

REGULAR MEETING MINUTES

Oceanport, New Jersey
March 20, 2008

The Regular Meeting of the Oceanport Mayor and Council was called to order on March 20, 2008 at 8:00 P.M. with Mayor Mahon stating the meeting had been properly advertised in accordance with the law.

MEMBERS PRESENT: Councilpersons Briscione, Gallo, Ibex, Kahle, Irace, Johnson and Mayor Mahon

OFFICIALS PRESENT: Borough Clerk, Kimberly A. Jungfer and Borough Attorney, John O. Bennett

PLEDGE OF ALLEGIANCE: Mayor Mahon led the audience and members of the Council in the flag salute.

CONSENT AGENDA

1. Resolution authorizing the payment of bills. **R-08-47**
2. Resolution transferring funds. **R-08-48**
3. Resolution appointing a Special Class II Officer. **R-08-49**
4. Resolution authorizing the Borough to participate in Phase 2 of a police regionalization study. **R-08-50**
5. Resolution appointing Clarke Caton Hintz to perform work to amend the Master Plan pending Planning Board authorization. **R-08-51**
6. Raffle app. Lupus Foundation, On Premise Merchandise Raffle. Monmouth Park, July 20, 2008
7. Raffle app. Lupus Foundation, Off Premise 50/50, Monmouth Park, July 20, 2008.
8. Raffle app. St. Jerome PTA, Off Premise 50/50. Lions Club Fair, May 25, 2008.
9. Raffle app. Shore Pop Warner, Off Premise 50/50, Blackberry Bay Park August 29, 2008.
10. Approval of the Workshop minutes of March 6, 2008.
11. Approval of the Regular meeting minutes of February 21, 2008.
12. Kaiser Construction \$18,010.00 **R-08-52**

The Borough Clerk stated there were 11 items listed on the Consent Agenda and added an 12th item that was discussed in Workshop. Councilman Ibex requested that Items 5, 10 and 11 be removed.

Councilman Johnson moved to approve the remaining items on the Consent Agenda, which was seconded by Councilman Briscione and approved by the Council.

The Clerk asked for a motion on Item #5. Councilman Irace moved to approve Item #5, which was seconded by Councilman Johnson and approved by Council members present with the exception of Councilman Ibex who abstained and stated why.

The Clerk asked for a motion on Item #10. Councilman Irace moved to approve Item #10, which was seconded by Councilman Johnson and approved by Council members present with the exception of Councilman Ibex who abstained.

The Clerk asked for a motion on Item #11. Councilman Irace moved to approve Item #11, which was seconded by Councilman Johnson and approved by Council members present with the exception of Councilman Ibex who abstained.

CLERK'S REPORT: The Clerk stated she was in receipt of the Police Report for February 2008, which had been distributed and would be posted.

COMMITTEES:

COUNCILMAN BRISCIONE: Councilman Briscione reported on Public Works and that he and Public Works continue to meet monthly with the Borough Engineer to review resident complaints and outstanding issues. He stated that last month Public Works repaired a sink hole caused by a storm drain collapse on Fairfield Ave. They also looked at the river access issue on Nicholson Place and inspected various road condition issues throughout the Borough. Councilman Briscione stated that most of the new road signs have been installed and they are waiting for replacement signs for errors and missing signs. Councilman Briscione also reported on a preliminary meeting with the Board of Education about a possible shared service arrangement regarding field and lawn maintenance and they will continue to explore the feasibility of such an arrangement.

Councilman Briscione then reported on Buildings and Grounds and that the light fixtures for the decorative lighting along East Main Street were installed, how it is a mandatory requirement in the Village Center zone and that it would continue past Oceanport Gardens late this year or early next year as a result of the Community Development Grant that the Borough received last year. Councilman Briscione stated that the contracts were awarded for the new work to be done in the Borough's recycling area, when work would begin and how these changes would allow the Borough to control hours and better monitor the items being recycled as there have been issues with the cleanliness and quality of the items being recycled.

Councilman Briscione reported that he attended the Hazard Mitigation Plan Meeting, what the meeting was for and how one of the changes made by FEMA – updating of the flood mapping system, may effect flood insurance rates for the Borough and where the maps are available. He also thanked Captain Baldanza for organizing the program.

Councilman Briscione stated he attended the EDAW presentation of the preliminary Fort Monmouth Redevelopment Plan and reported on a few of his observations, including housing prices, high tech jobs and residential units among. He stated that the plan for Oceanport conceptually follows the plan that was formulated by Clarke, Caton, Hintz and the Economic Development Committee although less residential housing. He thanked the members of EDC for their time, thought and effort put into Oceanport's plan. He stated that EDAW did not accept what was given to them by other towns.

Councilman Briscione stated they introduced the Budget that night and he wanted to thank Kim, Greg Mayer, CFO, the Finance Committee for their efforts as it is always difficult to balance the cost to provide services against the increasing burden of property taxes.

COUNCILMAN GALLO: Councilman Gallo reported that the Council approved the reconditioning of the 2 ball fields at Blackberry Bay and field at the Community Center and described what the recondition work involves and that there will be a maintenance program to avoid this cost in the future. Councilman Gallo then requested to appoint Lisa Aromando to the Parks and Recreation Committee.

Councilwoman Kahle made a motion to appoint Lisa Aromando to the Parks and Recreation Committee, which was seconded by Councilman Ibex.

The Clerk called roll:

AYES:	Biscione, Gallo, Ibex, Kahle, Irace, Johnson
NAYES:	None
ABSTAIN:	None
ABSENT:	None

COUNCILMAN IBEX: Councilman Ibex reported that the Public Safety Committee had its mandatory quarterly meeting in the past week and he feels that they are doing a good job taking care of the town. Councilman Ibex reported on the number of the calls made by the different departments, man hours and that they've been very active.

Councilman Ibex stated he wanted to commend Patrolman Steve Briskey in which he made 2 trips into a home and put out a fire and stated they would publicly recognize Patrolman Briskey at the appropriate time and in the appropriate fashion.

COUNCILWOMAN KAHLE: Councilwoman Kahle reported on the Coastal Drug Alliance and their meetings to review data from past years to compare with 1990 data to compile a needs assessment for the 3 towns served by the Alliance. She reported on some of the rates and statistics for events impacting Oceanport and how the Alliance will be getting information out to communities to provide more education and awareness and that there were representatives from the schools involved and should be participating to bring the information to students. She stated that the Borough will also be working on a similar plan and invited the public to contact her with any comments or ideas.

Councilwoman Kahle stated that she attended the Budget Presentations for the schools and reported that Shore Regional hired an Administrator that is doing a good job in getting information out. She stated that the presentations reported where the taxpayer money is going for Shore Regional and that there is a decrease in the impact to residents in Oceanport and what the decrease amounted to. She reported on some of the things that they would be doing with the breakage monies and that the work would not cost the taxpayers anything. She stated the Mr. Koch, the BA, is continuing to look at ways to share transportation costs within the District and other ways to collaborate in order to save taxpayer money. Councilwoman Kahle also reported that she attended the Oceanport presentation which provided a comprehensive report with rationale for any spending and trying to continue the quality of education that was part of why Oceanport was rated number 4 in the State and number 1 in the County. She stated that there was not one person from the public there despite being advertised in the papers and that their budget would be increasing by 2.68 cents mainly due to a decrease in State Aid and will be published and distributed by mail.

Councilwoman Kahle reported on the Environmental Commission and that they are beginning their program to reduce the geese population in Oceanport in conjunction with the Geese Peace program and are seeking volunteers. She stated that the Council will be introducing an amendment to the Environmental Commission Ordinance to increase the number of members on the Commission.

Councilwoman Kahle stated she was not able to attend the EDAW Presentation meeting, however, she expressed her thanks and recognized Mayor Mahon who has been keeping the Council involved regarding who he meets with so that all can be involved in the process. She also stated she wanted to thank Councilman Irace and the Finance Committee, Kim and the CFO for their hard work on the budget process and wished everyone a Happy Easter and Passover season and asked for prayer for the speedy return of our troops.

COUNCILMAN IRACE: Councilman Irace stated they wanted to recognize someone who they are very proud to have as a Borough employee. He talked about what happens when the State or Governor reduce the municipal aid and how efficient the Borough government is and that Kim, the Borough Clerk represents a prime example of that efficiency as she wears probably 20 "hats" and acts as the Boro Clerk, the Administrator, the Receptionist, the Historian, and a 7th Councilperson at times and a traffic cop for everything that comes into the Borough. She makes life very easy for Council and the Mayor. He stated that she is everything a small town is looking for in an employee and that she looks after the Borough's money as if it were her own

Councilman Irace made a motion to approve the Resolution reappointing the Borough Clerk, which was seconded by Councilman Ibex.

Councilman Briscione commented that this was his 5th year and he probably wouldn't have made it without the Clerk and would definitely vote yes.

The Clerk called roll:

AYES:	Biscione, Gallo, Ibex, Kahle, Irace, Johnson
NAYES:	None
ABSTAIN:	None
ABSENT:	None

Mr. Bennett administered the Oath of Office to Kimberly A. Jungfer, Clerk, 3 Year Term.

Mayor Mahon stated for the record that with this appointment, she is appointed to her 2nd full term with tenure and would continue to serve the Borough for many years to come.

Councilman Irace made a motion to approve the Resolution authorizing the Borough to conduct a self examination of the 2008 Municipal Budget, which was seconded by Councilman Johnson.

The Clerk called roll:

AYES: Briscione, Gallo, Ibex, Kahle, Irace, Johnson
NAYES: None
ABSTAIN: None
ABSENT: None

Councilman Irace made a motion to approve the Resolution authorizing the Borough to read the Budget by title only, which was seconded by Councilwoman Kahle.

The Clerk called roll:

AYES: Briscione, Gallo, Ibex, Kahle, Irace, Johnson
NAYES: None
ABSTAIN: None
ABSENT: None

Councilman Irace then described and commented on the process of developing the 2008 budget and what was involved, the Governor's proposed reduction in State aid and the impacts to the Borough.

Councilman Irace made a motion to approve the Resolution for Introduction of the 2008 Budget, which was seconded by Councilman Johnson.

The Clerk called roll:

AYES: Briscione, Gallo, Ibex, Kahle, Irace, Johnson
NAYES: None
ABSTAIN: None
ABSENT: None

Councilman Irace stated that he attended the Fort Monmouth Economic Revitalization Planning Authority public meeting where a plan was unveiled for the reuse of the Fort. He commented that he was pleased that the plan presented was similar to the Oceanport plan as presented to the public on March 4th which was approved by Council and forwarded to FMERPA. He described the revised report and the reduction in proposed residential housing. He further commented on an article in the Press regarding revenue sharing among the 3 Fort Monmouth towns and the inability to find on record in Oceanport of any such agreement with the other towns. Councilman Irace commented on shared services and Oceanport's desire to share with towns in the Shore Regional district as there is an unequal demand for services by the populations with the other Fort Monmouth towns and that they will continue to pursue that which is in the best interest of Oceanport.

COUNCILMAN JOHNSON: Councilman Johnson made a motion to table the amendment to the **Land Use Procedures to include a new section entitled Communication Towers** which was seconded by Councilman Irace.

The Clerk called roll:

AYES: Briscione, Gallo, Ibex, Kahle, Irace, Johnson
NAYES: None
ABSTAIN: None
ABSENT: None

Councilman Johnson called for the 2nd reading and public hearing on an ordinance creating a **Historical Committee** and then asked the Clerk to read the affidavit of publication.

Mayor Mahon then opened the meeting to the public for anyone who wished to be heard. As no one from the public wished to be heard, a motion was made by Councilman Johnson to close the public hearing, which was seconded by Councilwoman Kahle and approved by Council.

Councilman Johnson then made a motion to adopt the Ordinance on second and final reading and advertise same in accordance with the law, which was seconded by Councilwoman Kahle.

The Clerk called roll:

AYES: Briscione, Gallo, Ibex, Kahle, Irace, Johnson
NAYES: None
ABSTAIN: None
ABSENT: None

Councilman Johnson called for the 2nd reading and public hearing amending the **Vehicle and Traffic** ordinance to include Traffic Control and then asked the Clerk to read the read the affidavit of publication.

Mayor Mahon then opened the meeting to the public for anyone who wished to be heard. As no one from the public wished to be heard, a motion was made by Councilman Johnson to close the public hearing, which was seconded by Councilwoman Kahle and approved by Council.

Councilman Johnson then made a motion to adopt the Ordinance on second and final reading and advertise same in accordance with the law, which was seconded by Councilwoman Kahle.

The Clerk called roll:

AYES: Briscione, Gallo, Ibex, Kahle, Irace, Johnson
NAYES: None
ABSTAIN: None
ABSENT: None

Councilman Johnson called for the 2nd reading and public hearing amending the **Environmental Commission** ordinance and then asked the Clerk to read the read the affidavit of publication.

Mayor Mahon then opened the meeting to the public for anyone who wished to be heard. As no one from the public wished to be heard, a motion was made by Councilwoman Kahle to close the public hearing, which was seconded by Councilman Johnson and approved by Council.

Councilman Johnson then made a motion to adopt the Ordinance on second and final reading and advertise same in accordance with the law, which was seconded by Councilwoman Kahle.

The Clerk called roll:

AYES: Briscione, Gallo, Ibex, Kahle, Irace, Johnson
NAYES: None
ABSTAIN: None
ABSENT: None

Councilman Johnson called for the introduction of the **2008 CAP Bank Ordinance**, and then asked the Clerk to read the proposed Ordinance by title only, after which he moved to approve the Ordinance upon first reading, which was seconded by Councilman Irace.

The Clerk called roll:

AYES: Briscione, Gallo, Ibex, Kahle, Irace, Johnson
NAYES: None
ABSTAIN: None
ABSENT: None

Councilman Johnson made a motion to hold the public hearing on the proposed ordinance at the Council meeting of April 3, 2008 and to advertise same in accordance with the law and was seconded by Councilwoman Kahle.

The Clerk called roll:

AYES: Briscione, Gallo, Ibex, Kahle, Irace, Johnson
NAYES: None
ABSTAIN: None
ABSENT: None

MAYOR MAHON: Mayor Mahon reported on activities that took place in the Borough over the last month, including a ribbon cutting ceremony for Thorobreads, interview sessions for Comcast newsmakers that covered two topics – the Parks Improvement Program and the streetscape program on Main Street.

Mayor Mahon stated that during the Mayor's hours at Boro Hall he met with 2 groups about quality of life or environmental issues, received a variety of phone calls regarding trash collection, suggestions on the budget, letters of supports and/or disgust for the Vision Plan that was adopted. He stated that to date he had backed up on a storage drive more than 2300 emails that he received or sent since January 1, 2008.

Mayor Mahon reported that he attended various meetings including a Natural Hazard Mitigation presentation at Maple Place School on March 18th, participation with the Selection Committee for Teacher of the Year for Wolf Hill School and Maple Place School on March 10th, on March 17th with representatives of the School Board and this Administration, on March 12th the Budget presentation at Shore Regional and on March 17th at Monmouth Park with Councilman Briscione for various items of interest between Monmouth Park and Oceanport. He also reported on his participation with FMERPA, various subcommittee activity relating to COAH, shared services, regular meetings, meetings with the Borough's Planners and to retain them for continued services to guide through the balance of the process. He also reported that there would be a presentation of the EDAW plan before the Oceanport Planning Board on April 30th.

Mayor Mahon stated the dates and times that had been reserved with the Borough's parks for two events, the annual First Aid Circus and the Oceanport Sports Foundation for their annual Polo Match both at Maria Gatta Community Park and asked the public to set aside time to participate and support those activities which concluded his report.

Councilman Irace stated that he would like to make the public aware that copies of the 2008 Budget available for free in the Clerk's Office and the Library for anyone interested.

Mayor Mahon stated he would like to mention one other item that he did not include in his report. He discussed the effects of the Governor's reduction in State aid and a budget meeting of the Finance Committee, Auditor, CFO, Clerk and full Council to address the reduction. Mayor Mahon summarized the meeting's discussion and the various steps that the Borough will be taking over the next year in order to incorporate budget cuts into the next budget cycle. He described some of the items that they are looking at to reduce costs including a police study with 4 other communities, a capital improvement program with JCP&L and reductions in the size of the Borough's fleet. They are also considering areas where they can consolidate and the Council has given approval and directed the Mayor to seek joint service agreement discussions with the Borough's partner towns in the Shore Regional school district for every municipal service that is provided.

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

PUBLIC:

Bob Kelly, Gooseneck Point Road, stated that the Polo Match is being held on October 4th not October 6th. Mr. Kelly stated he also wanted to acknowledge the Mayor & Council's leadership in moving towards shared services and he thought this was the direction the Borough will find savings

Jay Coffey, 39 Oneida Ave., asked Councilman Irace to describe how he was going to defeat the shared services or revenue allocation proposal that he opposes. Councilman Irace responded to the question and stated that it is not something being presently forced upon the Borough by the State or County. The agreement is being trumpeted by one mayor more than the other two mayors and they know of his comments. Mr. Coffey asked if Councilman Irace knew what FMERPA's position is which Councilman Irace responded that FMERPA has asked them to look at it but has not made anything formal. Mayor Mahon mentioned that in the legislation creating FMERPA there is a statement that the Economic Revitalization Study shall include a feasibility analysis of tax base sharing within the project area. Mr. Coffey responded that that means only bad things for this community and that the Borough does not have the ability to control the Legislature. Mr. Coffey commented in length about the economic feasibility of the plan and provided a history of the process thus far for redeveloping the Fort Monmouth areas, including the creation of the State agency FMERPA and its appointed members, the planners and who has the power in the decision making process. Mr. Coffey also discussed his involvement with the Borough's Economic Development Committee and the committee's participation in the development of a plan for the Oceanport areas as well as their determination to have no residential housing proposed on the State's plan and the negotiating that took place when EDAW, the State's Planners, came back with a significant amount of residential housing. Mr. Coffey expounded on the impacts of a plan that does not provide for sufficient revenue that would enable the Borough to stand alone and not be forced to share services. Councilman Irace responded to Mr. Coffey comments and disagreed with his statements and stated why. Mr. Coffey asked if the EDAW plan shows a train station. Mayor Mahon answered not in Oceanport but in Eatontown as part of the proposed "MOM" line. Councilman Briscione stated that as of last night there was no train station on the plan. Mr. Coffey commented on the financial reasons that the train station was proposed and the fiscal realities. There was a heated discussion between Councilman Irace and Mr. Coffey about what number of residential housing will allow Oceanport to stand on its own. Mayor Mahon provided his comments and rationale as to why the Borough's plan was proposing 700 residential units and why he thinks that the struggle with the State should begin at that number

Mr. Coffey concluded by stating that the bottom line is that the Borough, the County or the State do not have the power in how the Fort will be reused and that the Federal government is going to sell the land for the highest dollar they can get.

Mayor Mahon stated that he was hoping to start on 2nd base and he is hoping that people like Mr. Coffey are coming up to bat and there's a pitch and Mr. Coffey helps the Borough to swing at the fences and fight and win the battle but the present plan is where he feels the Borough should start and represents the majority of the Borough's residents that he has spoken with.

Mr. Coffey stated that these are the landmines and what the Mayor and Council did to the EDC there were 12 people that he ticked off. He stated that the second thing was the plan that came out was promoted as the EDC's plan and it wasn't and he stated that he disagreed with Councilman Irace about the Borough's Planners and that if they were put under oath....Councilman Irace responded that he disagreed...Mr. Coffey said they paid them to change the plan...Councilman Irace stated they did not pay them to change the plan and that that is absolutely false.

Councilman Briscione commented that the problem was with the financial backup and that he along with the EDC sat in the meetings for months and both Planners have said that job creation was important but getting major companies to the site would be difficult and that no one has said what the financial incentives would be to get a major company to the site. Mr. Coffey disagreed and said the State of New Jersey is very much behind this as evidenced by spending \$30,000 on a study to figure out

where they can get these jobs. Councilman Briscione said that it is ironic, but the problem is that if they get someone who brings 600 employees the first thing they'll do is what Long Branch did and that was exempt them from property taxes and that abatements come and asked then how do the financial calculations work for those properties and how then are services paid for and it will be a difficult issue. Councilman Briscione continued that when the developers come and the Army says they want \$750,000 per acre for the land and the Borough is presenting a plan that is not a great density, has commercial and industrial that no one wants to do the developers are going to go back and say they're not paying that money for the land and it doesn't work and that the value of the base is presented by the highest and best use of a development plan and that's when it'll be known if the financials will work. Councilman Briscione commented that Mr. Coffey had experience with the situation in Bayonne with the marine terminal and that he has more experience than anyone in the room and that was why he was on the Economic Development Committee and brought a lot to the table there. Mayor Mahon commented that he could not disagree with those remarks but could only say that it is a different perspective and a different outlook on what lies ahead for the Borough. He remarked that he thinks the key is that the plan will change it will evolve it will change and that there may be greater pressure to return to the number originally proposed but he thinks the opportunity is also greater to gain offsets as those numbers emerge and gain concessions and benefits for the community that gives the Borough a better bargaining position. Councilman Briscione said the only thing that scares him is he heard that the Borough of Eatontown said everyone is on board with the revenue sharing plan and it may be the furthest thing from the truth but it appears that this is wear it is headed. Mr. Coffey expounded on that by saying the unspoken which is that everyone that matters is on board with the revenue allocation district plan and that the legislation can go through very quickly and explained why Oceanport was at a disadvantage with the other two towns. Councilman Briscione commented that when the legislation was passed around and the mayors not having the ability to appoint someone in their stead to FMERPA, they tried to fight it tooth and nail and it went nowhere and he said that nothing in the State is bipartisan and that it went through faster than one could blink their eye on both sides and that says something.

Councilman Johnson commented that Mr. Coffey made a compelling argument but he thinks that instead of fighting amongst themselves that the fight should be brought to FMERPA. Mr. Coffey responded how do you do that when you don't have the bodies. Councilman Johnson referenced that he got the bodies there that night and why couldn't they get them at a FMERPA meeting. Mr. Coffey answered because they are not buying into what he is selling. Councilman Johnson responded that because they disagree with the housing component and asked if Mr. Coffey was going to take his ball and go home because of that. Mr. Coffey answered no.

John Bonforte, 111 Horseneck Point Road, commented that he is a resident of Oceanport and he is not just about Horseneck Point or the train station. Mr. Bonforte then asked the Mayor and Council to list all the shared services with the towns, not the FMERPA towns, and evaluate the ones they want to share or not share and those that would affect the quality of life in Oceanport and give the lists to the electorate to provide feedback. Mr. Bonforte then commented on the plan presentation of FMERPA and the politics behind it and he thinks that if Oceanport stays together and gets behind the Mayor, they can have the power to make an impact with FMERPA and encouraged everyone to get involved. Mr. Bonforte continued his comments and expounded on the issue of the housing density for the Fort reuse and urged that they stay away from high density.

Councilman Briscione stated he wanted to say that he doesn't think anyone there thinks 700 homes is a good number but on the other side there were at least 3 persons who believe there should be *more* housing and not just *more* housing but that there should be at least 1500 units of *affordable* housing so that everyone knows the other side of the position.

Frank Barricelli, Hiawatha Avenue, commented that he spent time reviewing the viewgraphs provided by EDAW and was surprised by the number of inaccuracies and wanted it to be known. He stated that the bowling alley is not in Oceanport but is in Eatontown and the Barker Circle development should not show the Eatontown municipal complex but should show Oceanport. He pointed out other inaccuracies, i.e., a corridor owned by JCP&L. Mr. Barricelli continued that there were other viewgraphs that were showed the previous night that do not agree with the ones shown at the FMERPA meetings last Fall and that he pointed it out to EDAW. He also commented on the proposed development of the

Barker Circle buildings as a municipal complex in buildings that are older than the 1975 building currently occupied and would require significant improvement.

Mayor Mahon interjected that just to be clear that proposal for the municipal building did not come from Oceanport. Mayor Mahon also advised that there are mechanisms in which to provide comments on a website and then advised of the Special Meeting that EDWA would be presenting to the Oceanport Planning Board on April 30th.

Councilman Briscione interjected that the plans that were shown the previous night were for shared services and that the plan showed 50,000 s.f. for a municipal complex in Oceanport. He stated that ½ mile away another complex is proposed for Eatontown and that Tinton Falls just completed their complex for \$10 million and there's going to be 200,000 s.f. of municipal complexes within a 3 mile radius which seems ridiculous to him.

Mr. Barricelli continued that he tried to get into the numbers but there wasn't enough information and he wanted to caution that there is no idea of when the housing will be implemented or the industrial portions implemented and what tax breaks will be given for incentives and that Oceanport has no idea how long its going to take to receive tax revenue out of the industrial/commercial units but the residential units will pay from day one. Mayor Mahon responded that they did provide 2 benchmarks, one being 2018 and 2028 and the only area that was shrunken was a transition phase during the first 5 years where businesses would be transitioning into occupying some of the buildings as soon as they could. Mayor Mahon continued that the plan does not anticipate any housing to begin during that 5 year window. Mr. Barricelli agreed and stated that there is a lot of infrastructure that has to be repaired. Mr. Barricelli commented further on the projections and his skepticisms regarding those projections and that the plan looks pretty but makes "rosy" assumptions. He also stated that he was the loudest mouth at the EDC meetings trying to get the number of homes knocked down but he had to say that the Council should have been aware of the process and that Council never came to direct them and it turned into a campaign issue – the very thing they asked it not to be as it is too important. He compared the Kimberly Woods development and the potential for the Fort Monmouth area and the numbers that the Fort supports. He further commented on the ability of moderate density housing to generate revenue more than single family homes. He also commented on the shared services issues and that most of the costs go for salaries or to the County and that the town only receives 20% of the revenue to run the town and that the town is not in a place to tell taxpayers that taxes can be controlled unless the development brings in more revenue.

David Gruskos, 75 Cayuga Ave., stated that he thinks down the road that everyone will have wished that all the towns got together to get the funding to work with the Legislatures and make a college or university out of the Fort Monmouth property. Mr. Gruskos asked if there is any knowledge of the environmental issues and the potential for mercury if dredging occurs and he hasn't seen any reports that show what areas are clean as he thinks most of the Fort is going to be "dirty". Mayor Mahon commented that EDWA's plan has in-depth information that graphically lays out where those contaminated areas are and in just general terms, Fort Monmouth is one of the cleaner facilities that the Army is leaving behind and the responsibility of any contamination by the U.S. Government is "cradle to grave" and that the treatment of them environmentally does not present an impact long term to the 3 communities or the County.

Mr. Gruskos also commented that he thinks there are a number of people who would come up with large sums of money if they were ever going to lobby for the area to be an educational institution.

Mr. Gruskos stated he lastly wanted to comment that he contacted a number of developers and that the 700 units were not really feasible to make it worthwhile to any of them in the present market and that what Councilman Briscione stated was true, that Oceanport has no say in the development and there is going to be a point where there will have to be a tremendous amount of tax concessions for them to occupy those buildings.

Councilman Briscione stated he wanted to clarify two things to Mr. Gruskos and that they were told early on about the environmental and that in this case the Army had a state of the art environmental lab and that there is a very good history and itinerary with the DEP and that they also have forums with a

citizens advisory committee called RAB which they have an upcoming meeting on April 2nd. He also commented that the educational institution was a great idea that was thought about but the problem was the costs and that he didn't think anyone would be against it but again, didn't think it could happen because of the costs.

John D'Agostino, 45 Shrewsbury Avenue, stated he wanted to provide a perspective from his age group. He stated that New Jersey is prohibitively expensive on a lot of fronts to the point that people he went to school and grew up with cannot afford to buy or rent in Oceanport as there is no place in their price range and commented on behalf of people that do not have home or mortgages and are 28,29, 30 years old and still living with parents or in Tinton Falls because they can't afford it and that the Fort area is money not being captured and named various social facilities where that money was going to and yet a lot of that could be coming to Oceanport.

Councilman Briscione commented that in the EDC they told their Planners of the untapped market for Professionals, for children, grandchildren that want to stay in Oceanport and that there isn't an affordable segment and he also told EDAW about the untapped market as well.

Mr. Bennett commented that in his experience when one is addressing a public audience that the easier way to get them to listen is to show that one has interest in trying to convince them. He stated that a lot of people mentioned one of the Commissioners that served, Virginia Bauers, and that she is one who has been in this area and raised her children in the Two Rivers area and is one that will listen and until she shows that she is not listening not to treat her like the enemy and suggests that people still speak to her and try to convince her of their concerns.

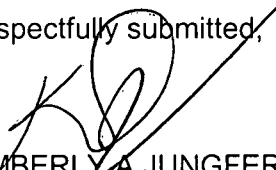
As no one else from the public wished to be heard the Mayor closed the public portion of the meeting.

Bill List: Capital Trust \$46,095.25. Escrow Trust \$921.00. Open Space Trust \$4,216.20. Public Defender \$200.00. Recreation Trust \$336.00. Water Watch Trust \$162.00. 2007 Vouchers Paid \$97,487.82. 2007 Voucher Paid this Meeting \$2,770.76. Total 2007 Vouchers Paid \$100,258.58. 2008 Vouchers Paid \$5,142,172.74. 2008 Vouchers Paid this Meeting \$531,636.08. Total 2008 Vouchers Paid \$5,673,808.82.

At 9:50 p.m., the Regular meeting was temporarily adjourned to move to Executive Session on a motion by Councilman Johnson and seconded by Councilman Irace and approved by Council.

As there was no further business, the meeting was adjourned at 10:08 p.m. on a motion from Councilman Irace, seconded by Councilwoman Kahle and approved by Council.

Respectfully submitted,



KIMBERLY A JUNGFER
BOROUGH CLERK