encourage, and maintain employment, commerce, economic development, and the public welfare; to conserve the natural resources of the State; to provide housing, including housing to address identified needs related to homelessness; and to advance the general prosperity and economic welfare of the people in the host municipalities, the county, and the entire State by cooperating and acting in conjunction with other organizations, public and private, to promote and advance the economic use of the facilities located at Fort Monmouth.

The *Reuse Plan* amendment would advance both FMERA's stated purpose and the public welfare, by promoting, developing, encouraging and maintaining employment and economic development, and it would advance the public welfare by furthering the adaptive reuse of an existing facility and roadway network at the Fort.

b. Relationship to FMERA's Land Use Rules

This amendment creates alternative development scenario and creates an overlay zone superseding some provisions of FMERA's Land Use Rules. In all situations where zoning issues and bulk standards are not specifically addressed herein, the FMERA's Land Use Rules, however, shall remain in effect.

VI. Relationship to State, County and Municipal Planning Objectives

a. State Development and Redevelopment Plan (SDRP)

On March 1, 2001, the State Planning Commission readopted the State Development and Redevelopment Plan (SDRP). In the SDRP, the Oceanport Reuse Area is classified as Planning Area 1, Metropolitan Planning Area (PA-1). The SDRP defines Metropolitan Planning Areas as areas that "provide for much of the state's future redevelopment; revitalize cities and towns; promote growth in compact forms; stabilize older suburbs; redesign areas of sprawl; and protect the character of existing stable communities." The amendment is well-reconciled with the guiding policies and policy objectives of

the adopted SDRP for the Planning Area 1, Metropolitan Planning Area.

Consistent with the goals for the PA-1, this amendment promotes the type of redevelopment needed to transform this area of the Oceanport Reuse Area, into a vibrant, mixed- use community with compact development that will ensure efficient utilization of scarce land resources while also carefully protecting the character of surrounding communities. Also, in accordance with the objectives for PA-1, the amendment allows for redevelopment in a location well served by existing transportation networks, which is consistent with the plans for the Oceanport Reuse Area.

b. Monmouth County Open Space Plan

The Monmouth County Open Space Plan, adopted by the Monmouth County Planning Board in August 2006 as an element of the Monmouth County Growth Management Guide, specifically advocates the acquisition of a portion of the Fort Monmouth property as a new County park site. To fulfill this acquisition, Monmouth County filed a Notice of Interest for park and recreation lands within Fort Monmouth. The County subsequently filed an application to the National Park Service's Federal Lands to Park Program for a Public Benefit Conveyance, which was endorsed by the three host municipalities of Eatontown, Oceanport and Tinton Falls. This amendment is not inconsistent with the County's goals for open space in the Oceanport Reuse Area.

c. Fort to Village Plan: A Vision for Oceanport's Fort Monmouth

Although the development of the former Fort properties in Oceanport will be governed by the land use regulations and design guidelines adopted by FMERA, as a point of information, the former Fort properties in Oceanport are included within the "master plan" for Fort Monmouth, i.e., the *Reuse and Redevelopment Plan*. However, a vision for the redevelopment of the fort is provided in ***Fort to Village Plan: A Vision for Oceanport's Fort Monmouth***. This document was incorporated as an amendment to the Master Plan which was adopted by the Oceanport Planning Board on April 23, 2008.

The Fort to Village Plan calls for the area surrounding the Patterson Medical Center Area, presently Beacon of Life Pace Program, an adult care facility area, to be zoned for mixed-use medical office park uses, schools, and residential uses to allow townhouses. The Nurses Quarter Parcel is in close proximity to the Beacon of Life Pace Program - adult care facility area. The amendment permits residential opportunities to support surrounding land uses which is generally consistent with the uses contemplated for the area in the Fort to Village Plan.

d. Oceanport Zoning

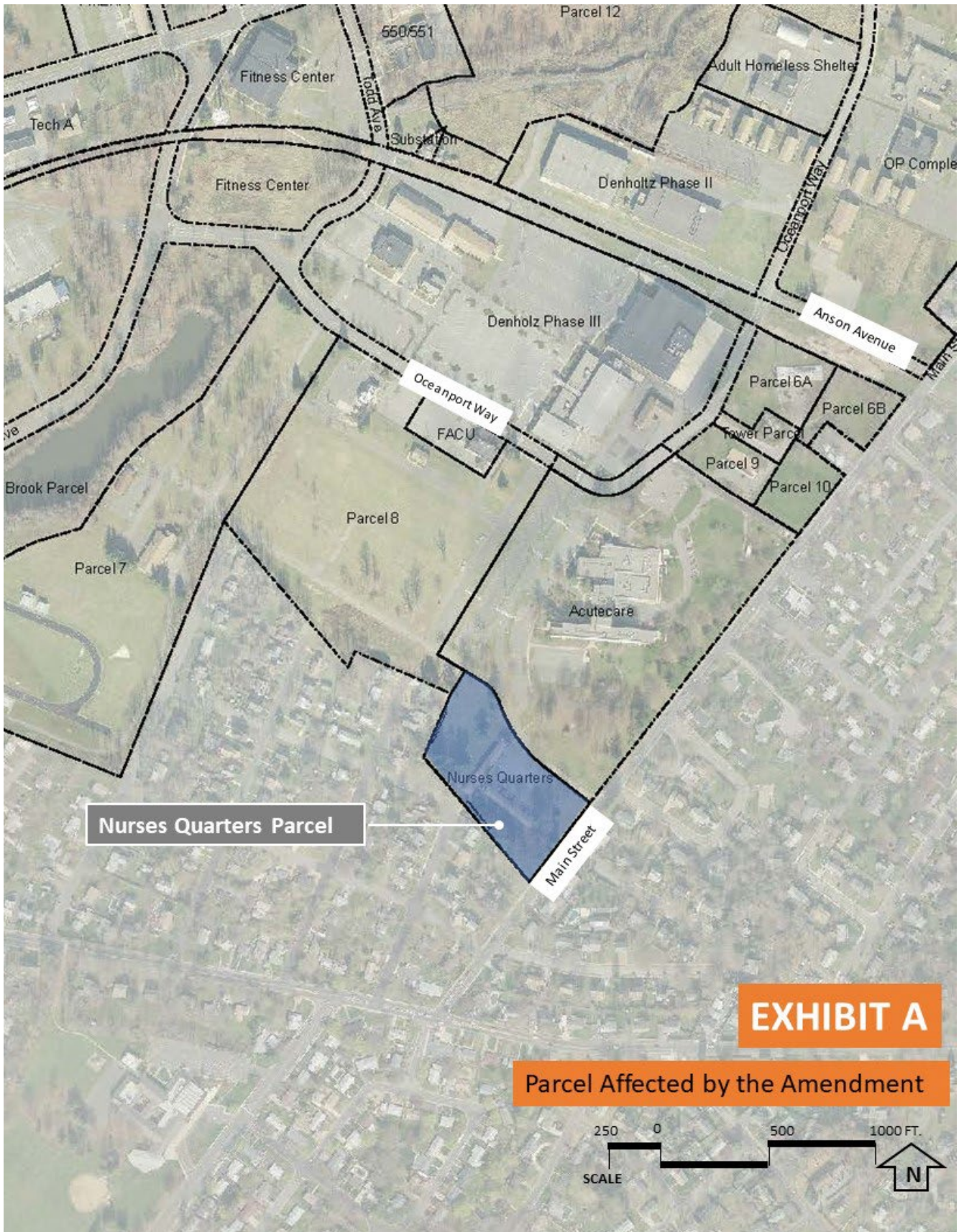
The area affected by the proposed amendment lies within the Borough's R-1: Single-Family Residential District under the municipality's current zone plan. This designation permits single-family detached dwellings, parks and playgrounds, municipal buildings, libraries and public schools. The minimum lot size is 30,000 square feet, the maximum height is two stories, or thirty-five feet and the maximum density is 1.5 dwelling units per acre. The *Reuse Plan* and Land Use Rules, however, supersedes the Oceanport Zoning.

VI. Conclusion

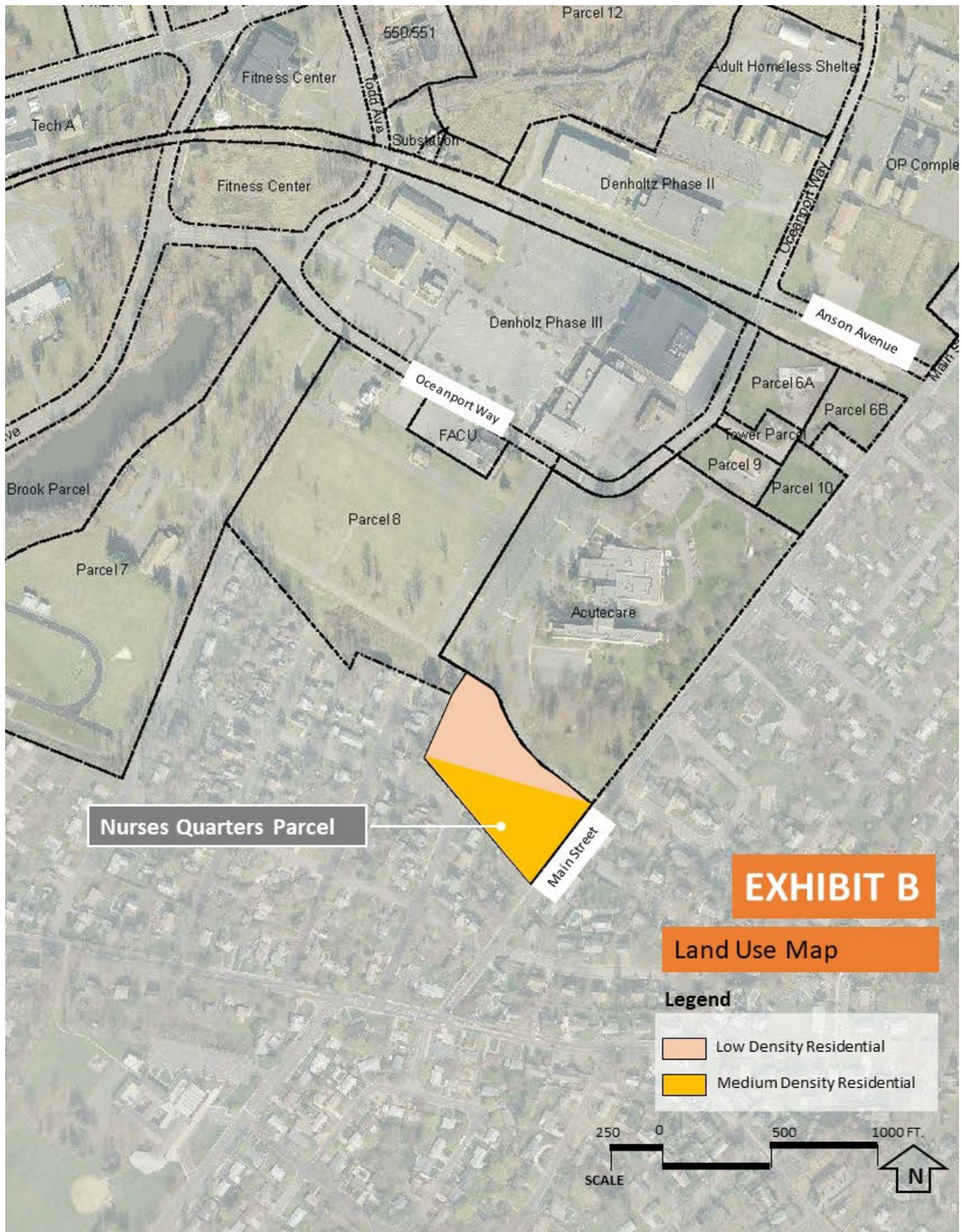
The subject amendment, referred to as Amendment #18 to the Fort Monmouth Reuse and Redevelopment Plan, maintains the land use concepts and plans articulated in the Reuse Plan. However, the amendment permits alternative development scenarios for the Oceanport Reuse Area.

This amendment is consistent with the objectives and principles in the Reuse Plan, as well as State, County and Municipal planning objectives. Furthermore, the amendment advances the public welfare, particularly with regard to promoting, developing, encouraging and maintaining employment. The amendment provides flexibility for FMERA to more effectively attract potential residential and non-residential uses to the Oceanport Reuse Area, thereby enabling it to fulfill its statutory mandate to create new jobs, regenerate the local tax base and advance the general prosperity and welfare of the people most impacted by the Fort's closure.

Exhibit A



Land Use Map





1455 Broad Street, #250
 Bloomfield, NJ 08525
 973-614-0005 (v)
 973-338-5867 (f)
 klelie@tandmassociates.com
 tjenssen@tandmassociates.com

To: Oceanport Borough Council

From: Kendra Lelie, PP, AICP, LLA
 Timothy Jenssen, Senior Staff Planner

Re: **Amendment #18 to the Fort Monmouth Reuse and Redevelopment Plan Planning Review**

Date: April 20, 2022

The following provides a planning review of the Fort Monmouth Economic Revitalization Authority's (FMERA) *Amendment #18 to the Fort Monmouth Reuse and Redevelopment Plan* (hereinafter the "Reuse Plan"), detailing its consistency with the Borough's master plan documents, identifying the impact of the development which the proposed change permits, and identifying questions and concerns which are relevant to planning in the Borough of Oceanport.

The following materials reviewed in preparation of this review are listed below.

- Cover Letter addressed to John F. Coffey, Mayor - Borough of Oceanport, consisting of one (1) page, prepared by Bruce Steadman, Executive Director of Fort Monmouth Economic Revitalization Authority (FMERA), dated April 4, 2022;
- Proposed Amendment #18 to the Fort Monmouth Reuse and Redevelopment Plan, consisting of seventeen (17) pages, prepared by Upendra Sapkota, PP, AICP, LEED AP, Senior Officer – Planning and Development, of FMERA, dated April, 2022;
- Fort Monmouth Reuse and Redevelopment Plan prepared by EDAW, Inc., dated August 22, 2008, adopted by FMERPA Board October 15, 2008;
- From Fort to Village Vision Plan, consisting of fifty-three (53) pages, prepared by Clarke Caton Hintz – Architecture, Planning, Landscape Architecture, dated March 2008, adopted April 23, 2008 by the Borough of Oceanport Planning Board
- Subsequent amendments to the Fort Monmouth Reuse and Redevelopment Plan adopted by FMERA; and
- Borough of Oceanport Third Round Housing Element and Fair Share Plan, consisting of thirty-nine (39) pages, prepared by Kendra Lelie, PP, AICP, LLA-, dated February, 2020, adopted by the Borough of Oceanport Planning Board February 11, 2020, endorsed by the Borough of Oceanport Mayor and Council February 20, 2020

1.0 Site & Surrounding Area

- 1.1** Amendment #18 addresses land referred to as the Nurses Quarters Parcel (Buildings 1077 and 1078). The two existing, vacant buildings contained within the parcel are designated for residential use, with a proposed adaptive reuse total of twenty-four (24) one- and two-bedroom units totaling 18,665 square feet of gross floor area. The parcel is 3.75 acres and is located along Main Street and Stephenson Avenue entirely within the Borough of Oceanport, with the Nurses Quarters located in the southern portion of the Oceanport area of Fort Monmouth Reuse and Redevelopment Plan boundaries.
- 1.2** The Nurses Quarters parcel is currently improved with the following residential buildings:
- Building #1077: apartments constructed in 1964 (9,282 sf)
 - Building #1078: apartments constructed in 1964 (9,373 sf)

2.0 The Reuse Plan

- 2.1** There are 419 acres of land within the Borough of Oceanport which are subject to the *Reuse Plan*. Adopted in 2008, the Reuse Plan provides for redevelopment of the Fort Monmouth property with approximately 1.75 million square feet of nonresidential space and 720 residential units.
- 2.2** The Reuse Plan permits 24 one and two-bedroom mixed income apartments within the two existing buildings.

3.0 Overview of Amendment #18

- 3.1** The proposed amendment will serve as functional equivalent of overlay zoning. As such, Amendment #18 creates an additional option to how the parcel may be developed but does not eliminate the existing permitted uses and regulations. The proposed amendment allows for the addition of ten (10) townhome 3-bedroom units on the Nurses parcel. In addition, there are specific bulk, design and sustainability requirements incorporated as further described in Section 4.0 below. Proposed Amendment #18 also acknowledges the requirement that seven (7) of the 34 units shall be affordable to low and moderate income households and will be credited to Oceanport's affordable housing obligation.

4.0 Permitted Uses and Design Standards

- 4.1** Permitted Uses. The proposed amendment permits alternate permitted uses on the Nurses Quarters Parcel as follows:
- Nurses Quarters. Residential Use – including multi-family dwelling units and townhomes. The amendment would permit 34 residential units comprised of 24 one- and two-bedroom residential units and ten (10) three-bedroom units as new town homes.
- 4.2** Bulk Requirements. The amendment identifies regulations proposed to define and limit development on the Nurses Quarters Parcel. These include, but are not limited to, the following bulk requirements:
- Building Height.** New residential buildings shall not exceed three (3) stories or forty (40) feet in height.



YOUR GOALS. OUR MISSION.

- b. Density. A total of 34 units will be permitted, which includes the adaptive reuse of the existing twenty-four (24) one- and two-bedroom residential units contained within buildings 1077 and 1078 and ten (10) new three-bedroom residential units. This equates to a permitted density of 9.07 dwelling units per acre.
- c. Street Facing Building Setback.
 - i. The building setback on Stephenson Avenue shall be a minimum of fifteen (15) feet from the property line.
 - ii. The building setback on Main Street shall be a minimum of (15) feet from the property line.
 - iii. Covered patios, walkways, steps and landscaping will be permitted within the setback area.
- d. With the exception of the bulk requirements listed above in subsection 1.2(a)-(c), all other bulk requirements pursuant to the FMERA Land Use Rules shall apply to the Nurses Quarters Parcel.

4.3 Circulation. In addition to the bulk requirements in the proposed amendment, the following vehicular and pedestrian circulation items shall apply to the Nurses Quarters Parcel:

- a. The ten (10) new townhomes shall be constructed with frontage on Main Street and no parking or driveway is permitted between the new townhomes.
- b. One access driveway connecting the Nurses Quarters Parcel to Main Street shall be permitted.
- c. A sidewalk with a minimum width of five (5) feet shall be installed along Main Street.

4.4 Signage. The following signage requirements shall also apply to the Nurses Quarters Parcel:

- a. One ground sign shall be permitted within the Parcel.
- b. The ground sign shall not exceed forty (40) square feet in area.
- c. The ground sign shall not exceed seven (7) feet in height above grade.
- d. FMERA Land Use Rules pursuant to 19:31C-3.9(d) shall apply for all other requirements pertaining to ground signs.

4.5 Green Infrastructure and Low Impact Development. The following measures are encouraged by the proposed amendment:

- a. Permeable pavers;
- b. Electric vehicle charging stations;
- c. Rain gardens and bio-retention basins; and
- d. Native plants and vegetation.

In all scenarios where zoning regulations and bulk requirements are not addressed by the requirements above, said requirements pursuant to the FMERA's Land Use Rule shall apply.



5.0 Comparison to Borough Policies

- 5.1** The site is within Oceanport's R-1 zoning district. This district principally permits single family detached homes with a building height of 2.5 stories. As such, the proposed uses are inconsistent with the Borough's zoning. However, the Reuse Plan and associated amendments supersedes the Borough's Zoning Ordinance.
- 5.2** The Borough adopted the *Fort to Village Plan* (Plan) in 2008 as an amendment into the Borough's Master Plan to properly plan for the redevelopment of Fort Monmouth. The Plan called for the Nurses Quarters site to accommodate the existing buildings as a residential use. The proposed amendment permits an additional 10 residential units as townhomes for this parcel which slightly increases the residential density from what was envisioned in the Fort to Village Plan. Given that the proposed permitted uses are not substantially greater in density or intensity, the proposed Reuse Plan Amendment is generally not inconsistent with the Borough's Master Plan.

6.0 Traffic and Circulation Comments

- 6.1** The proposed amendment anticipates a small increase in the number of trips from the Nurses Quarters due to the 34 new residential units proposed. However, this increase is not expected to adversely impact the existing vehicular traffic in the area since no changes to the existing roadway network are proposed. A traffic analysis may be required however as part of any site plan application and reviewed by the Borough's traffic engineer to confirm whether any necessary traffic mitigation measures are required as part of the approval process.
- 6.2** Pedestrian and bicycle facilities and improvements should be accommodated on the Nurses Quarters parcel and surrounding streets. Given the parcel's proximity to the Barkers Circle parcel, a potential destination use, residents and users of the buildings may want to rely upon alternative forms of transportation (pedestrian, bicycle, mass transit) and it is critical that this development area properly accommodate the needs of the development users. Pedestrian and bicycle facilities should connect this site as well as nearby destination uses and the surrounding communities.

7.0 Open Space and Environment Comments

- 7.1** The Reuse Plan amendment does not anticipate the removal of open space areas or impact to the environmental resources within the Nurses Quarters Parcel and is therefore compatible with Principle #4 of the Reuse Plan.
- 7.2** The Nurses Quarters parcel is located within the CAFRA Zone. As such, a CAFRA permit may be required depending on the scope of the proposed development, specifically the ten (10) proposed new townhome dwellings and impervious site improvements.

8.0 Infrastructure Comments

- 8.1** The ability of existing and planned infrastructure to service the proposed development is deferred to the Borough Engineer and other Borough professionals, as may be appropriate.



9.0 Affordable Housing Comments

While the amendment recognizes that the Nurses Quarters parcel will provide seven (7) affordable residential units, it does not indicate which buildings will contain said units and the proposed bedroom distribution is also not indicated in the proposed amendment. We recommend the Amendment indicate the required bedroom distribution as detailed in the Court Approved Borough Housing Element and Fair Share Plan. It should also be indicated in the proposed amendment the affordable units will be non-age-restricted family units.

10.0 Historic Preservation Comments

The existing buildings 1077 and 1078 in the Nurses Quarters Parcel are not listed in State or National Registers of Historic of Historic Places. As such, the amendment will not impact historic resources required for preservation per the Programmatic agreement between the SHPO and FMERA.

11.0 Design Comments

- 11.1** While the amendment does not include a concept plan for the townhome layout, we recommend that the townhomes be rear loaded in lieu of garages facing Main Street. The Borough may also want to request additional specific architectural design regulations for the townhome units. The amendment should also specify whether the proposed townhomes will be rear loaded in order to facilitate the circulation requirement that does not permit driveways or parking between the townhomes.

Should you have any questions or comments, please do not hesitate to contact us.

C. Jeanne Smith, RMC

COMMENTS ON DRAFT PROPOSED PLAN AMENDMENT #18 FORT MONMOUTH REUSE AND
REDEVELOPMENT PLAN

The draft amendment does not impact the Fort Monmouth Historical District. The Nurses Quarters Parcel does border on Oceanport's Main Street, but the borough has not designated that area as a historic district. The proposed amendment therefore does not impact historic preservation.

However, this is the first parcel where FMERA's bulk regulations are in conflict with those in established neighborhoods. FMERA's bulk regulations with respect to residential building height (three stories or forty feet in height) and building setback (fifteen feet) are in conflict with those existing along Main Street in both Oceanport and Eatontown. Paragraph VI.a indicates the redevelopment of the area should "protect the character of existing stable communities". The amendment does not do that. The new townhouses should conform to the existing height limits and setbacks along Main Street.

Frank Barricelli

**RESOLUTION OF THE BOROUGH OF OCEANPORT AUTHORIZING REDEMPTION OF TAX
SALE CERTIFICATE #21-00002 FOR BLOCK 4 LOT 15 KNOWN AS 25 COMANCHE DRIVE**

Resolution

WHEREAS, at the Borough Tax Sale held on October 1, 2021, a lien was sold on Block 4 Lot 15 otherwise known as 25 Comanche Drive; and

WHEREAS, this lien, known as Tax Sale Certificate 21-00002 was sold to Christiana T C/F CE1/Firsttrust at an interest rate of 0%; and

WHEREAS, the owner has redeemed certificate 21-00002 in the amount of \$19,753.84.

NOW, THEREFORE, BE IT RESOLVED that the CFO be authorized to issue a check in the amount of \$19,753.84 payable to Christiana T C/F CE1/Firsttrust, PO Box 5021, Philadelphia, PA 19111-5021 for the redemption of Tax Sale Certificate 21-00002.

BE IT FURTHER RESOLVED, that the CFO be authorized to issue a check in the amount of \$13,600 (Premium) to the aforementioned lienholder.

**RESOLUTION OF THE BOROUGH OF OCEANPORT AUTHORIZING REFUND FOR
OVERPAYMENT FOR BLOCK 136 LOT 27, KNOWN AS 1253 TURF DRIVE**

Resolution

WHEREAS, the following property is due a refund due to an overpayment from the property owner and receipt of a homestead benefit; and

WHEREAS, the Tax Collector is recommending that the amount of overpayment due be refunded

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Oceanport that the Tax Collector is hereby authorized to refund overpayment to the following property owner as follows:

Block 136 Lot 27
Laura Brand
37 Wyncrest Lane
Tinton Falls, NJ 07753

\$618.63

**RESOLUTION OF THE BOROUGH OF OCEANPORT
AUTHORIZING A WAIVER OF READING IN FULL THE 2022 MUNICIPAL BUDGET**

Resolution

WHEREAS, the public hearing for 2022 Municipal Budget is scheduled for May 19, 2022; and

WHEREAS, N.J.S.A. 40A:4-8 as amended by Chapter 259, Laws of 1995, provides that the budget may be ready by title only at the time of the public hearing if a resolution is passed by not less than a majority of the full governing body, conditioned that at least one week prior to the date of hearing a complete copy of the approved budget has been made available for public inspection; and

WHEREAS, the Governing Body of the Borough of Oceanport desires to read the 2022 Municipal Budget by title only at the time of the public hearing and adoption of said budget; and

WHEREAS, the Municipal Clerk of the Borough of Oceanport has caused the 2022 Municipal Budget to be posted in a public place in the Borough Hall of the Borough of Oceanport and on its website at least seven (7) days prior to the date of the public hearing; and

WHEREAS, said budget was made available to any person requesting to review same at least seven (7) days prior to the public hearing scheduled for the 2022 budget; and

WHEREAS, the Municipal Clerk, Jeanne Smith, has certified she has complied with N.J.S.A. 40A:4-8.1a and 1b. (copy of Certification below as Exhibit A);

NOW, THEREFORE, BE IT RESOLVED that the Mayor and Council shall read the 2022 Municipal Budget by its title only at the public hearing at the time of the adoption of the budget and hereby declares that the conditions set forth in N.J.S.A. 40A:4-8, Subsection 1.a and 1.b have been met therewith.

Exhibit A

CERTIFICATION

I, Jeanne Smith, Borough Clerk of the Borough of Oceanport do hereby certify that I have caused to be posted in the Borough Hall and on the Borough website a copy of the 2022 Municipal Budget at least seven days prior to the public hearing of May 19, 2022. I further certify that I have made the 2022 Municipal Budget available to any person requesting same at least seven days prior to the public hearing of May 19, 2022.

JEANNE SMITH
BOROUGH CLERK

**BOROUGH OF OCEANPORT****MAYOR & COUNCIL****MINUTES • MARCH 3, 2022****Workshop****Clement V. Sommers Municipal Building****7:00 PM****910 Oceanport Way, Oceanport, NJ 07757**

- I. **Meeting Called to Order:** Council President Walker called the meeting to order at 7:00 PM
- II. **Statement of Compliance with Open Public Meetings Act:** This meeting complies with the Open Public Meetings Act by adequate and electronic notification on January 5, 2022 of this meeting and its location, date and time to the Asbury Park Press and Two River Times and by the posting of same on the municipal bulletin board and Borough's Web Site.
- III. **Flag Salute:** Council President Walker led attendees and the members of Council in the flag salute.
- IV. **Roll Call:**

Attendee Name	Title	Status	Arrived
Jay Coffey	Mayor	Absent	
William Deerin	Councilman	Present	
Richard Gallo	Councilman	Present	
Bryan Keeshen	Councilman	Late	7:06 PM
Michael O'Brien	Councilman	Present	
Thomas Tvrdek	Councilman	Present	
Meghan Walker	Councilwoman	Present	
Jeanne Smith	Borough Clerk	Present	
Scott Arnette	Board Attorney	Present	
Donna M. Phelps	Administrator	Present	
Catherine D. LaPorta	Chief Financial Officer	Present	

- V. **Bill List Resolution:**
#2022-64 Resolution authorizing payment of BILL LIST 03-03-2022

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

- VI. **Administrator's Report:** Ms. Phelps advised at the request of Councilman O'Brien she contacted the State regarding the balance of the Borough's sports wagering tax revenue but was informed that the program is set up to only do one round of awards per fiscal year and would not be available until published in the NJ Register some time in the next couple of months; they will also be able to advise at that time what can be expected for 2022. Ms. Phelps also reported that at Council's direction she approached the County to consider sharing the cost to replace curbs and sidewalks on Oceanport Avenue and it appears they are willing and are looking for a yes or no on proceeding as it would be nice to do in conjunction with the paving being done on Oceanport Ave. Councilman O'Brien asked if the County would take the lead. Ms. Phelps responded that they would want the Borough to take the lead as they did with the Main St intersection with Oceanport Ave project. There was discussion regarding where sidewalks would be done and when paving was scheduled. Ms. Smith advised of a notice regarding paving and that it wasn't planned until next year. Ms. Phelps was unaware as she was told it would be this Spring. Ms. Phelps believes that the sports wagering funds would likely be available soon after the publication. Ms. LaPorta advised that if the Borough receives an answer in time it could be included in the Capital program and BAN it and then when County pays us back only pay the interest on that. Ms. Phelps will review Clerk's notice and get more information.

Ms. Phelps next advised of available grant application for funding of electrical vehicle charging stations, provided details of the grant and described some of the criteria including the project be shovel-ready and already coordinated with the utility company (JCP&L). Ms. Phelps expressed concern for potential success as grants are now requiring more qualifications to be eligible. Councilman O'Brien asked if it would have to be on public lands. There was discussion on what places the charging stations could be installed. Ms. Smith advised that the upcoming ordinance places the private land locations on developers and was intended for areas such as parking on Main Street by the village center or in the Borough Hall's parking lot. Councilman Tvrdik asked what about Community Center with the ballfield and library. Councilman Gallo responded it would need an electrical system to handle the power.

Ms. Phelps reported that she attended a zoom meeting on NJAW request to the BPU to increase rates to offset infrastructure upgrades and provided details of the potential rates and that the rates would apply to public fire hydrants and could mean a significant impact to what the Borough pays for its fire hydrants – especially with the number of new ones that will be needed on the Fort. She had an opportunity to speak and explain Oceanport's unique situation with the Fort for which a separate virtual meeting was set up to discuss further.

Ms. Phelps also reported that State OEM has advised that the 100% federal cost share for FEMA project worksheets has been extended until June 30th which gives her additional time to submit reimbursement requests. As of July 1st its reduced to 90%.

Ms. Phelps praised Public Works for their efforts on repairs at Community Center.

Ms. Phelps requested that the Clerk have a resolution extending the temp budget for the March 17th meeting.

VII. Clerk's Report:

1. Request from Comcast to Waive Road Opening Moratorium on Blackberry Drive – Ms. Smith advised of request from Comcast to open newly paved road to repair cable, arguments for permitting the waiver, work could be done by going under resident's driveway which was just redone for \$100,000. There was discussion on the request, concerns for opening the road that the residents finally got what they asked for, there are other alternatives to do the repair and consensus was to deny the request to waive the moratorium.
2. Request from Pulte Construction for Waiver of Noise Ordinance for development at Somerset/Lodging Parcel – Ms. Smith described the request to permit construction to begin earlier in the day (7AM), the reasons supporting their request including shorter construction period, improve logistics to minimize impacts on residents, typical material delivery is 7am. There was discussion on the request, concerns for East Gate residents, more daylight hours already coming with spring/summer, the number of piles to be driven and the noise associated, length of project is about 2 years. Councilman Tvrdik believes they should come with something from the East Gate residents stating they are ok with it. Council President Walker thought it was extreme to waive the noise ordinance for 2 years. She thought if they had a smaller window for specific need it could be considered. Councilman O'Brien, Keeshen, Gallo and Deerin were in agreement. Ms. Smith will advise the developer that it was discussed and unanimously agreed that the request was extreme for the period requested and would be reconsidered for a shorter time period and with a letter of approval from the East Gate community.

Ms. Smith also reported meeting with the Construction official and Borough Engineer on the ordinance amendment required by the State for flood damage prevention to update map revision dates. Ms. Smith advised that with the amendment will be additional options to gain more points for those that are expiring such as requiring a longer look-back period on permits for the 50% improvement criteria.

Ms. Smith advised that the First Aid LOSAP list was received after agenda items due date and requested that the list be added to the resolution for action along with an amended list for Port Au Peck firehouse.

Ms. Smith reported that the CFO has filed the Annual Financial Statement which would be posted to the Borough's website.

March 17, 2022 Regular Meeting Items:

3. Resolution authorizing Tax Sale Redemption #21-00007
4. Resolution authorizing Tax Sale Redemption #21-00008
5. Resolution authorizing letter to NJDOT for Monmouth Park heliport
6. Resolution authorizing aerial mosquito control operations 2022
7. Resolution authorizing option for 1-year extension of solid waste & recycling contract
8. Approval of Fire Membership Application, Sandoz, Ryan A.
9. Minutes of Feb. 3, 2022 7:00 PM

10. Mayor & Council - Regular Meeting - Feb 17, 2022 7:00 PM

Ms. Smith asked for questions, corrections, comments on the regular meeting items. Ms. Phelps requested that the Feb. 17 minutes be revised to correct spelling of tidal valves on first page. Councilman Tvrdik asked about the heliport resolution and the number of flights – was it 8 or has it always been 10. Ms. Smith advised it has been 10. Items would be moved to regular meeting consent for next meeting.

VIII. Discussion Items:

1. Resolution adopting additional cyber security best practices for JIF compliance

Ms. Smith reviewed the updated cyber security practices implemented as discussed, some of the changes including caution alerts on all external emails, Intron has certified the changes and was ready for adoption and submittal to the JIF. No objections.

2. Resolution urging the Legislature to restore Energy Tax Receipts

Ms. Phelps advised that the League of Municipalities was strongly in support of the restoration, the Borough's loss of revenue from it and support for. No objections

3. Ordinance for Electrical Vehicles

Mr. Arnette and Ms. Smith advised that the ordinance did not impact single and two-family homes were not impacted. Ms. Smith has not received any comments on the ordinance but pointed out the section regarding fees for charging sites and recommending striking that portion and add at a future date. No objections for introduction at March 17th meeting.

4. Neptune Township Request to Join Them in Opposing Extension of Governor's Executive Powers

Ms. Smith reviewed the request, received a response from Councilman O'Brien and Mayor Coffey and if there were no objections would add for action. No objections

4. Old Wharf House Improvements Update

Councilman Keeshen reported on a walk-through meeting at the building with borough officials, plan developed for getting space ready for Senior's to move back in, many repairs to sheet rock, paint and removal of floor already underway by Public Works. Need to select new flooring and estimated time is a few weeks and fixtures in bathrooms to be replaced and doors, interior and external. Councilman Tvrdik added that DPW will also be power washing the exterior of the building and the deck, staining the deck and trimming trees. Mayor Coffey arranged for space at NJCU facilities for the seniors to use until building is ready.

5. Check Valve Replacement Project

Ms. Phelps advised that 10 locations were selected, asked for Council review and looked for an agreement as to the locations. With these 10 locations and a contingency of 20%, the total cost is at \$350,400. Councilman Tvrdik asked about location on Pemberton Ave where it backs up and should it be considered. There was discussion regarding what size needed there and the cost associated with. Councilman O'Brien asked about the duck bill valves as a potential application for that. Ms. Phelps will discuss with the Borough Engineer. No objection to adding list of 10 for approval next meeting.

6. Proposed Shared Service with Monmouth Beach for Fire Bureau Vehicle

Ms. Smith stated she was asked to work with Monmouth Beach on a shared service for use of the Monmouth Beach vehicle by the Borough's Fire Official. She reviewed the costs to purchase a new vehicle (\$60,000) versus costs to share the vehicle (\$3,000 annual); consideration to use one of the retired police vehicles but the repair and maintenance costs not practical. Discussion ensued with everyone agreeing that the shared service cost was in the best interests of the Borough. Ms. Smith asked for the borough attorney to assist in preparing the document. Agreement would only be for 2022 and reconsider in 2023.

8. Police Promotion Protocols – Council President Walker stated this time would be tabled until next month.

IX. Mayor's Report: With the Mayor's absence, Ms. Smith gave statement concerning Mayor's OEM appointments.

1. Statement of OEM Appointments

Ms. Smith stated for the record that the following are currently serving in the **OFFICE OF EMERGENCY MANAGEMENT:**

Mauro Baldanza	Director	3yr Term expiring 02/21/25
Chris Baggot	1st Asst. Director	3yr Term expiring 12/31/22
Wes Sherman	2nd. Asst. Director	3yr Term expiring 12/31/23
Chief Michael Kelly	3rd Asst. Director	3yr Term expiring 02/21/23

2. Comcast Franchise Renewal Ordinance – Council President Walker advised that this item was tabled until next month.

X. Petitions from the Public: Council President Walker opened the meeting to petitions from the public.

Patty Cooper, 24 Osprey Lane, gave a statement concerning her experience with the Ukrainian culture through the school that she is employed at, the impacts of the invasion on Ukraine and requested permission to put up tree wraps

around the trees along E. Main Street in the colors of the Ukrainian flag in support of the Ukrainian people. Unanimously approved. There was discussion on the topic and ways to donate for supplies needed. Councilman Tvrđik suggested doing a banner program where people purchases Ukrainian flags to hang on the light poles.

Barbara Scerbo, 3 Whitehall Circle, asked questions about the library and the additional hours. Ms. Phelps responded that she would be contacting the County to return to the 4 days now that the sewer work was completed and Public Works has agreed to perform the additional janitorial work to cover the additional 2 days. She also asked about a completion date for the Old Wharf House and was told around mid-summer. There was discussion on ADA compliance for the bathrooms. She asked about the parking project to avoid parking across the street. Ms. Phelps responded that the Borough has a grant application in for re-doing the parking and expanding it and was waiting for County and Federal approval.

Stuart Briskey, 46 Werah Place, requested that a Public section be added to the Workshop agenda prior to item discussions so public has opportunity to comment before discussions and potential action; expressed disgrace that driving out and in of the Fort that Mr. Steadman wouldn't fly the flag, requested that the Borough Council send a letter to FMERA to get flag up and stop the excuses. Council President Walker advised that the Mayor did speak to him about it, Councilman Tvrđik added that they were waiting for parts to repair the pole as well.

Mr. Briskey commented that all the old Fort Monmouth fire hydrants had out of service rings on them and asked for it to be looked into if unknown, whether the fire hydrant that the Borough was sued for from fire department damage and settled – if it had a ring on it. Did FMERA ever issue letter on the hydrants? Annual inspections report? The Borough should get their money back. There shouldn't be rings that can't be read at 2a.m. There should be an ordinance that requires when a hydrant is closed it should be covered with hydrant bag on it with a lock. There were plastic garbage bags on them that wear out and at 2 a.m. you can't see them.

Mr. Briskey asked how did the OEM appointments happen for parties that resigned and they shouldn't be let back if they did so for political reason.

As no one else from the public appeared, Council President Walker closed that portion of the meeting.

- XI. Adjournment:** As there was no further business, the meeting was adjourned at 8:00 PM on a motion by Councilman Deerin, seconded by Councilman Tvrđik and approved by Council.

Respectfully submitted,

Jeanne Smith
BOROUGH CLERK

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

**Resolution #2022-100
05/5/22**

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)
Construction Department

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