BOROUGH OF OCEANPORT

MAYOR & COUNCIL

AGENDA ● MARCH 7, 2019

Workshop | **Maple Place School** | **7:00 PM**

2 Maple Place, 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 notification on January 9, 2019 of this location, date and time to the Asbury Park Press and the LINK News and by the posting of same on the municipal bulletin board and Borough Web Site.

III. Flag Salute

IV. Invocation

V. Roll Call

VI. RESOLUTIONS:

1. Resolution authorizing payment of BILL LIST 03-07-2019
2. Resolution concerning Fort Monmouth Reuse Plan Amendment #14
3. Resolution awarding contract to Maser Consulting - Asbestos & Demo at new municipal complex

VII. Administrator's Report

VIII. Clerk's Report

1. Resignation of Fire Subcode Official

March 21, 2019 Meeting Items

2. Resolution authorizing Tax Sale Redemption #18-00015
3. Resolution authorizing aerial mosquito control operations
4. Resolution approving certified LOSAP lists for 2018
5. Resolution authorizing permits for Facility Use - Spring 2019
6. Resolution awarding contract for Milton Avenue Drainage Project
7. Resolution authorizing renewal of agreement with Sea Bright for Court Facilities
8. Resolution appointing a Safety Coordinator
9. Approval of Fire Department Membership, Domenic Ranieri
10. Workshop Minutes, February 7, 2019
11. Executive Session Minutes, February 7, 2019
12. Regular Minutes, February 21, 2019

IX. Discussion Items

1. Nursing Home Transportation Ordinance, Councilman Solan

X. Mayor's Report

XI. Petitions from the Public

XII. Adjournment

RESOLUTION OF THE BOROUGH OF OCEANPORT
AUTHORIZING PAYMENT OF BILL LIST FOR MARCH 7, 2019

Resolution

WHEREAS, the Governing Body has considered the payment of said bills as set forth on the bill list at its public meeting of March 7, 2019.

BE IT RESOLVED, by the Mayor and Council that the bills be paid as on the attached bill list dated March 7, 2019 totaling $1,459,640.07.

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

7-Mar-19

PAYEE	AMOUNT	
PAYROLL ACCOUNT	$117,136.86 $186.27	4TH PAY DCRP
CHASE - 2005 BOND INTEREST	$4,125.00	
GRANT FUND	$0.00	
CAPITAL TRUST TOTAL	$59,960.87	
DOG REGISTRY TOTAL	$0.00	
OPEN SPACE TRUST TOTAL	$2,665.00	
SUI	$0.00	
UCC TRUST	$0.00	
TRUST OTHER TOTAL	$2,195.00	
ESCROW TRUST TOTAL	$4,490.11	
2018 VOUCHERS PAID THIS MEETING	$8,360.08	
2019 VOUCHERS PAID THIS MEETING	$1,260,520.88	
TOTAL	**$1,459,640.07**	

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

Donna M. Phelps

Report Printed 2019-02-28 18:37:30 BOROUGH OF OCEANPORT

6.

List of Bills - (All Funds)

Vendor		Description	Payment	Check Total
		Current Fund		
1009 - **ADP, INC**	PO 2955	PAYROLL SERVICES - 2/6/19	287.26	**287.26**
1032 - **BOB JENSEN PLUMBING, INC**	PO 2875	KITCHEN SINK PROBLEM - PD	100.00	**100.00**
1047 - **CENTRAL JERSEY HEALTH INSURANC**	PO 2903	HEALTH/DENTAL INSURANCE - 2/19	74,190.00	
	PO 2942	HEALTH/DENTAL INSURANCE - 3/19	72,198.00	**146,388.00**
1060 - **COMCAST BUSINESS COMMUNICATION**	PO 2887	BORO HALL INTERNET/TELEPHONE 2/14/1	560.43	**560.43**
1062 - **CONSTELLATION NEW ENERGY, INC**	PO 2878	STREET LIGHTING 12/19/19 - 1/18/19	861.04	**861.04**
1443 - **CORELOGIC**	PO 2884	1262 TURF DRIVE - REFUND,R#2018-142	2,880.91	**2,880.91**
1075 - **DELL MARKETING L.P.**	PO 2295	New PC for records clerk & Monitors	1,734.59	
	PO 2404	DELL TONER BUNDLE	223.99	**1,958.58**
1446 - **DIRECT ENERGY BUSINES**	PO 2885	21 MAIN ST - HOOK & LADDER 12/15/18	341.99	
	PO 2927	2 PEMBERTON 1/17/19 - 2/13/19	439.26	
	PO 2926	433 MYRTLE -1/17/19 - 2/13/19	399.86	**1,181.11**
1453 - **DONNA PHELPS**	PO 2493	Samsung Galaxy Tab ! Tablet Covers	179.36	**179.36**
1553 - **DOXTECH SOLUTIONS**	PO 2698	Temp indicator strips for drug test	74.25	**74.25**
1083 - **DSHC ENTERPRISES LLC**	PO 2681	REDEMPTION BLOCK 39; LOT 6 Resolut	33,833.63	**33,833.63**
1084 - **DYNAMIC TESTING SERVICE LLC**	PO 2833	BREATH & URINE SCREENING- 01/22/19	160.00	**160.00**
1570 - **ENVIRONMENTAL DUCT CLEANING SYSTEM**	PO 2739	OLD WHARF - CLEANING DUCTS	650.00	**650.00**
1099 - **EUROFINS QC INC**	PO 2821	WATER TESTING - 01/28/2019	230.00	**230.00**
1122 - **GENERAL CODE PUBLISHERS, INC**	PO 2459	Borough Code eCode360	2,395.00	**2,395.00**
1506 - **GRANICUS, LLC**	PO 2766	MINUTE TRACK - 1/01/19 - 1/31/19	415.00	
	PO 2850	MINUTE TRACK - 02/01/19-02/28/19	415.00	**830.00**
1153 - **JERSEY CENTRAL POWER & LIGHT**	PO 2896	JCPL #015 - 1/3/19 - 1/31/19	1,477.01	
	PO 2895	JCPL #009 - 1/4/19 - 2/1/19	900.38	**2,377.39**
1434 - **Jersey Printing Associates, Inc.**	PO 2843	Printing of 2019 Calendar	1,845.00	**1,845.00**
1158 - **JOHN'S AUTO & TRUCK REPAIR LLC**	PO 2848	FRONT END LOADER REPAIR	125.00	**125.00**
1159 - **JOSEPH FAZZIO - WALL LLC**	PO 2851	REPAIR OF CLAW BUCKET	523.97	
	PO 2845	REPAIR OF FRONT END LOADER	133.38	**657.35**
1499 - **KEVIN E KENNEDY, ESQ**	PO 2882	PLANNING BOARD - MTG FILE 1/19	500.00	
	PO 2880	KELLY/BUCKLEY VS OP UNITED PLANNING	390.00	**890.00**
1188 - **LEE'S GARAGE, INC.**	PO 2463	Replace windshield on Chiefs Car	385.97	**385.97**
1195 - **MASER CONSULTING, P.A.**	PO 2937	GENERAL ENGINEERING SERVICE	5,100.00	**5,100.00**
1220 - **MONMOUTH COUNTY PUBLIC WORKS**	PO 2744	SALT - TRUCK 26607 MG 1/29/19	476.62	
	PO 2743	SALT - TRUCK 26608 MG - 1/29/19	476.62	
	PO 2742	SALT - TRUCK MG 57853 1/29/19	728.43	
	PO 2856	SALT FOR 4 TRUCKS - 01/30/2019	1,673.17	**3,354.84**
1233 - **MONMOUTH MUNICIPAL JUDGES**	PO 2893	ANNUAL DUES FOR MUNICIPALITY FOR 20	160.00	**160.00**
1241 - **NAPA AUTO PARTS (#15456)**	PO 2847	POWER STEERING FLUID	36.98	**36.98**
1245 - **NJ AMERICAN WATER CO**	PO 2902	OLD WHARF PARK #1 01/12-02/11	42.16	
	PO 2901	PAP FIRE HOUSE - 1/12/19 - 2/11/19	154.55	
	PO 2900	LIBRARY WATER 2019 - 1/12/19 - 2/11	16.85	
	PO 2899	OLD WHARF PARK - 1/12/19 - 2/11/19	16.85	
	PO 2889	OLD WHARF PARK 1/12/19 - 2/11/19	48.68	
	PO 2888	136 HYDTS FIREH 12/27/18 - 1/24/19	6,224.28	
	PO 2948	OLD WHARF PARK - 262 ARNOLD 12/12/1	13.48	**6,516.85**
1251 - **NJ NATURAL GAS CO**	PO 2943	282 HILDRETH (PD) 1/17/19 - 2/14/19	794.74	**794.74**
1251 - **NJ NATURAL GAS CO**	PO 2953	FIRST AID - 1/16/19 - 2/13/19	314.00	
	PO 2952	PAP FIRE HOUSE 1/16/19 - 2/13/19	428.99	
	PO 2951	315 E MAIN - OLD WHARF - 1/16/19 -	241.30	
	PO 2950	TOHICON LIBRARY - 1/15/19 -2/12/19	195.96	
	PO 2947	901 MURPHY - 1/17/19 - 2/14/19	1,342.69	
	PO 2946	918 MURPHY 1/17/19 - 2/14/19	26.37	
	PO 2945	977 MURPHY (NEW PD) 1/17/19 - 2/14	26.37	
	PO 2944	900 MURPHY DRIVE (DPW) 1/17/19 - 2/	787.26	**3,362.94**
1261 - **OCEANPORT BOARD OF EDUCATION**	PO 2940	MARCH 2019 TAX REMITTANCE	794,999.67	**794,999.67**
1520 - **PASHMAN STEIN WALDER HAYDEN, PC**	PO 2939	AFFORDABLE HOUSING COUNCIL 1/19	1,628.00	**1,628.00**
1314 - **SEABOARD FIRE & SAFETY**	PO 2876	FIRE EXTINGUISHERS - POLICE DEPT	188.00	**188.00**
1315 - **SEABOARD WELDING SUPPLY, INC.**	PO 2858	OXYGEN & CYLINDER CHARGES 12/31/18	20.75	
	PO 2857	CYLINDER RENTAL- 01/31/19	20.75	**41.50**
1318 - **SEMCORE RENTAL CENTER II**	PO 2333	RENTAL FOR DRILL & BIT	130.00	**130.00**
1323 - **SHORE REGIONAL HIGH SCHOOL**	PO 2941	MARCH 2019 TAX REMITTANCE	249,771.00	**249,771.00**
1327 - **SLATTERY PEST CONTROL**	PO 2806	TREAT AT BORO HALL	50.00	**50.00**
1334 - **STAVOLA ASPHALT COMPANY, INC**	PO 2853	DPW - COLD PATCH 01/25/2019	295.50	**295.50**
1341 - **TARGETED TECHNOLOGIES LLC**	PO 2692	Replacement for computer tower	299.00	
	PO 2873	NEW TABLET SET UP	150.00	
	PO 2905	MAIL ARCHIVING - 3/19	228.00	
	PO 2892	MSP AGREEMENT -3/19	2,602.00	**3,279.00**
1348 - **THE HOME DEPOT**	PO 2923	3 CO DETECTORS FOR POLICE DEPT	80.91	
	PO 2954	COLD PATCH - POTHOLE REPAIR 2/15/19	34.41	**115.32**
1349 - **THE LINK NEWS, INC**	PO 2867	PLANNING BOARD - CONTRACT AWARDS 1	12.83	

List of Bills - (All Funds)

Vendor		Description		Payment	Check Total
	PO 2866	PLANNING BOARD - MTG NOTICES 1/10/	35.93	
	PO 2865	ADM ADVERTISING - CONTRACT AWARDS 1	31.65	
	PO 2864	ADM ADVERTISING - PENDING ORD #995	82.13	**162.54**
1387 - **VERIZON**	PO 2898	FIRE ALARM - OLD WHARF 2/8/19 - 3/7	43.80	**43.80**
Capital Fund				
1195 - **MASER CONSULTING, P.A.**	PO 2936	CERT AERIAL PHOTOGRAPHY & PHOTOMMET	13,662.50	
	PO 2935	DEAL AVE BULKHEAD REPLACEMENT	7,463.00	
	PO 2934	MILTON AVE IMPROVEMENTS	1,500.00	
	PO 2933	MYRTLE AVE DRAINAGE & SIDEWALK IMP	1,567.50	
	PO 2929	MAIN ST PHASE 2	1,047.87	**25,240.87**
1347 - **THE GOLDSTEIN PARTNERSHIP**	PO 2949	ARCHITECT SERVICE 12/01/18 - 2/28/1	34,720.00	**34,720.00**
OPEN SPACE TRUST				
1195 - **MASER CONSULTING, P.A.**	PO 2938	EVERGREEN PARK - ENGINEERING	2,665.00	**2,665.00**
OTHER TRUST				
1434 - **Jersey Printing Associates, Inc.**	PO 2843	Printing of 2019 Calendar	1,845.00	**1,845.00**
1234 - **MONMOUTH WIRE & COMPUTER**	PO 2877	RECYCLING - ELECTRONICS - DPW	350.00	**350.00**
DEVELOPERS ESCROW TRUST				
1573 - **Kelly Builders**	PO 2879	KELLY BUILDERS ESCROW REFUND	145.00	**145.00**
1499 - **KEVIN E KENNEDY, ESQ**	PO 2883	RESOLUTION PREPARATION	330.00	**330.00**
1195 - **MASER CONSULTING, P.A.**	PO 2266	60 WERAH - CATALOG #7764520291	122.25	
	PO 2932	Planning Board Review - 11 Hiawatha	123.75	
	PO 2931	PLOT PLAN 61 WERAH PLACE	125.00	
	PO 2930	FT MONMOUTH FITNESS CTR	330.00	**701.00**
1340 - **T&M ASSOCIATES**	PO 2928	RPM NORTH POST - 1/17/19 - 2/7/19	3,279.48	**3,279.48**
1349 - **THE LINK NEWS, INC**	PO 2792	PB Notice of Decision - 93 Main St.	8.55	
	PO 2791	Notice of Decision - 11 Hiawatha Av	8.55	
	PO 2790	Notice of Decision - 86 Sea Girt Av	8.55	
	PO 2741	NOTICE OF DECISION - 1262 TURF, Cat	8.98	**34.63**
TOTAL				**1,338,191.94**

Summary By Account

ACCOUNT	DESCRIPTION	CURRENT YR	APPROP. YEAR	NON-BUDGETARY	CREDIT
01-101-01-000-011	CASH OPERATING			0.00	1,268,880.96
01-113-04-000-026	TAX SALE PREMIUMS			25,100.00	
01-201-20-100-200	ADMINISTRATIVE & EXECUTIVE OE	4,083.78			
01-201-20-130-200	FINANCIAL ADMINISTRATION OE	313.25			
01-201-20-155-200	LEGAL SERVICES OE	2,018.00			
01-201-20-165-200	BOROUGH ENGINEER OE	5,100.00			
01-201-21-180-200	PLANNING BOARD OE	548.76			
01-201-23-210-202	HEALTH	138,383.00			
01-201-23-210-203	DENTAL	8,005.00			
01-201-25-240-200	POLICE OE	373.25			
01-201-25-255-200	FIRE HYDRANT SERVICE OE	6,224.28			
01-201-25-260-200	FIRST AID ORGANIZATION OE	753.26			
01-201-26-300-200	STREETS & ROADS OTHER EXPENSES	20.75			
01-201-26-300-271	REPAIRS	125.00			
01-201-26-300-273	SUPPLIES	728.74			
01-201-26-300-277	BITUMINOUS CONCRETE	295.50			
01-201-26-300-282	SALT & SAND	1,673.17			
01-201-26-310-200	PUBLIC BUILDINGS & GROUNDS OE	918.91			
01-201-26-310-252	REPAIRS & EQUIPMENT	150.00			
01-201-27-335-200	WATERWAYS COMMITTEE OE	230.00			
01-201-31-430-201	ELECTRICITY	1,729.34			
01-201-31-430-203	TELEPHONE/INTERNET	604.23			
01-201-31-430-204	WATER/SEWER	292.57			
01-201-31-430-205	NATURAL GAS	2,950.79			
01-201-31-430-207	STREET LIGHTING	1,509.09			
01-201-43-490-200	MUNICIPAL COURT OE	160.00			
01-203-20-100-200	(2018) ADMINISTRATIVE & EXECUTIVE OE		2,395.00		
01-203-20-130-200	(2018) FINANCIAL ADMINISTRATION OE		255.98		
01-203-22-195-200	(2018) CONSTRUCTION CODE OE		121.38		
01-203-25-240-200	(2018) POLICE OE		2,120.56		
01-203-26-300-200	(2018) STREETS & ROADS OTHER EXPENSES		150.75		
01-203-26-300-282	(2018) SALT & SAND		1,681.67		

Summary By Account

ACCOUNT	DESCRIPTION	CURRENT YR	APPROP. YEAR	NON-BUDGETARY	CREDIT
01-203-31-430-205	(2018) NATURAL GAS		1,634.74		
01-205-55-000-004	TAX OVERPAYMENTS			2,880.91	
01-206-55-000-046	REGIONAL SCHOOL TAX			249,771.00	
01-207-55-000-045	LOCAL SCHOOL TAX			794,999.67	
01-214-55-000-003	DUE 3RD PARTY LIEN HOLDERS			8,733.63	
01-500-70-100-025	APPROP.RES-CLEAN COMM.			1,845.00	
TOTALS FOR	**Current Fund**	**177,190.67**	**8,360.08**	**1,083,330.21**	**1,268,880.96**
04-101-01-100-011	CAPITAL CASH - TD			0.00	59,960.87
04-215-55-474-000	MUNICIPAL COMPLEX ORD #970			34,720.00	
04-215-55-988-A00	ROADS, DRAINAGE, TRAFFIC SIGNAL, BULKHEA			25,240.87	
TOTALS FOR	**Capital Fund**	**0.00**	**0.00**	**59,960.87**	**59,960.87**
06-101-01-100-011	OPEN SPACE CASH - TD			0.00	2,665.00
06-270-00-500-020	RESERVE FOR OPEN SPACE			2,665.00	
TOTALS FOR	**OPEN SPACE TRUST**	**0.00**	**0.00**	**2,665.00**	**2,665.00**
60-101-01-100-101	CASH-OTHER TRUST - TD			0.00	2,195.00
60-270-55-600-206	RES FOR RECYCLING			2,195.00	
TOTALS FOR	**OTHER TRUST**	**0.00**	**0.00**	**2,195.00**	**2,195.00**
61-101-01-100-101	CASH-DEV.ESCROW/TD			0.00	4,490.11
61-270-55-600-205	RES.FOR DEV.ESCROW			4,490.11	
TOTALS FOR	**DEVELOPERS ESCROW TRUST**	**0.00**	**0.00**	**4,490.11**	**4,490.11**

Total to be paid from Fund 01 Current Fund	1,268,880.96
Total to be paid from Fund 04 Capital Fund	59,960.87
Total to be paid from Fund 06 OPEN SPACE TRUST	2,665.00
Total to be paid from Fund 60 OTHER TRUST	2,195.00
Total to be paid from Fund 61 DEVELOPERS ESCROW TRUST	4,490.11
	1,338,191.94

6.

Report Printed *2019-02-28 18:43:07* **BOROUGH OF OCEANPORT** Click here to save CSV (Excel) Version

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

From 02/07/2019 to 02/28/2019 With a Line Amount > 10000

DATE	ENTRY #	PO#	CHECK #	ACCOUNT	VENDOR/EXPLANATION	DEBIT	CREDIT	ACCOUNT
2/27/2019		2903		01-201-23-210-202	HEALTH	70,136.00		
				01-201-23-210-203	DENTAL	4,054.00		
					CENTRAL JERSEY HEALTH INSURANC		74,190.00	01-101-01-000-011
2/28/2019		2681		01-214-55-000-003	LIEN #18-00002	8,733.63		
				01-113-04-000-026	PREMIUM	25,100.00		
					DSHC ENTERPRISES LLC		33,833.63	01-101-01-000-011
2/28/2019		2942		01-201-23-210-202	HEALTH	68,247.00		
				01-201-23-210-203	DENTAL	3,951.00		
					CENTRAL JERSEY HEALTH INSURANC		72,198.00	01-101-01-000-011
2/28/2019		2941		01-206-55-000-046	MARCH 2019-CURRENT	249,771.00		
					SHORE REGIONAL HIGH SCHOOL		249,771.00	01-101-01-000-011
2/28/2019		2940		01-207-55-000-045		794,999.67		
					OCEANPORT BOARD OF EDUCATION		794,999.67	01-101-01-000-011
2/28/2019		2936		04-215-55-988-A04	CERT AERIAL PHOTOGRAPHY & PHOTOMMETRIC MAPP	13,662.50		
					MASER CONSULTING, P.A.		13,662.50	04-101-01-100-011
2/28/2019		2949		04-215-55-474-006	ARCHITECT SERVICES - NEW MUNICIPAL COMPLEX	34,720.00		
					THE GOLDSTEIN PARTNERSHIP		34,720.00	04-101-01-100-011

FEBRUARY SUMMARY BY ACCOUNT:

ACCOUNT	ACCOUNT DESCRIPTION	APR RESERVE	CURRENT	NON-BUDGETARY	PENDING CR
01-101-01-000-011	CASH OPERATING				1,224,992.30
04-101-01-100-011	CAPITAL CASH - TD				48,382.50
01-113-04-000-026	TAX SALE PREMIUMS			25,100.00	
01-201-23-210-202	HEALTH		138,383.00		
01-201-23-210-203	DENTAL		8,005.00		
01-206-55-000-046	REGIONAL SCHOOL TAX			249,771.00	
01-207-55-000-045	LOCAL SCHOOL TAX			794,999.67	
01-214-55-000-003	DUE 3RD PARTY LIEN HOLDERS			8,733.63	
04-215-55-474-006	ARTHITECTURAL SERVICES			34,720.00	
04-215-55-988-A04	CHECK VALVES			13,662.50	
FEBRUARY TOTALS (FOR RANGE):			146,388.00	1,126,986.80	1,273,374.80

SUMMARY BY ACCOUNT FOR RANGE:

ACCOUNT	ACCOUNT DESCRIPTION	APR RESERVE	CURRENT	NON-BUDGETARY	DISBURSED
01-101-01-000-011	CASH OPERATING				1,224,992.30
04-101-01-100-011	CAPITAL CASH - TD				48,382.50
01-113-04-000-026	TAX SALE PREMIUMS			25,100.00	
01-201-23-210-202	HEALTH		138,383.00		
01-201-23-210-203	DENTAL		8,005.00		
01-206-55-000-046	REGIONAL SCHOOL TAX			249,771.00	
01-207-55-000-045	LOCAL SCHOOL TAX			794,999.67	
01-214-55-000-003	DUE 3RD PARTY LIEN HOLDERS			8,733.63	
04-215-55-474-006	ARTHITECTURAL SERVICES			34,720.00	
04-215-55-988-A04	CHECK VALVES			13,662.50	
TOTALS (FOR RANGE):			146,388.00	1,126,986.80	1,273,374.80

RESOLUTION OF THE BOROUGH OF OCEANPORT THE FORT MONMOUTH REUSE PLAN AMENDMENT #14 AND THE MUNICIPAL 45 DAY REVIEW PERIOD AND FORMULATION OF THE BOROUGH RECOMMENDATIONS AND COMMENTS TO THE FORT MONMOUTH ECONOMIC REVITILIZATION AUTHORITY

Resolution

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 (C52:27I 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 February 5, 2019 the Borough Clerk received a request to review the Reuse Plan Amendment #14 for which review period shall end March 21, 2019; and

WHEREAS, the Borough of Oceanport has solicited comment on the Reuse Plan Amendment #14 from the Borough Planner, Borough Engineer, Environmental Commission, 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 #14 and strongly opposes the amendment as currently proposed and offers the following and attached comments and recommendations:

1. The Borough is supportive of a residential use, if appropriately designed for the area.
2. Strong consideration should be made concerning the intensity and density of the proposed development and its appropriateness for the site and its existing infrastructure.
3. Additional studies including but not limited to circulation/traffic, open space, environmental and parking should be provided or performed to support and substantiate the intensity of use proposed.
4. While the Borough recognizes the responsibility of FMERA to implement the goals and objectives of the Fort Monmouth Reuse Plan, the Borough emphatically disagrees with the amendment's conclusion that the proposed alternative use "would not adversely impact any of the "Transportation Circulation Improvements Goals" established in the Reuse Plan without the substantiation of supporting studies for traffic and the like.
5. The Borough questions the amendment's conclusion that the proposed alternative development is consistent with the goals for open space and public access. Public access to Parkers Creek is a vital element of the area but the amendment does not contain any provisions for connectivity by the public to the riverfront as well as connectivity with adjacent developments planned for the Officer Housing parcel.
6. The Borough ardently disagrees with the amendment's conclusion of "Relationship to objectives and Principles of the Reuse Plan" that the proposed alternative development "…is consistent with State, County, and Municipal planning policies…" when the proposed development is clearly inconsistent with the Borough's Master Plan Goals and Objectives and the Borough's Zoning. It is the Borough's position that the proposed alternative development is

extreme in its allowances for lot coverage, height, number of floors and living area and density and is not in character with the surrounding neighborhoods.

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.

FORT MONMOUTH
DISCOVER • INNOVATE • TRANSFORM

February 5, 2019

Honorable John F. Coffey
Borough of Oceanport
Oceanport Municipal Building
315 Main Street
Oceanport, NJ 07757

Re: Plan Amendment #14 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 #14 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) hard 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 #14 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 February 5, 2019. 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 Thursday, March 21, 2019. 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
Executive Director

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Amendment #14 to the *Fort Monmouth Reuse and Redevelopment Plan*

Prepared for:
The Fort Monmouth Economic Revitalization Authority

By:
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and

Fort Monmouth Economic Revitalization Authority
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January 2019

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I. Introduction and Planning Rationale

Pursuant to P.L.2010, c. 10 (N.J.S.A. 52:27I-18 et. seq.), the Fort Monmouth Economic Revitalization Authority ("FMERA") is considering amending the *Fort Monmouth Reuse and Redevelopment Plan* (the "*Reuse Plan*" and "Plan") to provide the option for an alternative development scenario on a parcel (the "Subject Parcel" or "Property") on the former Fort Monmouth property in the Borough of Oceanport, New Jersey ("Oceanport Reuse Area") known as the "Lodging Area Parcel." This amendment to the *Reuse Plan* contemplates the development of up to 185 residential dwelling units including 148 market units with residential parking, the reuse of Buildings 270 and 271 for affordable housing comprising 20% of the overall residential buildout, the demolition of Buildings 360 361, 362, 363, 364, and 365, and the development of community amenities.

This amendment does not purport to delete any provisions of the *Reuse Plan* but rather would supplement the Plan by proposing alternative development scenarios for the Subject Parcel. 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, this amendment 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 which do not apply unless the land is developed in accordance with the purposes for which the overlay zoning is adopted.

This amendment, referred to as "Amendment #14," is consistent with the planning objectives and principles articulated in the *Reuse Plan* and is necessary to fulfill the Authority's main objectives—specifically the provision of housing and economic development. The fiscal impacts associated with the base closure relative to the local property tax base and local and regional employment will continue to be felt so long as the former Fort properties remain fallow and unproductive

This is the seventh 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 of the Oceanport Reuse Area, but in other locations. In particular, the *Reuse Plan* called for a 15,000 square foot emergency shelter to be located on the Squier Hall parcel in Building 288. Amendment #6 moved that use to the new 3-acre site and designated Building 288 to be used for office and/or open space. Amendment #7

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allowed for Building 114 (the Fitness Center) to be reused as a privately-operated commercial recreation facility, and Amendment #11 allowed for a variety of commercial and office uses on the Allison Hall parcel and transfers the residential units proposed on Allison Hall parcel to the Lodging parcel and permits the boutique hotel to be built on the Allison Hall site. Amendment #13 to the *Reuse Plan* contemplates the reuse of the Building 283 (Squier Hall) for higher education classrooms and ancillary uses, permits the demolition of Buildings 291 and 295 and allows for institutions of higher education and all ancillary uses, which include, but are not limited to, classrooms, labs, libraries, residence halls, parking garages, arts centers, athletic facilities, both buildings and fields, cafeterias, bookstores, and similar uses that are typical to a college campus.

The Fort Monmouth *Reuse and Redevelopment Plan* involved years of careful consideration and study as well as an extensive effort to draw input from local residents, the three host municipalities and the County, State and Federal government. As such, this amendment does not change the underlying Plan vision 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 own directive, and to relevant State, County and Municipal planning objectives.

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II. Scope of the Reuse Plan Amendment

This amendment to the *Reuse Plan* is intended to allow for alternative land uses in the Oceanport Reuse Area. The Fort Monmouth properties in Oceanport 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* envisioned redevelopment of this 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 Lodging Area Parcel located in the Oceanport Reuse Area. The details of the alternative development scenario contemplated in this amendment are provided below.

The Lodging Parcel:

The Lodging Area Parcel is a ±15-acre parcel of land in the Oceanport Reuse Area. It is currently improved with eight buildings, i.e., Buildings #270, #271, #360, #361, #362, #363, #364, and #365, totaling approximately ±184,207 square feet. The buildings are all accessed via Signal Avenue in the Oceanport Reuse Area. A portion of the Property is located within the Fort Monmouth National Register Historic District and Building #270, known as Scriven Hall, and Building #271, known as Gardner Hall, are considered contributing resources to the Historic District. The Allison Hall Parcel is located to the east of the Lodging Area and the Officer Housing Parcel is located to the south and west. Parkers Creek runs along the parcel's northern boundary.

The *Reuse Plan* envisioned that the parcel be redeveloped for lodging and/or conference center use with a boutique hotel and spa along Parkers Creek. The *Reuse Plan* contemplated that Buildings #271 and #360 would be reused for mixed-income apartments; and Building #270 would be reused for supportive housing. Buildings #361, #362, #363, #364 and #365 were all slated for demolition in the *Plan.* The *Plan* envisioned that public access to the waterfront would be maintained and encouraged by shoreline improvements and a riverfront promenade. The promenade would encourage bird watching and nature observation as well as fishing. Docking and direct access to the water would not be provided.

This amendment would permit the following on the subject parcel:

- Demolition of Buildings #360, #361, #362, #363, #364, and #365.
- Reuse of Buildings #270 and #271 for affordable housing.
- Development of up to 148 market rate townhouse units.

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- Each townhouse building shall be permitted to have up to eleven (11) townhouse dwellings per building.
- Density of residential development shall not exceed thirteen (13) units per acre based on the overall tract size, but the total number of units may not exceed 185 units (including 148 market rate townhouse units).
- Development of an up to ±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.
- Construction of new townhouse units up to a maximum permitted height of 3 stories/44 feet.[1] Maximum permitted lot coverage of 75 percent.
- For the Lodging Parcel as a whole, new buildings shall have a minimum front lot line setback of 5 feet and a minimum side lot line setback of 5 feet on each side. However, individual townhouse lots created through subdivision of the Lodging Parcel are permitted to have front and side lot line setbacks of 0 feet.
- Minimum rear lot line setback for new buildings from street or drive-aisle: 18 feet.
- Residential buildings may front on open space and/or parking aisles, in addition to streets.
- Rear lot lines may be adjacent to drive-aisles, open space or streets.
- Parking for residential uses located in existing buildings shall be permitted to provide parking in the front yard setback area.
- Construction of a number of affordable housing units in Buildings #270 and #271 equal to 20% of the total number of units included in the development. For the avoidance of doubt, the existing height of Buildings #270 and #271 is expressly permitted.
- Construction of roadways, alleys or drive-aisles connecting to Signal Avenue which serve the townhouse units.
- Community amenities, such as a clubhouse, pool, fitness center, athletic facilities and other recreational amenities shall be permitted as accessory uses. In the event such uses are developed, off-street parking standards for Recreation Community Centers shall be permitted to be 2 spaces per 1,000 square feet of gross floor area.
- For 90 degree angle parking, the minimum access aisle widths shall be 18 feet for one-way aisle widths and 20 feet for two-way aisle widths.

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[1] For the avoidance of doubt, pursuant to N.J.A.C. 19:31C-3.5(c)(3) rooftop appurtenances, such as parapets and other design features, may exceed the permitted building height by up to 15 percent above the permitted building height set forth herein.

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- Driveway and curb cuts shall not be less than 18 feet or more than 36 feet in width.

Please see *Figure 1: Location of Amendment #14 in the Oceanport Reuse Area* which shows the location of this amendment in the context of the larger Oceanport Reuse Area. Please also see *Figure 2: Detailed View of Amendment #14 in the Oceanport Reuse Area* which focuses on the Subject Parcel. This amendment maintains the development concepts and plans articulated in the *Reuse Plan*.

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Figure 1: Location of Amendment #14 in the Oceanport Reuse Area

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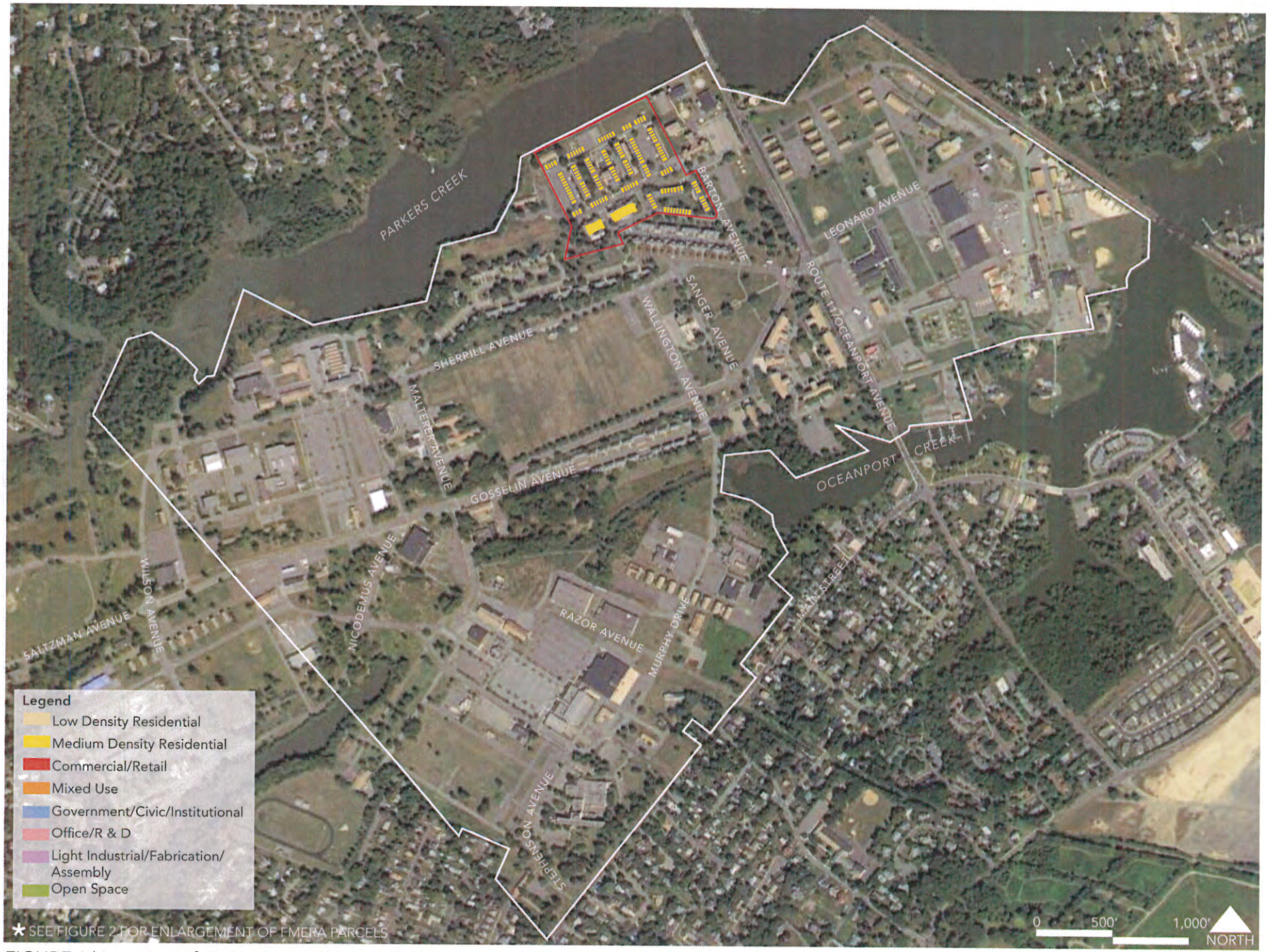

FIGURE 1 | Location of AMENDMENT #14 in the Oceanport Reuse Area

PHILLIPS PREISS GRYGIEL LEHENY HUGHES LLC 2019

Figure 2: Detailed View of Amendment #14 in the Oceanport Reuse Area

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FIGURE 2 | Detailed View of AMENDMENT #14 in the Oceanport Reuse Area

PHILLIPS PREISS GRYGIEL LEHENY HUGHES LLC 2019

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

Relationship to Reuse and Redevelopment Plan Elements

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

Land Use and Circulation

Total Non-Residential Square Footage Yield

The *Reuse Plan* envisioned a 75-room, 70,000 square foot hotel including limited lodging facilities on this Parcel. However, after the adoption of Reuse Plan Amendment #11, the hotel use is now contemplated on the Allison Hall Parcel immediately adjacent to the Subject Parcel. Therefore, this amendment does not contemplate the construction of any non-residential square footage.

Total Residential Development Yield

The *Reuse Plan* contemplates up to 720 residential dwelling units in the Oceanport Reuse Area. Amendment #11 transferred residential dwelling units from the Allison Hall parcel to the Lodging parcel. Therefore, this amendment is consistent with the *Reuse Plan* in that it permits up to 185 residential dwelling units on the site, of which 20% are affordable housing units and still permits up to 720 residential dwelling units in the Oceanport Reuse Area.

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. The uses immediately adjacent to the south and west are former Officers' housing which are in the process of being renovated for continued residential use. The parcel to the east is the Allison Hall Parcel which will include hotel, office and retail uses. The Allison Hall Parcel and the Lodging Hall Parcel will create a mixed-use environment intended to complement and support each other.

Circulation

The roadway configurations contemplated for Signal Avenue in this amendment are consistent with the "Transportation Circulation Improvement Goals" established in the *Reuse Plan*. However, the *Reuse Plan* did not contemplate any new roadways

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between Signal Avenue and Parkers Creek. This amendment contemplates roadways accessed from Signal Avenue that would serve the townhouse development. This is consistent with the "Transportation Circulation Improvement Goals," in the *Plan*, particularly to "supplement existing on-Fort roads with new east-west and north-south connections through the Fort." As such, this amendment is not expected to adversely impact any of the "Transportation Circulation Improvement Goals" established in the *Reuse Plan.* Furthermore, this amendment contemplates the creation of a waterfront esplanade along Parkers Creek which is consistent with the *Reuse Plan's* vision to provide public access to the waterfront through means such as a riverfront promenade. This esplanade is intended to be connected to a similar waterfront walkway contemplated on the Allison Hall Parcel.

Open Space

The "Recreation Plan in 2028" does not show any dedicated open space on this Parcel. As such, this amendment does not impact any active recreation or open space contemplated in the *Reuse Plan.* However, this amendment contemplates the creation of a waterfront esplanade along Parkers Creek and private open space consistent with the applicable coverage requirement.

Sustainability

This amendment would not preclude incorporation of any of the sustainability measures outlined in the *Reuse Plan*. Specifically, preservation and reuse of Buildings #270 and 271 would further the *Reuse Plan's* green building sustainability goal to maximize the adaptive reuse of existing buildings and infrastructure.

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.

Traffic

Buildings #270 and #271 were contemplated for reuse as permanent supportive housing and mixed-income housing. This amendment contemplates similar uses for those buildings. However, the creation of up to 185 residential dwelling units at this location may cause an increase in traffic over what was anticipated in the *Reuse Plan* in this section of the Oceanport Reuse Area. However, the number of residential units in Oceanport will remain at 720. As such any additional traffic from the residential units in this location may be offset by a decrease in residential units in another part of the Oceanport Reuse Area. A detailed traffic analysis would be prepared as part of any

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site plan review related to the reuse and/or development of this parcel. Any necessary traffic mitigation would be addressed at that time.

Environmental Issues

Any environmentally constrained areas within the Lodging Area Parcel will be preserved and protected according to local, County and State regulations.

Historic Preservation

Buildings #270 and #271 are part of the Fort Monmouth Historic District and will be preserved as part of this amendment. The *Reuse Plan* noted that Building #271 was suitable for mixed-income apartments and Building #270 was suitable for permanent supportive housing. This amendment is consistent with the plans for these buildings in the *Reuse Plan* and is not expected to have any adverse impacts on the Fort's historic resources.

Community Impacts and Affordable Housing

The number of residential units anticipated in this amendment is the same as in the *Reuse Plan*, i.e., 720 units. This amendment contemplates the development of up to 148 market rate residential units, provided however that at no time can the residential units exceeds 185 and of which 20% will be affordable units. Since this Amendment preserves the overall planned 720 residential units from the *Reuse Plan*, the impact to the community and the affordable housing requirement remains unchanged.

Relationship to Objectives and Principles of the Reuse Plan

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

- *Be consistent with State, County, and Municipal planning policies.* The amendment is consistent with State, County, and Municipal planning policies, as set forth in the ensuing chapter.

- *Focus on business retention and attraction, job replacement, and employee training.* This amendment does not contemplate the development of any non-residential square footage and does not directly relate to this planning principle. However, this amendment does provide for increased flexibility to aid FMERA in its efforts to attract suitable users to redevelop portions of the former Fort which currently lay fallow which, in turn, will bring people back to the Fort properties to support businesses and indirectly aid in job creation.

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- *Be founded on market and economic analysis.* This amendment responds to the marketplace by permitting an alternative development scenario designed to attract residential users to the Oceanport Reuse Area.

- *Leverage Fort assets (people, infrastructure, location).* The amendment affords FMERA with an opportunity to leverage existing assets through the Reuse of Buildings #270 and #271. The creation of a waterfront esplanade will also leverage the parcel's location on the banks of Parkers Creek.

- *Be a green community model.* Preservation of Buildings #270 and #271 furthers the Plan's green building sustainability goal to maximize the adaptive reuse of existing buildings and infrastructure.

The 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.* The amendment contemplates creating housing adjacent to the Officers' Housing residential neighborhoods which have existed at their respective locations for many decades. The housing contemplated in this amendment will be adjacent to the non-residential uses on the Allison Hall parcel. Together these two parcels create a mixed-use environment that has the ability to complement and support each other.

Principle #2: *Link centers & increase mobility with connected transit infrastructure serving the region and the Fort.* The amendment does not preclude the potential to create an extensive system of bikeways, pedestrian trails and sidewalks as envisioned in the *Reuse Plan*. This amendment contemplates a waterfront esplanade along Parkers Creek which will connect to other waterfront promenades along this creek.

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.* The amendment does not preclude the creation of an open space network consisting of environmentally sensitive areas, including wetlands, watercourses, and habitats. This development contemplates the creation of a waterfront esplanade along Parkers Creek, as well as the creation of open space consistent with the coverage requirement applicable to the site.

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Principle #5: *Utilize the Blue – Green belt as an armature for enhanced bicycle and pedestrian mobility throughout the Fort.* The amendment would not preclude the development of the bike path or trails envisioned as part of the *Reuse Plan*. This development contemplates the creation of a waterfront esplanade along Parkers Creek.

Principle #6: *Remove Fort boundaries & extend existing land uses to reconnect the Fort to the communities.* The amendment does not preclude the opening of any gates to the Fort. This amendment will extend existing residential neighborhoods in the Fort's Officers' Housing area into this parcel and provide public access to Parkers Creek which does not currently exist at this location.

Principle #7: *Leverage existing Fort Monmouth assets (People, Buildings, Technology, and Infrastructure).* The amendment affords FMERA with an opportunity to leverage existing assets of the Oceanport Reuse Area, i.e., Buildings #270 and #271 to create affordable housing. The amendment would not involve the removal of any buildings identified in the *Reuse Plan* as being required for preservation. This amendment would also leverage the Fort's location on Parkers Creek by creating a waterfront esplanade.

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

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.*

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The *Reuse Plan* amendment would advance both FMERA's stated purpose and the public welfare, by providing housing, including affordable housing. This amendment would also advance the public welfare by furthering the adaptive reuse of two existing buildings at the Fort.

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IV. Relationship to State, County and Municipal Planning Objectives

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 which "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, the amendment promotes the type of redevelopment needed to transform the Oceanport Reuse Area, into a vibrant, residential 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.

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.

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 Plan

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envisioned the Lodging Area Parcel, and portions of the Allison Hall Parcel as part of a resort hotel, spa and/or conference facility. Among Oceanport's goals for this area as stated in the *Fort to Village Plan* was to (1) utilize existing buildings in the Historic District, and (2) maintain public access to the waterfront. The *Fort to Village Plan* noted that the bulkhead along Parkers Creek could provide the opportunity to get people close to the water's edge. This amendment envisions a waterfront esplanade along Parkers Creek. Additionally, the immediately adjacent Allison Hall Parcel is anticipated to be developed with a hotel use in close proximity to Parkers Creek, as well as a walkway along the creek.

Although the *Fort to Village Plan* did not anticipate residential uses in this section of the Reuse Area, it should be noted that the plan, prepared in 2008, stated that "residential is currently driving the development market in Monmouth County. Other land uses may be viable, but they are generally dependent upon residential growth. Oceanport has not been able to accommodate much new housing in recent years due the lack of available land for development in the Borough. The reuse of Fort Monmouth will allow Oceanport to capture some of the development demand that is now being met in other municipalities." Additionally, the *Fort to Village Plan* stated that "To allow for changing market preferences, it would be prudent to consider multiple housing types such as townhouses, apartment buildings, flats above retail stores and age-restricted housing, as well as single-family detached dwellings."

This amendment affords FMERA the flexibility to address the continued market demand for residential uses. It will bring residents to the Oceanport Reuse Area who then can support the non-residential uses in the Reuse Area and the remainder of the Borough. The amount of housing in the Oceanport Reuse Area will remain as envisioned in the *Reuse Plan*, i.e., 720 units.

Oceanport Zoning

The study area lies within the Borough's R-1: Single-Family Residential District under the municipality's current zone plan. This designation represents 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.

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V. Conclusion

The subject amendment, referred to as Amendment #14 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 providing housing. Lastly, the amendment provides flexibility for FMERA to more effectively attract potential residential development to the Oceanport Reuse Area, thereby enabling it to fulfill its statutory mandate to provide housing including affordable housing, regenerate the local tax base and advance the general prosperity and welfare of the people most impacted by the Fort's closure.

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MEMORANDUM

Clarke Caton Hintz
Architecture
Planning
Landscape Architecture

To: Mayor and Council

From: Kendra Lelie, PP, AICP, LLA
Donna Miller, PP, AICP, CFM

Re: **Amendment #14 to the Fort Monmouth Reuse and Redevelopment Plan**

Date: February 20, 2019

100 Barrack Street
Trenton NJ 08608
clarkecatonhintz.com
Tel: 609 883 8383
Fax: 609 883 4044

As requested, the following reviews Amendment #14 to the *Fort Monmouth Reuse and Redevelopment Plan* (Reuse Plan).

The Fort Monmouth Economic Revitalization Planning Authority (FMERPA) adopted the Reuse Plan to guide the redevelopment of the Fort Monmouth Army Base. While there have been multiple amendments, the original Reuse Plan calls for the Oceanport Reuse Area (Reuse Area) to be redeveloped with 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.

The following considers the details of this Amendment and its applicability to components of the Reuse Plan and the *From Fort to Village Plan,* which is incorporated into the Borough's Master Plan.

Area Considered by Amendment #14

Philip Caton, FAICP
John Hatch, FAIA
George Hibbs, AIA
Brian Slaugh, AICP
Michael Sullivan, AICP

The proposed amendment would create an *overlay* alternative development scenario for the Lodging Parcel located in the Oceanport Reuse Area (Main Post Area). This development district, which includes the Lodging Parcel among others, is intended as a multi-use area, including retail, restaurants, offices, residences and other uses in a pedestrian oriented village format fronting on Oceanport Avenue.

Emeriti.
John Clarke, FAIA
Carl Hintz, AICP, ASLA
John Clarke, FAIA

The Lodging Parcel is located on the west side of Oceanport Avenue in the northern most part of the Borough and the Oceanport Reuse Area. The Lodging Parcel is located immediately west of the Allison Hall Parcel along Parkers Creek. The Lodging Parcel contains approximately 15 acres of land, is accessed via Signal Avenue and is currently improved with eight (8) buildings of which two buildings, Building #270 known as

Scriven Hall and Building #271 known as Gardner Hall, are considered contributing resources to the Historic District.

The adopted Reuse Plan envisioned that the Lodging Parcel be redeveloped for lodging and/or conference center use with a boutique hotel and spa along Parkers Creek with significant open space surrounding the lodging use. Additionally, Gardner Hall (Building #271) was the site of 15 apartment dwellings, Scriven Hall (Building #270) was the site of 16 permanent supportive housing units and Building #360 was to be reused for mixed-income apartments. Buildings #361, #362, #363, #364 and #365 were all slated for demolition in the Reuse Plan. Public access to the waterfront would be maintained and encouraged. Shoreline improvements and a riverfront promenade that would be limited to passive activities such as birdwatching and nature observation were envisioned by the Reuse Plan including no docking or direct access to the water.

Reuse Plan Amendment #11, created an overlay alternative development scenario to permit office, retail, restaurant or a boutique hotel on the adjoining Allison Hall Parcel while transferring the residential element (medium density apartments) of the Allison Hall Parcel to the Lodging Parcel. While the total number or type of residential units attributed to the Allison Hall Parcel were not provided in Amendment #11, it appears that there were two buildings on the Allison Hall Parcel proposed for apartment dwellings. Low-density residential development, such as the townhome proposal was not contemplated in the original Allison Hall Parcel.

Amendment #14 Description

This amendment proposes to provide an alternative overlay option that would permit the a total cap of 185 residential dwellings which are not currently permitted or envisioned in the Reuse Plan at this location including:

- 148 market-rate townhouses;
- 37 apartment dwellings located within Scriven Hall (Building #270) and Gardner Hall (Building #271);
- Removal of Building #360 which was to be reused for mixed-income apartments; and
- Construction of community amenities such as a clubhouse, pool, fitness center, athletic facilities and other recreational amenities as accessory uses.

The amendment also establishes specific bulk/design criteria:

- Parcel limits:
  - Minimum front lot line setback of 5 feet;
  - Minimum side lot line setback of 5 feet on each side;
  - Minimum rear lot line setback of 18 feet for new buildings from street or drive-aisle:
  - Minimum access aisle widths of 18 feet for one-way aisle widths and 20 feet for two-way aisle widths; and
  - Driveway and curb cuts shall not be less than 18 feet or more than 36 feet in width.

- For townhouse development:

  - Maximum permitted height of 3 stories/44 feet;
  - Maximum permitted lot coverage 75 percent;
  - Front and side lot line setbacks of 0 feet; and
  - Not to exceed 11 townhouse units in one townhouse building.

- For existing residential buildings parking will be permitted in the front yard setback area.

Reuse Plan Applicability

Residential Use. The overlay option permits the construction of up to 185 total residential units including 148 townhouse dwellings and 37 apartment dwellings. This would be an inclusionary residential development which would provide a 20% affordable housing set aside. The required affordable housing units would be located Scriven Hall (Building #270) and Gardner Hall (Building #271). It has been indicated that the residential portion of the Allison Hall parcel (Amendment #11) would be transferred to the Lodging parcel if the Allison Hall parcel were to be developed under the alternate overlay zoning scenario. However, it is unclear how many apartment units were contemplated for the Allison Hall parcel. The report issued by FMERA indicates further on page 11 under the sub-heading entitled "Traffic", that "additional traffic from the residential units in this location may be offset by a decrease in residential units in another part of the Oceanport Reuse Area". **The Borough may want to request a clear accounting of the number of units associated with each parcel in the Reuse Plan as compared to the number of units contemplated by the past and present Plan Amendments. The reduction of units from the Oceanport Village Center area may be detrimental to the viability of creating a main street town center as originally proposed for the area along Oceanport Avenue. In addition, Scriven Hall (Building #270) was the original site for permanent supportive housing. The Borough may consider requesting FMERA provide more information related to where this**

permanent supportive housing may be relocated and verify that the total number of permanent supportive housing units does not exceed the quantity provided for in the Reuse Plan.

Community Facilities. A clubhouse, pool, fitness center, athletic facilities and other recreational amenities are proposed as accessory uses, presumably to the proposed townhouse and apartment development. It is unclear if the intent is for these facilities to be accessible to the residents of the Main Post Area of the Oceanport Reuse Area or restricted only to residents of the townhouse and apartment development on the Lodging Parcel. The conceptual layout plan provided in the amendment does not indicate an area where such facilities would be accommodated on the parcel. **The Borough may consider requesting additional information or layouts which include these types of recreational facilities and whether they are open to the public or limited to the specific residential development occurring on the Lodging parcel.**

Public Access. The Reuse Plan depicts the Parkers Creek shoreline as a public riverfront promenade across the Lodging Parcel and the Allison Hall Parcel to the east, where the river edge is hardened by a bulkhead. A more natural / informal path is envisioned along the riverfront across the Officer Housing Parcel to the west. The amendment states, "an up to ±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" will be developed.

Public access to Parkers Creek is a vital element of the Reuse Plan. No provision appears to be made in the proposed amendment to permit connectivity to the riverfront on the adjacent Officer Housing Parcel to the west, and the conceptual layout provided in the amendment indicates the promenade would terminate at the western limit. **The Borough may want to request further information regarding connectivity of the riverfront promenade to the adjacent Officer Housing Parcel.**

Design Standards

The amendment proposes bulk standards for setbacks, frontage, lot coverage and building height, as well as criteria applicable to driveway, aisle and curb widths which expand the residential footprint for the Reuse Parcel.

We recommend the Borough consider requesting that the following standards include or be revised as such:

- All townhomes shall be rear-loaded.

- The minimum rear lot line setback for new buildings (especially townhomes) from street or drive-aisle be increased from 18 feet to 20 feet.

- The waterfront esplanade shall not be less than 50 feet in width.

- The 20% affordable housing set-aside is provided for the total number of residential units constructed on this development parcel.

Historic Resources

The Lodging Parcel falls partially within the Fort Monmouth Historic District – Main Post, containing, or within sight of contributing structures such as Officer Housing and Allison Hall. The Reuse Plan cautions that new construction may visually alter the area surrounding these resources, resulting in an indirect effect on the Fort Monmouth Historic District. The Reuse Plan specifically recommends that new construction be sensitive to the historic buildings in close proximity, such as Allison Hall, and the adjacent historic district and further identifies the natural areas alongside the Officer Housing remain and would be reforested. In order to remain consistent with the plan directive for these historic resources, the proposed townhouse units depicted in the conceptual plan between Barton Avenue and Gardner Hall (building #270) may require relocation or removal in order for the sight lines of Allison Hall from Barton Avenue to be unhampered. **The Borough may want to consider requesting the redesign of this section of the parcel to better meet the historic goals of the Reuse Plan.**

Fort to Village Plan Applicability

The *Fort to Village Plan* was incorporated as an amendment into the Borough's Master Plan. The overlay zoning option and layout does not comport with one of the primary goals of the Fort to Village Plan vision which includes:

> ***"The 28 acres along Parker's Creek is a prime waterfront development site that calls for the highest design quality with a unique resort hotel, spa and/or conference facility."***

The incorporation of a significant number of residential units on the Lodging Parcel contradicts this vision. Additionally, the *Fort to Village Plan* calls for the provision of 3-4 acres of open space within this parcel. The proposed scale of development anticipated by this plan amendment would significantly reduce the amount of open space envisioned by the Borough's plan for this parcel.

Additionally, the *Fort to Village Plan* contemplated the majority of housing units in the Reuse Plan Area would be provided in the Village Center. This plan amendment redirects a substantial percentage of the housing units planned for the Oceanport Reuse Area away from the Village Center, potentially compromising the economic viability of the Village Center as contemplated by the plan.

This parcel is a main block within the Oceanport Reuse Area and the layout and architectural treatment of development occurring here will have a significant impact on future development of the Reuse Area. As such, the Borough may want to recommend more in-depth coordination of the specific provisions of the overlay zoning and layout concepts for this Parcel.

Conclusion

The amendment proposes major changes to the Lodging Parcel which could negatively impact the effectiveness of the Village Center, the integrity of the Fort's historic resources and the adequacy of public access to the Parkers Creek waterfront.

This amendment does not contain any restriction to prevent residential uses to be developed on both parcels – mixed income apartments as permitted in the underlying zoning of the Allison Parcel and this townhouse overlay for the Lodging Parcel. While there may be strong market factors to prevent the development of two boutique resort hotels within the Oceanport Reuse Area, there is less to prevent the development of both sites for residential uses and losing the hotel use entirely. This would also be a significant departure from the plan.

The overlay alternative proposed for Amendment #14 also raises a particular concern that there could be a net increase of residential dwelling units in the Oceanport Reuse Area requiring a shifting of housing units from other areas to keep from exceeding the projected total number of units. This is of particular importance in maintaining the viability of the Village Center.

Additional information is needed to ensure the overall goals of the Plan are not compromised especially as it relates to the location and associated quantity of residential units. The Borough may want to consider requesting an accounting of the total number of housing units that were planned in the Allison Parcel to compare against the total number of residential units that this and other amendments anticipate

BOROUGH OF OCEANPORT

MEMORANDUM

TO: Mayor & Council

FROM: Jeanne Smith, Planning Board Secretary

DATE: February 27, 2019

RE: Fort Monmouth Plan Amendment #14

Please be advised that the Planning Board discussed at their Regular Meeting on February 12, 2019, the proposed amendments to the Fort Monmouth Reuse Plan. The Board expressed several significant concerns regarding the proposed amendment which are entailed by Planning Board Resolution #PR-19-09, adopted at their February 26, 2019 meeting.

The Board respectfully requests that the Borough Council consider inclusion of the Board's resolution with any response to FMERA.

PR-19-10
02-26-19

RESOLUTION

BOROUGH OF OCEANPORT PLANNING BOARD
FORT MONMOUTH REUSE AND REDEVELOPMENT PLAN
PROPOSED PLAN AMENDMENT #14

WHEREAS, the Oceanport Planning Board is a duly organized Land Use Board, organized and existing in accordance with the Rules and Regulations of the State of New Jersey and the Borough of Oceanport; and

WHEREAS, there exists within the geographical confines of the Borough of Oceanport a portion of the complex which previously hosted the former Fort Monmouth military base; and

WHEREAS, with the closure of Fort Monmouth, the Fort Monmouth Economic Revitalization Authority (FMERA) was, essentially, created to help establish the general process for appropriate redevelopment of the various parcels located within the former military site; and

WHEREAS, in furtherance thereof, a process was established whereby each of the 3 Fort Monmouth host communities have a process to review Fort Monmouth Redevelopment Plans, and / or amendments thereto; and

WHEREAS, Agents of FMERA recently requested that the Borough of Oceanport review and comment upon proposed Plan Amendment #14; and

WHEREAS, in due course, the Borough Council of the Borough of Oceanport forwarded the matter to the Oceanport Planning Board, so that the Planning Board could officially weigh in on the proposed Redevelopment Plan Amendment; and

WHEREAS, the Oceanport Planning Board officially reviewed proposed Plan Amendment #14 at its regularly scheduled meeting of February 12, 2019; and

WHEREAS, at the said Hearing, sworn testimony was presented by William H. R. White, III, P.E., P.P., CME, the Planning Board Engineer/Planner; and

WHEREAS, at the said Hearing, the following items were officially marked into the Record as Evidence:

- Communication from the FMERA, to the Mayor of the Borough of Oceanport, dated February 5, 2019, introduced into Evidence as B-1;

- Proposed Amendment #14 to the Fort Monmouth Reuse and Redevelopment Plan, introduced into Evidence as B-2.and

- Review Memorandum from Maser Consulting, dated February 11, 2019, introduced into Evidence as B-3;

WHEREAS, the Board Engineer / Planner explained proposed Plan Amendment #14, in detail, to the Board Members, and other members of the public who were present; and

WHEREAS, the Board Engineer / Planner essentially advised that the proposed Plan Amendment #14, if adopted, would effectuate the following:

a) Provide a Zoning Overlay so as to permit the demolition of existing buildings 360, 361, 362, 363, 364, and 365;

b) Provide a Zoning Overlay so as to allow existing buildings 270 and 271 to remain intact, and to be rehabilitated, ultimately containing 37 affordable units (in 2 buildings);

c) Provide a Zoning Overlay so as to allow 148 townhouse units to be constructed in approximately 27 clusters;

d) Provide a Zoning change so as to allow each townhouse building to contain up to 11 units (whereas the current zoning regulations allow up to 8 units);

e) Provide a Zoning change so as to allow for a principal height of 3 stories (whereas current zoning regulations allow 2 ½ stories);

f) Provide a Zoning change so as to allow a building height of 44 ft. (whereas the current zoning regulations provide for a 35 ft. maximum);

g) Provide a Zoning change so as to allow a residential dwelling density maximum of 13 units per acre, with a maximum count of 185 units (whereas the current zoning regulations allow a medium residential density of 12 units per acre);

h) Provide a Zoning change so as to allow a minimum front and side yard setback of 5 ft. and 0 ft., respectively, for individual townhouse lots (whereas the current zoning regulations require a front setback of between 20 and 30 ft., and a side setback of 10 ft.).

i) Provide a Zoning change so as to allow a rear lot line to be located adjacent to a street with an 18 ft. setback (whereas existing zoning regulations do not permit a rear lot line to be located adjacent to a street); and

j) Provide a Zoning change so as to permit residential parking within a front yard setback (whereas the current zoning regulations do not allow the same).

WHEREAS, upon such a formal review of the matter, the Board Members expressed a number of significant questions, comments, and concerns regarding the proposed Amendment, and the impact the same will have on the Borough of Oceanport, and the surrounding communities; and

WHEREAS, Board questions, comments, and concerns in the said regard included, but were not necessarily limited to, the following:

Infrastructure Analysis

- There was a concern, that, for obvious reasons, the existing infrastructure cannot accommodate the wide-scale redevelopment efforts associated with the former Fort Monmouth complex.

- There was a concern that there is no Plan/Report identifying the status / condition of the existing infrastructure, including streets, sewers, laterals, etc.

- There was a concern that there is no Plan identifying what infrastructure improvements / upgrades are currently necessary (and what will be necessary in the future).

- There was a concern that there is no Plan identifying who will pay for any necessary infrastructure improvements/upgrades.

- There was a concern that the absence of a Plan for necessary infrastructure improvements / upgrades will only lead to future issues / concerns / litigation / disputes between the relevant State, County, and Municipal Agencies, and Developers, Tenants, and Occupants.

- There was a concern that sound planning, and basic planning, mandate that the Developers and the overseeing Authorities identify existing infrastructure capabilities, the need for certain infrastructure improvements / upgrades, the phasing schedule by which necessary infrastructure / upgrades will be effectuated, and how the cost for the necessary infrastructure improvements / upgrades will be paid.

- There was a concern that the massive / major redevelopment envisioned (with respect to the overall Fort Monmouth Complex) mandate a complete analysis of infrastructure limitations / capabilities, etc.

- There was a concern that an infrastructure improvement Plan / Analysis is a basic review element which cannot be, and should not be, ignored.

- There was a concern that it is inappropriate, and a dereliction of duty, to not incorporate an overall Infrastructure Improvement Plan into the immediate redevelopment efforts.

- There was a concern that the lack of an appropriate / professional infrastructure improvement analysis does not represent sound planning.

- There was a concern that the lack of an appropriate / professional Infrastructure Improvement Analysis does not represent sound management / development practices.

- There was a concern that the lack of an appropriate and professional Infrastructure Improvement Analysis will be harmful to the Borough of Oceanport, and the other host communities.

- There was a concern that the lack of an appropriate / professional Infrastructure Improvement Analysis will not be beneficial to the FMERA Organization;

- There was a concern that the lack of an appropriate / professional Infrastructure Improvement Analysis will not be beneficial for the site or the area.

- There was a concern that the lack of an appropriate/professional Infrastructure Improvement Analysis will compromise the overall redevelopment efforts.

- There was a concern that the lack of an appropriate / professional Infrastructure Improvement Analysis is short-sighted.

- There was a concern that the lack of an appropriate/professional Infrastructure Improvement Analysis will cause future problems.

- There was a concern that the lack of an appropriate/professional Infrastructure Improvement Analysis could prove (in the future) to be potentially economically devastating to the Borough of Oceanport (and the other host communities).

- There was a concern that in most circumstances, significantly less intense development methods would nonetheless require a proper / thorough analysis of Infrastructure capabilities / limitations.

- There was a concern that proper development practices require the review/analysis of infrastructure limitations and capabilities.

- There was a concern that documented / known infrastructure limitations represent a major problem on the National / State stage, which is only now beginning to be fully recognized / realized.

- There was a concern that recent documented and known infrastructure failures in the State, the County, and the general Oceanport area only

highlight the need for a professional and thorough analysis of existing infrastructure limitations and capabilities.

- There was a concern that the cost of infrastructure improvements / upgrades and extremely significant – and that the same should be addressed / studied / negotiated now (while development is being planned).

- There was a concern that not addressing infrastructure improvements / upgrades / limitations will only lead to certain / definite emergencies / crises in the future.

- There was a concern that future infrastructure failures/problems will cause economic hardship to future Owners / Developers / Occupants / Tenants.

- There was a concern that future infrastructure failures/limitations will cause major quality of life issues / concerns for future Owners / Developers / Occupants / Tenants.

- There was a concern that appropriate / responsible government mandates the need for infrastructure issues be immediately identified / studied.

- There was a concern that formal infrastructure improvements costs can and should be factored into current / anticipated development / construction / financing costs, so as to avoid future problems / economic crises.

- There was a concern that given the nature/extent/magnitude of the existing/anticipated Fort Monmouth redevelopment efforts, infrastructure studies should not be ignored or otherwise completed / studied in a piecemeal fashion.

- There was a concern, that based upon information known to date, it appears that there has not even been a basic infrastructure analysis completed to support the proposed redevelopment efforts, (at least to the knowledge of the Oceanport Planning Board).

- There was a concern that failed / failing / compromised roads / sewers / pipes / laterals, and associated incidents of failure, will significantly interfere with the operational success of any Fort Monmouth redevelopment efforts.

- There was a concern that from a strict cost-benefit analysis, some infrastructure studies / improvements should immediately take place (during existing / anticipated construction).

- There was a concern that immediately analyzing/addressing infrastructure needs could likely reduce, and even potentially eliminate, the need for some future emergency infrastructure repair costs.

- There was a concern that the failure / refusal to immediately study / analyze basic infrastructure issues / limitations will unnecessarily burden future governing bodies and residents of Oceanport, and other host communities.

- There was a concern that future FMERA representatives, future governing body officials, future Oceanport residents, and future Owners / Developers / Occupants / Tenants will ultimately appreciate appropriate oversight / analysis of immediate infrastructure needs.

- There was a concern that all major stakeholders in the redevelopment process, (including, but not limited to, the State of New Jersey, the County of Monmouth, FMERA, the Borough of Oceanport, the Borough of Tinton Falls, the Borough of Eatontown, the local sewer/utility authorities, etc.) should immediately / jointly review / discuss / analyze infrastructure limitations and capabilities.

- There was a concern that the failure to appropriately identify / review / address infrastructure limitations / improvements right now could result in potential future claims of negligence and / or litigation.

- There was a concern that the failure to appropriately identify / review / address infrastructure limitations / improvements can result in future litigation and burdensome legal fees.

- There was a concern that, based upon the information known to date, there is no money set aside for necessary infrastructure (roadway/water/sewer) improvements – and that the same does not represent sound planning.

- There was a concern that the failure to plan for anticipated / necessary infrastructure improvements is akin to “planning to fail.”

- There was a concern that standard provisions of New Jersey Municipal Land Use Law, and associated Case Law, allow / encourage Municipal Officials to hold Developers responsible for their fair share of development-related costs including, necessary infrastructure improvements / upgrades.

- There was a concern that a refusal to address infrastructure liabilities and limitations will only result in an unfair burden being ultimately placed upon the “last Developer.”

- There was a concern that, in conjunction with development efforts of this size, a Host Town / Planning Board would likely require the execution of a Developer’s Agreement – and such a Developer’s Agreement would, among other things, certainly identify a Developer’s Fair-Share costs associated with the development (and the same would be based upon a professional study analyzing existing infrastructure limitations/capabilities).

- There was a concern that if any infrastructure studies have been prepared, the Oceanport Planning Board has not reviewed the same.

- There was a concern that the within Resolution should not be interpreted as anti-FMERA, or anti-development – but rather, the same should be interpreted as a basic safe-guard to ensure appropriate/responsible development / redevelopment.

- There was a concern that the so-called “kicking the infrastructure can” down the road will not advance the long-term interests of the Borough of Oceanport, or the other host communities.

- There was a concern that the existing infrastructure limitations simply cannot support the massive redevelopment efforts envisioned herein.

- There was a concern that, generally speaking, the existing infrastructure was constructed in or about the 1930’s - and that the same simply cannot accommodate the wide-scale development efforts envisioned herein.

- There was a concern that appropriate infrastructure analysis is a hallmark of any modern development – and it would not be prudent to apply different standards to the widespread redevelopment efforts associated with the former Fort Monmouth complex.

Height

- There was a concern that the height / mass of the aforesaid buildings would be inconsistent with the current Zoning Regulations.

- There was a concern that the height and mass of the proposed buildings (as identified in proposed Plan Amendment #14) are entirely inconsistent with the majority of other buildings located within the Zone, and the Borough of Oceanport as a whole.

- There was a concern that the height and mass of the proposed buildings (as allowed under the proposed Plan Amendment #14) would clearly over-burden the Borough of Oceanport, as well as the other surrounding communities.

- There was a concern that allowing such massive buildings on the site would not necessarily reflect sound planning.

- There was a concern that there has been no formal analysis (for comparison purposes) of the heights of other buildings within the Borough of Oceanport and/or within the greater Fort Monmouth compound.

- There was a concern that if Plan Amendment #14 were adopted, and the anticipated buildings were constructed, the same could forever, and detrimentally, change the general landscape of the Borough of Oceanport.

- There was a concern that if the proposed Amendment allowing such tall buildings were approved, the same would be inconsistent with the scope and character of other existing development within the greater Oceanport area.

- There was recognition that the Developer’s representatives previously reduced the maximum proposed height from 48 ft. to 44 ft. – and that such a concession was recognized / welcomed / appreciated.

- There was a recognition that a further reduction in the allowable height would be very welcome as well.

Parking

- There was a concern as to how parking demands have been calculated.

- There was a concern that the proposed Plan Amendment #14 is devoid of an independent or appropriate parking analysis.

- There was a concern that while the development envisioned in Plan Amendment # 14 will satisfy prevailing Residential Site Improvement Standards (RSIS), the same will not provide areas, or sufficient areas, for guest parking.

- There was a concern, that, given the size of the Fort Monmouth Complex, and given the extensive amount of land which exists, appropriate guest parking should certainly be provided / accommodated.

- There was a concern that there are no known/sufficient/appropriate spaces where visitors / guests / non-residents can park at the site, to take advantage of some of the more guest-friendly elements (including the promenade, etc.).

- There was a concern that Plan Amendment # 14 allows parking in the front yard area; whereas the current zoning regulations do not allow for the same.

- There was a concern that parking in the front yard area can and will have a significant impact on the overall aesthetic appeal of the development.

- There was a concern regarding the parking arrangements to be utilized in the event of snow storms; (whereas parking on Municipal roadways may not be permitted during such times).

- There was a concern that parking concerns will simultaneously arise as the overall density increases. Specifically, it appears that Developers will be required to provide on-site parking in accordance with prevailing provisions of the Residential Site Improvement Standards. However, consideration should also be given to providing visitor parking, perhaps even in excess of the RSIS Requirements.

- There was a concern that the Concept Plan appears to provide two parking spaces per unit in rear yard driveways. The demand appears to be 2.3 spaces per unit, and thus, there are 55 parking spaces which are not addressed, (i.e. via garages, etc.).

- There was a concern that Building # 270 and Building # 271 have a parking demand of 74 spaces, which is not addressed in the FMERA Concept Plan.

- There was a concern that the promenade walk-way will provide an attraction to others who are not residents – and who will therefore not have a sufficient / convenient space to park.

- There was a concern that parking for the potential promenade users must be appropriately addressed, perhaps even by reducing the size of the promenade complex (as the said area appears to be the only open space envisioned in Plan Amendment # 14).

Traffic

- There was a concern that in 2019, sound planning requires the review, analysis, and approval of a comprehensive Traffic Impact Report – and that no such Traffic Impact Report has been provided.

- There was a concern that the approval / implementation of proposed Plan Amendment #14 should not take place until such time as interested parties can comprehensively review the traffic situation, and underlying professional testimony associated therewith, so as to fully understand the nature / level of the proposed traffic, and the impact the same will have on the Borough of Oceanport and other host communities.

- There was a concern that the development envisioned in Plan Amendment #14 will clearly and undoubtedly create / place heavy traffic demands both in and around the Fort Monmouth site.

- There was a concern that fundamental fairness requires the preparation / review / approval of a comprehensive Traffic Impact Study/Report.

- There was a concern that the existing roadways simply cannot support the traffic impact associated with the development envisioned in proposed Plan Amendment #14 and the other anticipated redevelopment of the former Army base.

- There was a concern that in reviewing much less intense development applications (than that envisioned in proposed Plan Amendment #14), the Borough of Oceanport has nonetheless required the submission of a Traffic Impact Report, and that nothing less than the same is appropriate herein.

- There was a concern that the development (as envisioned in proposed Plan Amendment #14) will clearly have a regional impact on all of the host communities – and that review of a comprehensive Traffic Impact Report is an absolute necessity.

- There was a concern that, under typical circumstances, substantially less intense development would nonetheless require a submission and review of a comprehensive Traffic Analysis – and that the very nature of the proposed use mandates the review / approval of a thorough and comprehensive Traffic Report.

- There is a concern that a more thorough Traffic Study / Analysis (associated with the entire Fort Monmouth redevelopment) could lead to better coordinated traffic signal / traffic calming / traffic flow improvements.

- There was a concern that a comprehensive Traffic Analysis of the entire Fort Monmouth site (prepared by a qualified professional) might identify certain traffic / parking issues which need to be addressed / improved as part of the development process. (There was also a concern that the absence of such a Traffic Impact Report might prevent certain traffic issues / concerns from being identified and / or addressed.)

- There was a concern that the absence of a Traffic Impact Report might prevent the Borough of Oceanport and / or other host communities from ever recognizing the scope of the traffic / parking issues associated with the development envisioned in proposed Plan Amendment #14.

- There was a concern that the existing infrastructure limitations may impact the ability of the site to comfortably / safely accommodate various traffic / vehicular / pedestrian / public safety concerns, thereby further underscoring the need to successfully review / approve a professional and comprehensive Traffic Impact Report.

- There was a concern that a comprehensive Traffic Impact Report could clearly identify the nature / extent of the traffic impact associated with the development as allowed under proposed Plan Amendment #14.

- There was a concern that, given the heavily trafficked nature of the area, given the intensity of development associated with the Fort Monmouth site, and given the already approved / anticipated redevelopment, it would be professionally problematic to not formally review / approve an overall Traffic Impact Report.

- There was a concern that a comprehensive Traffic Impact Report could clarify, with certainty, that the existing / proposed roadways, and existing / proposed traffic flows, are sufficient, safe, and appropriate.

- There was a concern that the public health and safety could be compromised if the pedestrian / vehicular Traffic movements/flows were not more formally identified and reviewed within the context of a comprehensive Traffic Impact Report.

- There was a concern that a Traffic Impact Report should likely be received, reviewed, and analyzed by the FMERA organization, the Borough of Oceanport, the Oceanport Planning Board, as well as other Agencies having jurisdiction over the matter.

- There was a concern that, to the Board Members' collective knowledge, there has not yet been a formal traffic study prepared – but rather, only a Concept Circulation Plan – and that redevelopment of the Fort Monmouth site requires / deserves / demands a more formal analysis.

- There was concern that a regional traffic study needs to be prepared / addressed / analyzed, as the traffic patterns of the existing / proposed / approved uses do not reasonably compare with how Fort Monmouth functioned in the past.

- There was a concern that a piecemeal approach by Developers of finite/limited tracts does not address the microscale problem which is certainly looming.

- There was a concern that contributions for off-tract improvements (beyond each Developer's tract) will be necessary and will be required to be addressed right now, as the Fort site develops.

- There was a concern that off-tract improvements, like water and sewer improvements, would still need to be addressed now, as the Fort develops.

- There was a concern that it is just not appropriate to delay infrastructure improvements until the last parcel is sold/developed.

Municipal Services

- There was a concern that there has been no official or unofficial study / analysis of how proposed development (as envisioned under proposed Plan Amendment #14) would impact, and otherwise affect, the Borough's Police Department, Fire Department, Public Safety Offices, as well as other First Responders.

- There was a concern that, in the interest of public health and safety, the proposed regulations (as referenced in proposed Plan Amendment #14) should be more formally reviewed and vetted with the Oceanport Emergency and First Responders.

Density

- There was a concern about the overall density/intensity as envisioned in Plan Amendment # 14 (in conjunction with the redevelopment of the entire Fort Monmouth complex).

- There was a concern regarding the increased density / intensity, as envisioned in the overall redevelopment of the former Fort Monmouth complex.

- There was a concern expressed regarding the overall density of development (as envisioned under Proposed Plan Amendment #14).

- There was a concern regarding the number of overall residential units proposed for the former Fort Monmouth complex.

- There was a concern regarding the combination of increased building height, unit massing, and density, with a corresponding decrease in required setbacks – and how that the same appears to be contrary to the

established Reuse Principles of decreasing density from West to East. Specifically, while a mix of low (8 units per acre) and medium density (12 units per acre) is currently permitted in the Zone, Amendment # 14 looks to increase the overall density to 13 units per acre. There was a concern that the referenced increase in building height, and the connecting of more units in a building will further magnify the overall building mass of the development.

- There was also a concern that the increase in the size of the developable area (as envisioned in Plan Amendment #14) reduces the open space, especially the area in close proximity of each unit impermissibly - and that the same does not provide sufficient space for necessary outdoor residential activity, such as grilling, recreation, sports, and other social activities.

Open Space

- There was a concern regarding the lack of open space associated with the development envisioned in Plan Amendment #14.

- There was a concern that open space is essential for suburban development – and that Plan Amendment # 14 does not provide a sufficient amount of the same.

- There was a concern that the lack of open space (as referenced in the Redevelopment Plan and Amendment # 14) is more appropriate for a large City – but not for a suburban town such as Oceanport.

- There was a concern that the lack of open space at the site, the lack of recreation space at the site, and the excessive building / lot coverage could compromise the overall success of redevelopment efforts.

Setbacks

- There was a concern that the proposed buildings (as envisioned in proposed Plan Amendment #14) do not have appropriate / sufficient Setbacks.

Affordable Housing Units

- There was a concern that Plan Amendment # 14 envisions that all Affordable Housing Units will be exclusionarily located in two adjacent buildings (as opposed to being distributed throughout the entire development).

- There was a concern that placing all Affordable Housing Units in 1 or 2 designated areas / buildings will result in an improper concentration of Affordable Units.

- There was a concern that the concentration of all Affordable Housing Units in 1 or 2 clusters could potentially stigmatize the same, and/or the good people who will ultimately occupy the same.

- There was a concern that the concentration of all Affordable Housing Units in 1 or 2 clusters does not appear to advance the spirit or intent of prevailing of Affordable Housing Regulations.

- There was a concern that a more appropriate/even distribution of Affordable Housing Units throughout the entire complex would more appropriately advance the interests of the Affordable Housing occupants / program.

- There was a concern that the distribution of Affordable Housing Units throughout the entire complex will more appropriately advance the interests of the Borough of Oceanport.

- There was a concern that social / economic segregation of the Affordable Housing Units does not advance the interests of a modern / progressive society.

- There was a concern that social / economic segregation of all Affordable Housing Units may potentially compromise the ability of the Borough of Oceanport to satisfy the spirit / intent / letter of the prevailing Affordable Housing Regulations.

- There was a concern that a more even distribution of the Affordable Housing Units (throughout the entire development) might better advance the inclusionary goals / principles of Affordable Housing Regulations / ideals.

Stormwater Management / Grading / Drainage

- There was a concern that the Stormwater Management Impact, Grading, and Drainage concerns need to be more formally reviewed / identified / approved before the proposed Plan Amendment is adopted.

Environmental

- There was a concern regarding the environmental impact of development (as envisioned under Proposed Plan Amendment # 14) – and that some type of Environmental Impact Study should be satisfactorily reviewed/approved before the Plan Amendment is adopted.

Outside Approvals

- There was a concern regarding the need for the Monmouth County Planning Board to more formally review the matter (as the same relates to affected County Roadways, and the interplay of the State / County / Local Road System.

Miscellaneous

- There was a concern that while the FMERA Analysis may have concluded that the proposed Plan Amendment # 14 will have no adverse impact on the community, the Board respectfully inquires as to the professional testimony and evidence upon which such a conclusion was allegedly made.

- There was a concern that the Development Regulations as proposed materially infringe upon the existing Oceanport Zoning Regulations.

Findings

WHEREAS, in light of the above, the Oceanport Planning Board respectfully **Finds** as follows:

1. That while the Redevelopment of the Fort Monmouth property will continue to bring many challenges and opportunities to the Borough of Oceanport and other communities, and while different Boards / Agencies / host communities can, in good faith, engage in legitimate debate as to the most appropriate overall development vision, and in that the development (as referenced in proposed Plan Amendment #14) will definitely impact the Borough of Oceanport and other host communities, the Board finds that the general development review / approval process should not be compromised or expedited by the premature adoption of Plan Amendment #14, absent a satisfactory submission, review, digestion, and approval of the appropriate Planning / Engineering / Traffic / Environmental / Infrastructure information (as more clearly set forth herein).

2. That while recognizing and respecting the historic occupancy / intensity levels of the former Fort Monmouth Complex, there must be a recognition that the development (as envisioned under the Redevelopment Plan, including Proposed Plan Amendment # 14) is, understandably, and obviously, very different from what previously existed at the site and, as such, the same will have a long-lasting impact on the Borough of Oceanport and the surrounding communities.

3. That while recognizing and respecting the historic occupancy / intensity levels of the former Fort Monmouth Complex, the host communities have, over the years since the Fort Monmouth closure, undergone substantial changes as well, thereby further reinforcing the need for a more thorough / professional review / analysis of engineering / planning / environmental / traffic / parking / infrastructure reports / studies.

4. That sound planning mandates a more thorough analysis of the overall development impact as envisioned in Plan Amendment # 14 (by the satisfactory review of professionally prepared traffic / parking / environmental / planning / economic / infrastructure reports / studies).

5. That the development of the Fort Monmouth site (as envisioned under Proposed Plan Amendment # 14) will forever change the general landscape of the host communities– and that appropriate development should not occur without the benefit of a satisfactory and

comprehensive review of appropriate traffic / parking / environmental / planning / economic / infrastructure reports / studies.

6. That a more formal/public review of appropriate traffic / parking / environmental / planning / economic/ infrastructure reports / studies will result in a more appropriate and transparent development of the former Fort Monmouth site.

7. That more immediately anticipating, addressing, and planning for various traffic / planning / parking / infrastructure needs will ultimately facilitate and improve the overall development process.

8. That more immediately anticipating, addressing, and planning for various traffic / planning / parking / infrastructure needs will prevent future problems.

9. The more immediately anticipating, addressing, planning, and negotiating various traffic / parking / density / infrastructure needs will only strengthen the redevelopment process, and the resulting product.

10. That the Board hereby memorializes the aforesaid written comments/concerns and respectfully requests that the Borough of Oceanport petition the FMERA Board so as to obtain additional information / responses to the questions / concerns documented herein.

11. That the within Resolution and list of concerns is not designed to serve as an impediment or obstruction to progress – rather, the within Resolution is adopted to memorialize the basic truths that appropriate redevelopment should, and must, be effectuated in a thorough, well-reasoned, measured, comprehensive, and responsible format, with full recognition of the impact that any such redevelopment will have on the Borough of Oceanport and the other host communities.

12. That the Borough of Oceanport Planning Board respectfully requests the right to supplement the within Resolution after review of the aforesaid traffic / parking / environmental / planning / economic / infrastructure reports / studies.

13. That the Oceanport Planning Board remains committed to assisting FMERA and related Agencies in the pursuit of appropriate development / redevelopment of the former Fort Monmouth site – but that the same should be effectuated in a more thorough / measured / studied fashion.

14. That a certified true copy of the within Resolution shall, if deemed appropriate by the by the Borough Council of the Borough of Oceanport, be forwarded to the following:

A. FMERA.
B. The Borough of Eatontown.
C. The Borough of Tinton Falls.
D. The Monmouth County Board of Chosen Freeholders.
E. The Monmouth County Planning Board.
F. And any other Agency having jurisdiction/input over the matter.

PR-19-10
02-26-19

This resolution memorializes an action taken at the regular meeting of the Oceanport Planning Board held on February 12, 2019 on roll call that evening by the following vote:

Offered by: Chairman Widdis

Seconded by: Councilman Proto

ROLL CALL	YES	NO	ABSTAIN	ABSENT	INELIGIBLE
Widdis	(✓)	( )	( )	( )	( )
Whitson	( )	( )	( )	(✓)	( )
Davis	(✓)	( )	( )	( )	( )
Proto	(✓)	( )	( )	( )	( )
Foster	( )	( )	( )	(✓)	( )
Kleiberg	(✓)	( )	( )	( )	( )
Halpern	( )	( )	( )	(✓)	( )
Kahle	(✓)	( )	( )	( )	( )
Savarese	( )	( )	( )	(✓)	( )
Tvrdik (Alt. 1)	(✓)	( )	( )	( )	( )
Motzenbecker (Alt. 2)	(✓)	( )	( )	( )	( )

This resolution was offered by Councilman Proto, seconded by Mr. Davis, and adopted on roll call by the following vote:

ROLL CALL	YES	NO	ABSTAIN	ABSENT	INELIGIBLE
Widdis	(✓)	( )	( )	( )	( )
Whitson	( )	( )	( )	( )	(✓)
Davis	(✓)	( )	( )	( )	( )
Proto	(✓)	( )	( )	( )	( )
Foster	( )	( )	( )	(✓)	( )
Kleiberg	(✓)	( )	( )	( )	( )
Halpern	( )	( )	( )	(✓)	( )
Kahle	(✓)	( )	( )	( )	( )
Savarese	( )	( )	( )	( )	(✓)
Tvrdik (Alt. 1)	(✓)	( )	( )	( )	( )
Motzenbecker (Alt. 2)	(✓)	( )	( )	( )	( )

I hereby certify that the foregoing Resolution was adopted by the Planning Board of the Borough of Oceanport at its meeting of February 26, 2019.

Jeanne Smith, Secretary

KEK/dmp
S:\KevinKennedyLaw\Municipal\Oceanport Planning Board\Ft. Monmouth Reuse & Developement Plan #14\Resolution.docx

MASER CONSULTING P.A.

Engineers
Planners
Surveyors
Landscape Architects
Environmental Scientists

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February 11, 2019

VIA EMAIL

Jeanne Smith, Planning Board Secretary
Borough of Oceanport Planning Board
315 E. Main Street
Oceanport, NJ 07757

Re: Proposed Amendment #14
Fort Monmouth Reuse and Redevelopment Plan
Borough of Oceanport, Monmouth County, New Jersey
MC Project No. OPP-001

Dear Board Members:

Our office has received a draft of the proposed Amendment #14 to the Fort Monmouth Reuse and Redevelopment Plan prepared by Phillips Preiss Grygiel, LLC, dated January 2019. The Amendment pertains to the 15-acre Lodging Parcel located in the Horseneck Center District of Borough of Oceanport. The tract is bordered to the north by the Parkers Creek and to the south by the northern section of the RPM Development.

The subject parcel currently contains Buildings 270, 271, 360, 361, 362, 363, 364, and 365. Which presently totals approximately 184,207 sf of floor area. The Reuse Plan contemplates a 75 room, 70,000 sf boutique hotel and buildings 271 and 360 were to be reused for mixed income apartments. Building 270 was to be reused for supportive housing. Buildings 361, 362, 363, 364, and 365 were to be demolished

Amendment #11 pertained to the Allison Hall parcel and permitted office and commercial uses. It also swapped the boutique hotel from the Lodging parcel and in return transferred the residential units over.

Amendment #14 provides a zoning overlay to permit the demolition of Buildings 360, 361, 362, 363, 364, and 365. The only remaining buildings would be 270 and 271 which are to be rehabilitated into 37 affordable units. The remaining 148 townhouse units will be constructed in approximately 27 clusters. The Amendment proposes to permit several changes to the current Ordinance. The following appear to be the more significant changes from the current zoning requirements in parentheses and bolded.

- Each Townhouse building to permit up to eleven (11) units, **(8)**;
- Permit building height of 3 story/ 44' high **(2-1/2 Stories, 35' maximum);**

- Residential dwelling density maximum of 13 units/ac, with a maximum unit count of 185, **(medium density residential at 12 units/ac);**
- New structures require minimum front and side yard setbacks of 5' and 0' for individual townhouse lots, **(front setback 20-30', side setback 10')**;
- Permit to be located adjacent to a street with an 18' **setback (not permitted adjacent to a street, 20' minimum)**;
- Permit residential parking in the front yard setback;

The State Development and Redevelopment Plan (SDRP) designates the area in question as a Metropolitan Planning Area (PA-1). The area is to "provide for much of the State's future redevelopment". The Amendment is consistent with the SDRP as it provides redevelopment in an area that has a good transportation network.

The current Zoning Map of the Borough of Oceanport designates this area of the Fort as R-1 Residential which permits single family dwellings, parks and playgrounds, Municipal buildings, library, and Public Schools. The Zone has a maximum permitted height of 35' and no floor area ratio requirement. The Borough's Master Plan amendment from 2008 entitled "From Fort to Village, a Vision of Oceanport's Fort Monmouth" envisioned this area as a river front resort not as residential. It shall be noted that the FMERA Land Use Rules supersedes the Borough's Zoning and Master Plan.

There are several issues that should discuss prior to the Board making recommendations to Borough Council.

1. The combination of increase in building height, unit massing and density with the corresponding decrease in setbacks appears to be contrary to the Reuse Plan principles of decreasing density from west to east. While a mix of low (8 units/ac) and medium density (12 units/ac) is currently permitted in the zone the Amendment looks to increase the overall density to 13 units/ac. The increase in building height and connecting of more units in a building further magnifies the building mass. The increase in the size of developable area reduces the open space, especially in close proximity of each unit, and does not provide space for normal outdoor residential activities as grilling, recreation, and outdoor socialization.

2. Parking concerns arise as density increases. The applicant will be required to provide on-site parking in accordance with the Residential Site Improvement Standards. Consideration should be given to providing visitor parking in excess of the RSIS requirements. The concept plan appears to provide 2 parking spaces in the rear yard driveways. The demand is 2.3 spaces per unit thereby there are 55 spaces that are not addressed. Buildings 270 and 271 have a parking demand of 74 spaces which is not addressed in the concept. The promenade walkway will provide an attraction to others who are not residents. Parking for these users must be addressed so as to not reduce the promenade complex size as this appears to be the only open space.

MASER CONSULTING P.A.

3. A regional traffic study needs to be addressed now as the traffic patterns of the proposed uses cannot be compared with the Fort as it functioned in the past. The piecemeal approach by developers of finite tracts does not address the macroscale problem that is looming. Contributions for off tract improvements beyond each developer's tract will be necessary and will require planning for now as the Fort develops, similar to the water and sewer utilities. One can not wait until the last parcel is sold to address this major concern.

Should you have any questions or require any additional information, please do not hesitate to contact me directly.

Very truly yours,

MASER CONSULTING P.A.

William H.R. White, III, P.E., P.P., C.M.E.
Planning Board Engineer and Planner

WHW/nb

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BOROUGH OF OCEANPORT

Michael P. Kelly
Chief of Police
Michael S. Chenoweth
Captain
Michael Fagliarone
Lieutenant

POLICE DEPARTMENT
P.O. BOX 370, OCEANPORT, NEW JERSEY 07757

732.222.6300
Main
732.222.6301 ext 1015
Records
732.222.0945
Fax

To: Jeanne Smith, Oceanport Borough Clerk; Donna Phelps; Oceanport Borough Administrator
Mayor Jay Coffey, Oceanport Borough Council Members

CC: Captain Michael Chenoweth, Oceanport Police Department

From: Chief Michael P. Kelly, Oceanport Police Department

Date: February 18, 2019

Re: Police Department Review of FMERA Draft Proposal Plan Amendment #14

I, Chief Michael P. Kelly, along with my staff have reviewed the FMERA Draft Proposal Plan Amendment #14 which represents changes to the plan impacting a parcel within the boundaries of Oceanport known as the "Lodging Area Parcel". We present the following comments, questions:

1. The plan lists the development of up to 148 market rate townhouse units with each townhouse permitted to have up to eleven (11) townhouse dwellings per building. In regards to Buildings #270 and #271, the plan lists construction of a number of affordable housing units within these two buildings. What will be the total number of units within each of these buildings? A clear understanding of the amount of residential occupancy will be needed to identify how this will impact the operations of the Oceanport Police Department.
Any significant increase in population (employee increase or full-time resident increase) will require a need to increase police staffing. How much of an increase will be determinant upon:

A. An increase in call volume and the types of calls that officers are responding to.

B. The amount of time an officer(s) remains at, or investigates specific incident.

C. Strains on patrol functions due to directive patrols, additional call volumes, scheduling of officers to supplement patrols…etc.

A Plan of this size and scope will surely have an impact on the operations of the Police Department. The impact will be contingent on the amount of residents and the time frame that the units are occupied.

2. A traffic analysis/study would be required. The wording in the amendment under the Relationship to Reuse and Redevelopment Plan elements under the Traffic sub-heading, states, "*the creation of up to 185 residential dwelling units at this location may cause an increase in traffic over what was anticipated in the Reuse plan in this section of the Oceanport Reuse Area*". Based on my observations of the increase of traffic within the Fort since the opening of the County 537 spur, and experience as traffic safety officer, and impacts of growth related to traffic safety, a traffic analysis study would be required due to the increase of vehicle traffic and related pedestrian vehicle conflicts that would arise from the development of the Plan.

If anyone has any questions or clarifications in regards to what is listed here, please let me know.

From: Buzz Baldanza
To: Jeanne Smith
Subject: RE: Time Sensitive - Request for Comments - FMERA Reuse Amendment #14
Date: Saturday, February 9, 2019 10:38:42 AM

In my review, for that site, I do see an impact on the north side of the property from a Cat 1 storm. A Cat 2 storm would overtake the area. Using Sandy impact graphics, this area would have been impacted, covering a third of the area from the north side.

From: Jeanne Smith [mailto:JSmith@oceanportboro.com]
Sent: Thursday, February 07, 2019 1:17 PM
To: 'Kevin J. Hayes Sr. (khayes@longbranch.org)' <khayes@longbranch.org>; Michael Kelly-OPPD <mkelly@oceanportpolice.org>; 'Kendra Lelie (klelie@cchnj.com)' <klelie@cchnj.com>; 'William White (wwhite@maserconsulting.com)' <wwhite@maserconsulting.com>; FA Capt <facapt@oceanportboro.com>; Fire Chief <Firechief@oceanportboro.com>; O EM <OEM@oceanportboro.com>; 'rdbroege@jbslaw.us' <rdbroege@jbslaw.us>
Subject: Time Sensitive - Request for Comments - FMERA Reuse Amendment #14

Hi, everyone.

Thank you for the many responses received for Amendment #13. Attached please find a copy of the proposed **14th Amendment** of the Fort Monmouth Reuse Plan. As some of you may recall from previous plan amendments in the past, each of the host towns are to provide comments to FMERA on the proposed amendment. The Governing Body believes it is important to gather input from all facets of our community as a policy, which is why this is being sent to your attention.

This amendment represents changes to the plan impacting a parcel within the boundaries of Oceanport known as the "Lodging Area Parcel".

Please review and provide your comments back to this office by February 21, 2019. As there is a limited review period, it is imperative that responses are received by this date. Your comments will be reviewed and discussed by the Governing Body with a final response to FMERA based on all comments received.

Please let me know if you'd like a hard copy. Thank you!

Jeanne Smith, RMC, QPA
Borough Clerk
Purchasing Agent
Planning/Zoning Board Secretary
Borough of Oceanport
315 E. Main Street
Oceanport, NJ 07757
Tel: 732.222.8221
Fax: 732.222.0904

2019
PRESIDENT Doris Agaman
VICE PRESIDENT Frank Lippolis
TREASURER Kim Carroll
SECRETARY Gina Egidio
TRUSTEES
Carl Ceralde
John Connor
Frank Lippolis
Ed Ryan

Oceanport Volunteer First Aid Squad
2 Pemberton Avenue
Oceanport, New Jersey 07757
oceanportfas@gmail.com

OFFICERS
CAPTAIN Kathy Kenny
1st LIEUTENANT John Connor
2nd LIEUTENANT Maggie Lippolis
SERGEANT Joe Lombardo

To: Jeanne Smith, Oceanport Borough Clerk; Donna Phelps, Oceanport Borough Administrator; Mayor Jay Coffey, Oceanport Borough Council Members

From: Captain Kathy Kenny, Oceanport First Aid Squad

Date: February 19,2019

Re: Oceanport First Aid Squad Review of FMERA Reuse Amendment #14

Oceanport First Aid has reviewed the FMERA Reuse Amendment #14 and we have the following comments, questions:

- The large number of units cause narrow roadways and alley ways between the units- this is a concern for emergency vehicles. A single lane of 18 feet may be fine for one way but 20 feet for 2 way is not enough.
- As noted on page 17 “the fort to village plan noted that the bulkhead along Parker’s creek could provide the opportunity to get people close to the water’s edge” If there is a water emergency how would emergency services access the area? Boat ramp? Trestle/bridge? height/clearance issue…
- Along Parker Creek area they are discussing building a promenade esplanade- how emergency vehicles access that area?
- They are talking about 3 story townhouses, a hotel, pool, clubhouse, recreational facility, classified as amenities what does that really mean? and how would EMS be able to respond to, access, fund responding to, acquire equipment and vehicles to multilevel facilities as well as the sheer numbers of people in the area.

- What exactly does a historic parade ground mean? Will this mean it will be rented out every weekend for different events? Who will be responsible for safety and emergency response?
- An athletic facility and recreational amenities is mentioned- what does that mean? College size? High school size? Pro ball size?
- What happens in the event of a storm where people have to be evacuated? EVERY waterfront area is being built up impacting the local wildlife, wetlands, and the ability for the area to maintain integrity in case of storm surge. How will this be addressed in terms of rescue and medical emergencies?
- Higher taller commercial residential properties are making it nearly impossible for emergency services to get patients down to an ambulance without further injury to patient or EMS personnel. Multiple injury circumstances could be devastating.
- 185 townhouses are being proposed to be built. How many bedrooms in each town house? What is the maximum number for the townhouses.
- Regardless of the areas currently being considered for development in the event of an emergency on any of the construction sites will emergency services, either fire or first aid, have easy access without delay, to the scene, unlike parts of Fort Monmouth that currently do NOT have easy access.
- What does permanent supportive housing mean?
- What is the estimated taxable space and what amount of the taxable income will be directly earmarked for the emergency services, specifically the first aid squad?
- What is the anticipated resident increase?
- Will there be elevators to the residential units above the market units? AND will they be emergency compliant to fit emergency equipment and personnel?
- How many floors will the hotel have?
- As Fort Monmouth is developed it is going to have a cost factor on both the town and emergency services. This has to be considered when asking us to do more with less.

Sincerely,

Kathy Kenny
Captain

KK:ge

Jeanne Smith

From: Kevin Hayes <khayes@longbranch.org>
Sent: Thursday, February 7, 2019 1:31 PM
To: Jeanne Smith
Subject: Re: Time Sensitive - Request for Comments - FMERA Reuse Amendment #14

As requested, I have reviewed the proposed 14th amendment of the Fort Monmouth Reuse Plan. From my perspective as Borough Fire Marshal, I have no issues with permitting the increase of residential development as outlined in the proposal.

Kevin J. Hayes, Sr.
Director-Department of Building & Development
Fire Marshal
City of Long Branch
732-571-5664

From: Jeanne Smith
Sent: Thursday, February 7, 2019 1:17 PM
To: Kevin Hayes; Michael Kelly-OPPD; 'Kendra Lelie (klelie@cchnj.com)'; 'William White (wwhite@maserconsulting.com)'; FA Capt; Fire Chief; O EM; 'rdbroege@jbslaw.us'
Subject: Time Sensitive - Request for Comments - FMERA Reuse Amendment #14

Hi, everyone.
Thank you for the many responses received for Amendment #13. Attached please find a copy of the proposed **14th Amendment** of the Fort Monmouth Reuse Plan. As some of you may recall from previous plan amendments in the past, each of the host towns are to provide comments to FMERA on the proposed amendment. The Governing Body believes it is important to gather input from all facets of our community as a policy, which is why this is being sent to your attention.
This amendment represents changes to the plan impacting a parcel within the boundaries of Oceanport known as the "Lodging Area Parcel".
Please review and provide your comments back to this office by February 21, 2019. As there is a limited review period, it is imperative that responses are received by this date. Your comments will be reviewed and discussed by the Governing Body with a final response to FMERA based on all comments received. Please let me know if you'd like a hard copy. Thank you!

Jeanne Smith, RMC, QPA
Borough Clerk
Purchasing Agent
Planning/Zoning Board Secretary
Borough of Oceanport
315 E. Main Street
Oceanport, NJ 07757
Tel: 732.222.8221
Fax: 732.222.0904

BOROUGH OF OCEANPORT

DEPARTMENT OF FIRE **2019** CHIEF PAUL VANBRUNT

OCEANPORT HOOK & LADDER CO. PORT-AU-PECK CHEMICAL HOSE CO. OCEANPORT FIRE POLICE 315
EAST MAIN ST. OCEANPORT NEW JERSEY 07757

1ST ASST. MICHAEL LIPPOLIS 2ND ASST. RICHARD GALLO III

Proposed 14th Amendment Feedback

1. Will there be sufficient hydrant access, and more-importantly, capacity, to adequately supply worst-case incidents? What are the proposed types of connections for hydrants and FDIC connections at buildings?
2. Will any of these townhomes out of the proposed 185 units be ADA compliant? Ramps? Fire Alarms? Sprinklers?
3. Will access to buildings be large enough to accommodate and fit multiple pieces of apparatus adequately? Narrow streets with residential parking on both sides are already poised to be a challenge when incidents (will) occur at Liberty Walk/East Gate. Will there be parking lots?
4. Accessibility issues regarding elevator use (size of elevators), as well as the First Aid Squad being able to fit stretchers and equipment. How will police, EMS, fire access buildings? Will there be key card access or strictly physical keys for all buildings via a Knox-Box?
5. What type of construction will the proposed buildings be? (Fire Resistive, Non-Combustible, Ordinary, Heavy Timber, Wood Frame, or a combination) In addition, will modular construction be utilized? Fire stops?
6. Will these buildings have fire sprinkler/suppression systems, and to what extent? Fire pumps? Separate pump house?
7. Will the proposed promenade provide emergency access to the waterfront? Ramps? Access gates? Drafting out of the river capabilities when hydrant water is not sufficient?
8. Will this hotel/spa house any chemicals on site? Pool chlorine?
9. Will these new townhomes be able to withstand storm surges, flooding, and built on the proper elevation being so close to the waterfront?

These are some of the obvious questions that come to mind. The emergency services should be included in the conversation during all phases of the on-going construction process.

Sincerely,

Oceanport Fire Department Chiefs

RESOLUTION OF THE BOROUGH OF OCEANPORT
AWARDING CONTRACT FOR PROFESSIONAL ENGINEERING SERVICES
TO MASER CONSULTING FOR

Resolution

WHEREAS, the Borough of Oceanport is a duly organized Municipal Corporation (hereinafter referred to as "Borough") having principal offices at 315 E. Main Street, Oceanport, New Jersey 07757; and

WHEREAS, there is a need for the Borough to obtain professional engineering services for the preparation of an asbestos survey, preparation of plans and bid specifications and construction administration services associated with the asbestos abatement of Buildings 901, 918, 977, and 983 and demolition of structures 918 and 983 within Fort Monmouth.; and

WHEREAS, the services to be provided are deemed to be "professional services" pursuant to the Local Public Contracts Law (N.J.S.A. 40:A 11-1, et seq.) and

WHEREAS, the Local Public Contracts Law authorizes the awarding of a Contract for "professional services" without public advertising for bids, provided that the Resolution authorizing the Contract and the Contract itself, are available for public inspection in the Office of the Borough Clerk and that notice of the awarding of the Contract is published in a newspaper of general circulation in the Municipality; and

WHEREAS, Maser Consulting has submitted a proposal dated February 20, 2019 to provide professional engineering services for the preparation of an asbestos survey, preparation of plans and bid specifications and construction administration services associated with the asbestos abatement of Buildings 901, 918, 977, and 983 and demolition of structures 918 and 983 within Fort Monmouth totaling $81,575.00 and having considered the matter, the Borough now wishes to authorize the Borough's Engineer, Maser Consulting to perform these services.

NOW, THEREFORE, BE IT RESOLVED by the Borough Council of the Borough of Oceanport as follows:

1. That the Borough of Oceanport has awarded a Professional Service Contract to Maser Consulting as Borough Engineer for 2019 and the work to be performed will be consistent with their existing contract and a proposal for engineering services dated February 20, 2019 for professional engineering services for the preparation of an asbestos survey, preparation of plans and bid specifications and construction administration services associated with the asbestos abatement of Buildings 901, 918, 977, and 983 and demolition of structures 918 and 983 within Fort Monmouth.
2. That the compensation associated with the proposal shall not exceed $81,575.00.
3. That the within Resolution shall be subject to the Borough CFO confirming that funds are available for the stated purpose.
4. That the Borough Clerk shall publish a notice of the award in the LINK News and the resolution and contract shall remain on file in the Borough Clerk's office.

CERTIFICATION OF FUNDS

As required by N.J.A.C. 5:34-5.1 et. seq., and any other applicable requirement, I, Catherine D. LaPorta, Chief Financial Officer of the Borough of Oceanport certify that funds are available in the Account #04-215-55-474-007, not to exceed $81,575.00 for the above referenced professional services contract.

Catherine D. LaPorta, CFO

MASER CONSULTING P.A.

Engineers
Planners
Surveyors
Landscape Architects
Environmental Scientists

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www.maserconsulting.com

February 20, 2019

VIA U.S MAIL

Mayor and Council Members
Borough of Oceanport
315 E. Main Street
Oceanport, NJ 07757

Re: Proposal for Professional Services
Asbestos Abatement and Demolition of Borough Buildings
Borough of Oceanport, Monmouth County, New Jersey
MC Project No. OPB-001

Dear Mayor and Council Members:

Maser Consulting P.A. is pleased to submit the following proposal for an asbestos survey, preparation of plans and bid specifications and construction administration services associated with the asbestos abatement of Buildings 901, 918, 977, and 983 and demolition of structures 918 and 983 within Fort Monmouth.

Our proposal is divided into four sections as follows:

Section I – Scope of Services
Section II – Business Terms and Conditions
Section III – Technical Staff Hourly Rate Schedule and Reimbursable Expenses
Section IV – Client Contract Authorization

The following Scope of Services has been separated into tasks so that it may be more easily reviewed. The order in which the tasks are presented generally follows the sequence in which the project will be accomplished; however, depending on the project, the various authorized services contained in this proposal may be performed in a sequence as deemed appropriate by Maser Consulting to meet project schedules.

SCOPE OF SERVICES

Based on our conversations and information noted above, we propose to complete the following:

PHASE 1.0 ASBESTOS SURVEY

Maser Consulting will conduct an asbestos survey of Building 983, the former canine kennel, located at Fort Monmouth. The survey will include all exposed and readily accessible interior and exterior areas of the building to identify suspect asbestos-containing materials (ACMs), collect and analyze representative samples of the suspect ACMs, estimate the quantities of ACMs, and

prepare a summary report of the findings. This proposal is based on observations made during recent site reconnaissance and a review of the *Floor Plan* prepared by the Office of Facilities Engineering, Fort Monmouth dated May 9, 1975.

1.1 Prepare Health and Safety Plan & Project Coordination

Prior to conducting the survey, Maser Consulting will prepare a site-specific Health and Safety Plan (HASP) complying with OSHA requirements. The task also will include start-up project management, subcontractor laboratory coordination and coordinating site access with Borough and – as needed – owner personnel.

1.2 Conduct ACM Sampling and Analysis

Maser Consulting will conduct the ACM survey in general conformance with guidelines established by AHERA and ASHARA, and, where needed, with OSHA. Following an initial interior-building site walk on the day of the survey aimed at identifying the suspect ACMs, a sampling strategy will be devised and implemented in the field. Suspect ACMs will be sampled in the manner and number required to satisfy applicable regulatory requirements with the understanding that the building will be demolished and not reoccupied. The survey will be conducted by a two-person team, including an AHERA-accredited building inspector, in a single day.

Based on the available information and site reconnaissance, suspect ACMs include – but may not be limited to - the following materials:

- Roofing materials, including asphaltic shingles and sealants
- Foundation water-proof membrane
- Window and door caulks
- Sheetrock (gypsum board)
- Suspended ceiling tiles
- Acoustical ceiling tiles (adhered) – possibly above suspended ceilings
- Floor tiles and mastics
- Cove-base molding mastics.

ACM samples of friable materials will be analyzed via polarized light microscopy (PLM) on a standard five (5)-day turnaround. Follow-up analysis of certain friable materials that are negative via PLM will be requested on a "positive stop basis" via transmission electron microscopy (TEM), as deemed necessary by the inspector. (The intent is to limit any follow-up TEM analyses for friable materials to a sufficient number of samples required to prove that a material is not an ACM.)

Non-friable materials will be analyzed via TEM with gravimetric separation only, unless such analyses are inconclusive or a high percentage of "unidentified" fibrous materials that may be identified via PLM are present. Multiple-layered materials will be separated either in the field (when possible) or in the laboratory and analyzed separately.

A duly-qualified, independent laboratory will be retained to conduct the asbestos analyses via PLM and TEM. The laboratory will perform the analyses in accordance with applicable EPA, NIOSH and/or ASTM Methods (e.g., EPA 600/R-93/116 for PLM analysis, EPA 100.1 for TEM analysis, etc.).

Our cost proposal provides for conducting up to 20 PLM and 20 TEM analyses. The number of samples will depend on the types and distribution of suspected ACMs. The collection and analysis of additional ACM samples (out-of-scope) will be charged to the Client at the herein quoted rates.

Additional Samples & Analyses, if required (beyond the 20 PLM & 20 TEM):

PLM Analysis	**$ 16 each**
TEM Analysis	**$ 90 each**

1.3 Asbestos Survey Report

A letter report will be prepared summarizing the results of the survey. The report will describe the investigation methodologies and present analytical results on data summary tables by building and will estimate the amounts of any ACMs that are identified. Sample locations will be shown on sketches.

Phase 1.0 – Lump Sum Fee **$8,000.00**

PHASE 2.0 CONTRACT DOCUMENTS AND BID SUPPORT

Our office will complete field investigations necessary to document visible site features and prepare basemaps utilizing existing aerials. The plans will include notes and details on the removal of the visible utilities and site features. The final site will include topsoil and seed restoration. As this project will include the disturbance more than 5,000 SF, Maser Consulting will also apply to the Freehold Soil Conservation District for certification, as required.

The ACM quantities for buildings 901, 918, and 977 were provided by the Borough and are from a report by Mott Macdonald whose quantity summaries and location maps will be utilized. A reconnaissance of these buildings will be performed to verify quantities only should suspected ACM materials be found that was not previously tested a separate proposal with be prepared for the additional work. The ACM quantities for Building 983 are quantified in Phase 1.0. The demolition plans will include General Abatement Plans as well as Abatement Plans for Friable Materials.

The Construction Plans will be supplemented with specifications, which will be prepared in accordance with the public bidding format. Once the plans and specifications are complete, Maser will coordinate with the Borough and provide assistance throughout the bidding process. This will include the advertisement of the bid, response to all bidder questions and the review of the bids and preparation of a recommendation of award to the Borough.

Phase 2.0 Lump Sum Fee **$17,900.00**

PHASE 3.0 ABATEMENT MONITORING

3.1 Abatement Monitoring – Friable ACM Removal from Building 977

Maser Consulting will provide an Asbestos Safety Technician (AST) to observe the asbestos abatement contractor and to collect the required number of daily air samples and clearance samples. Daily monitoring samples will be analyzed for asbestos via phase contrast microscopy (PCM) and final clearance testing will be conducted via transmission electron microscopy. The cost provided below presumes five (5) days will be required for the abatement of the reported friable material from the basement boiler room. Eight (8) PCM samples will be collected and analyzed per day, and five (5) TEM clearance samples collected at the end of the fifth day will be analyzed.

The provided work scope and cost proposal presumes the contractor completes the work in five (5) days and the clearance samples meet the requirements for re-occupation. If additional days are required to complete the abatement, including reaching clearance levels in and out of the work area, additional days will be required and will be charged to Oceanport accordingly.

The contractor-provided abatement documentation will be reviewed for regulatory compliance and will be incorporated into a final report.

3.2 Abatement Monitoring – Non-Friable ACM Removal

Our office will provide an industrial hygiene technician (such as an individual accredited by USEPA or a state entity) to observe the asbestos abatement contractor and to collect the daily air samples and clearance samples in Buildings 901 and 977, and final clearance samples only in Buildings 918 and 983, which will be demolished. Daily monitoring samples and clearance samples will be analyzed for asbestos via phase contrast microscopy (PCM). The cost provided below presumes fifteen (15) days at Building 901, ten (10) days at Building 977, and one (1) day at Building 983. We understand that abatement of the roofing materials at Building 901 will be delayed until the building renovations are scheduled and ready to be implemented. The time required for returning to the project site later to observe and monitor the exterior work area is anticipated in the cost proposal. Two additional days are anticipated for exterior monitoring.

If additional days are required to complete the abatement, including reaching clearance levels in and out of the work area, additional days will be required and will be charged to Oceanport accordingly.

The contractor-provided abatement documentation will be reviewed for regulatory compliance and will be incorporated into a final report issued by Maser Consulting

Phase 3.0 Lump Sum Fee **$43,675.00**

PHASE 4.0 DEMOLITION OBSERVATION AND ADMINISTRATION

Maser Consulting will perform construction administration and construction observation services during the period of the demolition contract. The ACM Mitigation Monitoring is included in Phase 3 above. It is anticipated that the contract will have a time period of two (2) months. Part-time construction observation services will be provided throughout construction activities and final inspections. Maser Consulting will check on the Contractor's compliance with the Contract Documents and provide monthly status reports and recommendations regarding payment applications. The following scope is included in this phase:

4.1 Attend and chair the pre-construction meeting and prepare and distribute the minutes of that meeting.

4.2 We will assist the contractor with utility companies, as required, regarding the shutoff of the existing utilities.

4.3 Perform part-time construction observation services as required during construction of the proposed improvements. Maser Consulting shall provide observation of construction for conformance with the Contract Documents and report any deviations to the Borough and the Contractor.

4.4 Review and recommend for approval to the Borough, Contractor's quantities, measurements, and requests for payment on a monthly basis.

4.5 Maintain pertinent job records including Contract Drawings, Addenda, Change Orders, Payment Estimates, and Daily Inspection Reports.

4.6 Maintain copies of all files related to this project including, but not limited to, all correspondence, permits, Requests for Information, shop drawings/reviews, design modifications, payment estimates, change orders, cost estimates, inspection reports, record plans and specifications, etc.

4.7 Negotiate and prepare change orders approved by the Borough as required. Independent cost estimates will be prepared during review of the change orders to advise the Borough on the validity of the change orders.

4.8 Prepare a punch list of remaining work near completion of the project.

4.9 Prepare final estimate and closeout project as per the Contract Specifications.

Phase 4.0 Hourly/Estimated Fee **$12,000.00**

SCHEDULE OF FEES

For your convenience, we have broken down the total estimated cost of the project into the categories identified within the scope of services.

PHASE 1.0	ASBESTOS SURVEY	$ 8,000.00
PHASE 2.0	CONTRACT DOCUMENTS AND BID SUPPORT	$17,900.00
PHASE 3.0	ABATEMENT MONITORING	
3.1	Abatement Monitoring – Friable ACM Removal (Building 977)	
	Project Management - Lump Sum	$ 1,300.00
	AST – 5 shifts @ $800.00/shift	$ 4,000.00
	PCM sample collection/analysis (40 @ $25/sample)	$ 1,000.00
	TEM Clearance collection/analysis (5 @ $135/sample)	$ 675.00
	Report - Lump Sum	$ 700.00
	Subtotal	$ 7,675.00
3.2	Abatement Monitoring – Non-Friable ACM Removal	
	Project Management - Lump Sum	$ 4,200.00
	Building 901	
	Technician –15 shifts @ $800.00/shift	$12,000.00
	PCM sample collection/analysis (125 @ $25/sample)	$ 3,125.00
	Technician - 2 Shifts (exterior) @ $800/shift	$ 1,600.00
	PCM sample collection/analysis (exterior) (10 @ $25/sample)	$ 250.00
	Building 918	
	Technician –1 shift @ $800.00/shift	$ 800.00
	PCM sample collection/analysis (7 @ $25/sample)	$ 175.00
	Building 977	
	Technician –10 shifts @ $800.00/shift	$ 8,000.00
	PCM sample collection/analysis (95 @ $25/sample)	$ 2,375.00
	Building 983	
	Technician –1 shifts @ $800.00/shift	$ 800.00
	PCM sample collection/analysis (7 @ $25/sample)	$ 175.00
	Report - Lump Sum	$ 2,500.00
	Subtotal	$36,000.00
PHASE 4.0	DEMOLITION OBSERVATION & ADMINISTRATION HOURLY/ESTIMATE	$ 12,000.00
	TOTAL FEE	**$ 81,575.00**

This Contract and Fee Schedule are based upon the acceptance of Maser Consulting's Business Terms and Conditions contained in Section II of this Contract. Delivery, mileage, printing and reproduction, overnight mail service and postage costs are not included in the lump sum fees and will be added to each monthly invoice.

EXCLUSIONS AND UNDERSTANDINGS

Services relating to the following items are not anticipated for the project or cannot be quantified at this time. Therefore, any service associated with the following items is specifically excluded from the scope of professional services within this agreement:

1. This proposal does not include exploratory or testing services, interpretations, or conclusions related to determination of potential chemical, toxic, radioactive or other type of contaminants on site.

2. Printing and reproduction costs in excess of that contained in the Contract. Such additional costs are not anticipated since contractors will be purchasing sets of the plans and technical specifications directly from this office.

3. **Permit and application fees such as Soil Conservation Service (Soil Erosion) and NJDCA (asbestos abatement) are to be paid directly by the Borough**.

If an item not listed herein, or otherwise not specifically mentioned within this agreement, is deemed necessary, Maser Consulting may prepare an addendum to this agreement for your review, outlining the scope of additional services and associated professional fees with regard to the extra services.

SECTION II – BUSINESS TERMS & CONDITIONS

The Business Terms and Conditions are in accordance with the original contract agreement.

SECTION III - 2019 TECHNICAL STAFF HOURLY RATE SCHEDULE AND REIMBURSABLE EXPENSES

The Rate Schedule is on file with the Borough.

BOROUGH OBLIGATIONS

1. The Borough shall provide Maser Consulting with access to files and allow relevant documents to be utilized.

2. The Borough shall provide application fees for any permits that may be required for the completion of the work.

MASER
CONSULTING P.A.

SECTION IV – CLIENT CONTRACT AUTHORIZATION

I hereby declare that I am duly authorized to sign binding contractual documents. I also declare that I have read, understand, and accept this contract.

Signature _____ Date _____

Printed Name _____ Title _____

If you find this proposal acceptable, **please sign where indicated above in Section IV, and return one signed copy to this office**. This proposal is valid until April 19, 2019.

Maser Consulting shall comply with requirements of the State of New Jersey Affirmative Action Program. We very much appreciate the opportunity of submitting this proposal and look forward to performing these services for you.

Very truly yours,

MASER CONSULTING P.A.

William H. White, III, P.E., P.P., C.M.E.
Oceanport Borough Engineer

WHW/nb
cc: Jeanne Smith, RMC, Borough Clerk

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RESOLUTION OF THE BOROUGH OF OCEANPORT
AUTHORIZING REDEMPTION OF TAX SALE CERTIFICATE #18-00012 FOR
BLOCK 115, LOT 35 KNOWN AS 40 TRINITY PLACE

Resolution

WHEREAS, at the Borough Tax Sale held on August 23, 2018, a lien was sold on Block 115 Lot 35 otherwise known as 40 Trinity Pl; and

WHEREAS, this lien, known as Tax Sale Certificate 18-00012 was sold to Trystone Capital Assets LLC at an interest rate of 0% and;

WHEREAS, the owner's representative has redeemed certificate 18-00012 in the amount of $277.88.

NOW, THEREFORE, BE IT RESOLVED that the CFO be authorized to issue a check in the amount of $277.88 payable to Trystone Capital Assets LLC, PO Box 1030, Brick NJ 08723 for the redemption of Tax Sale Certificate 18-00012.

BE IT FURTHER RESOLVED, that the CFO be authorized to issue a check in the amount of $700 (Premium) to the aforementioned lienholder.

RESOLUTION OF THE BOROUGH OF OCEANPORT AUTHORIZING THE MONMOUTH COUNTY MOSQUITO COMMISSION TO CONDUCT AERIAL MOSQUITO CONTROL OPERATIONS WITHIN THE BOROUGH OF OCEANPORT

Resolution

WHEREAS, the Monmouth County Board of Chosen Freeholders, pursuant to N.J.S.A. 26:9-27 et. seq. has elected through its Mosquito Control Division to perform all acts necessary for the elimination of mosquito breeding areas and/or to exterminate mosquitoes within the county of Monmouth; and

WHEREAS, the County has instituted an Integrated Pest Management Program consisting of surveillance, water management, biological control, and chemical control to exterminate the mosquito population within the county of Monmouth; and

WHEREAS, prior to conducting aerial dispensing operations over a designated "congested area", the County is required, pursuant to Federal Aviation Administration Regulations (FAR Part 137.51), to secure prior written approval from the governing body of the political subdivision over which the aircraft is to be operated; and

WHEREAS, the Borough of Oceanport is designated as a "congested area" by the Federal Aviation Administration and the County has requested that this governing body consent to its proposed serial dispensing operations.

NOW, THEREFORE, BE IT RESOLVED as follows:

1. The Governing Body hereby authorizes the County of Monmouth Mosquito Control Division or its agent to apply pesticides by aircraft for mosquito control in certain areas of the municipality designated by the County as being either larval mosquito habitat or areas harboring high populations of mosquito constituting either a nuisance, a health hazard, or both with the understanding that:

    a. The County shall utilize pesticides, application equipment and aircraft that are approved by the applicable Federal (USEPA) and State (NJDEP) agencies; and

    b. Such operations will be performed in compliance with applicable Federal and State regulations, and

    c. The County will notify the police department of each municipality over which aerial pesticide operations are planned prior to commencement of such operation.

COUNTY OF MONMOUTH
Mosquito Control Division

1901 Wayside Road, Tinton Falls, NJ 07724

Board of Chosen Freeholders
Director
Thomas A. Arnone
Deputy Director
Patrick Impreveduto
Lillian G. Burry
Gerry P. Scharfenberger, Ph.D.
Susan M. Kiley, *liaison*

RECEIVED
JAN 14 2019
Borough of Oceanport

County Administrator
Teri O'Connor

Superintendent
Victoria C. Thompson
victoria.thompson@co.monmouth.nj.us

732-542-3630
fax 732-542-3267

January 14, 2019

Dear Municipal Clerk:

The Monmouth County Mosquito Control Division runs a countywide mosquito control program to protect residents from mosquito-borne diseases and maintain a comfort level suitable to enjoy outdoor activities. An important component of this program is the application of mosquito pesticides using the County helicopter in select areas of the county that produce or harbor high numbers of mosquitoes.

For your information, the Mosquito Control Division anticipates resuming the aerial surveillance and treatment program on or about April 1, 2019 and possibly continuing as late as November 30, 2019. Normally, the treatment areas are restricted to large tracts of standing water in undeveloped parts of the county where mosquito larvae thrive. Each time the Division undertakes aerial larval control applications in your municipality, your local police department will be notified beforehand.

The Division would consider aerial mosquito control in developed areas if the public health risk from West Nile virus, Zika virus or other mosquito-borne disease warranted such action. Normally, adult mosquito control is done with truck-mounted spray equipment. If the helicopter were to be used, the municipal administrator, police and health officer would be contacted as well as the public notified in accordance with pesticide regulations, NJAC 7:30. The County would also adhere to all additional FAA and NJDOT regulations.

Prior to conducting aerial applications over an area designated "congested" by the Federal Aviation Administration, the Mosquito Control Division is required, pursuant to FAR Part 137.51, to secure written approval from the governing body of the political subdivision over which the aircraft is to be operated. To assist this process, I have enclosed a brief sample resolution for consideration by the governing body.

Please execute and return an adopted resolution as soon as possible, preferably before April 1, 2019. If you have any questions or concerns about the resolution or our program, please call me at 732-542-3630 or e-mail victoria.thompson@co.monmouth.nj.us. I would be glad to answer questions regarding our program or the products we use. The cooperation of the governing body is greatly appreciated.

Sincerely,

Victoria C. Thompson

Victoria Thompson
Superintendent

Enclosure

RESOLUTION OF THE BOROUGH OF OCEANPORT
APPROVING CERTIFIED LISTS FOR THE LENGTH OF SERVICE AWARD PROGRAM (LOSAP) FOR CY 2018

Resolution

WHEREAS, Ordinance #780 created a Length of Service Award Program (LOSAP) to reward the members of the Oceanport Volunteer Fire Department, the Oceanport Fire Police and the Oceanport Volunteer First Aid Squad for their loyal, diligent and devoted service to the residents of the Borough of Oceanport; and

WHEREAS, the program shall provide for funding of a fixed contribution annually by the Borough to a deferred income account for each volunteer member that meets the criteria set forth in Ordinance #780; and

WHEREAS, pursuant to N.J.SA. 40A:14-191, the Local Plan Administrator is in receipt of the certified LOSAP lists for 2018 from:

Oceanport Hook and Ladder Fire Company
Port Au Peck Chemical Hose Company
Oceanport First Aid Squad

WHEREAS, the Governing Body has reviewed the certified lists for accuracy as per N.J.A.C. 5:30-14.10 and approves the lists presented; and

WHEREAS, after Borough Council approval, the certified list will be posted for a period of 30 days for membership review at the office of the Borough Clerk and the squad facility; and

WHEREAS, following the 30-day period for filing an appeal, and subject to holding the payment of any members being appealed, payment shall be made by the Borough of Oceanport to the approved contractor for deposit in the LOSAP account in the deferred income program.

NOW THEREFORE BE IT RESOLVED, be it resolved by the Mayor and Council of the Borough of Oceanport that said certified list(s) are hereby approved and will be posted for thirty days in the Borough Hall and the respective house.

Oceanport First Aid Squad
2 Pemberton Avenue
Oceanport, New Jersey 07757
oceanportfas@gmail.com

Oceanport First Aid members with 50 points or more who qualify for 2018

Agaman, Doris
Bernaducci, Kelsey
Carroll, Kim M.
Carroll, Kenneth T.
Ceralde, Carl
Connor, Carole
Connor, John
Egidio, Gina
Fillipone, Frederick, J.
Kenny, Katherine D.
Lippolis, Fank S.
Lippolis, Mmargaret A.
Lippolis, Michael J.
Lombardo, Joseph N.
Ryan, Edward
Sbrigato, Debra

Tank you for your time and attention to this matter.

Joseph N. Lombardo
LOSAP Rep
2/7/19

JNL:ge

	LAST	FIRST		XX-XX-1108	XX-XX-9419	XXX-XX-8742	XXX-XX-5033	XXX-XX-0469	XXX-XX-6379	XXX-XX-8590	XXX-XX-6476	XXX-XX-7433	XXX-XX-1775	XXX-XX-6376	XXX-XX-9452	XXX-XX-0396	XXX-XX-6846	XXX-XX-6638	XXX-XX-6898	XXX-XX-5390	XXX-XX-7976	XXX-XX-5901	XXX-XX-8146	XXX-XX-7642	XXX-XX-8489	XXX-XX-9651
	ARLT	RICHARD																								
	BERNARDUCCI	KELSEY			16																					
	BROWN	MATTHEW	R			10																				
	CARROLL	KIM	M				10																			
	CARROLL	KENNETH	T					10																		
	CARROLL	SHANE							16																	
	CERALDE	CARL	M							16																
	CONNOR	JOHN	H								16															
	EGIDIO	GINA										16														
	ENG	RICHARD	F										16													
	FILIPPONE	FREDERICK	J											16												
	GALLO	JOHN	F												16											
	GALLO	PHILLIP														16										
	KENNY	KATHERINE	D														16									
	LAPORTA	VICTORIA	L															16								
	FRANCIS	LIPPOLIS	J																5							
	FRANK	LIPPOLIS	S																	16						
	MARGARET	LIPPOLIS	A																		16					
	MICHAEL	LIPPOLIS	J																		16					
	LOMBARDO	JOSEPH	N																		16					
	RANIERI - GALLO	LUCIA																					16			
	SEYMOUR JR	LAWRENCE	E																					5		
	SHERMAN	JOSEPH	W																					5		
TRAINING MAX 25 PTS																										
EMT 16 PTS . / YR.					16																					
FIRST RESP. 10 PTS. / YR.						10	10	10																		
DRIVER 5 PTS. YR.				5															5						5	5
COURSE INSTRUCTOR 5 PTS. /YR.											5															
CEU'S FOR YEAR TOTAL					14		2	8		34	40	36	18	26	2		56		4	51	48	29	44			
DRILLS / STANDBY'S MAX 24 PTS. / YR.																										
DRILL / STANDBY 1 PT. EACH							6	4		6	6	10					11			7	8		7			
MEETINGS MAX 15 PTS. / YR.																										
MONTHLY / SPECIAL PT. PER			12		6	2	11	6		9	14	13	2	12	4		13		2	14	14	1	14			
ELECTED / APPOINTED MAX 15 PTS.																										
PRESIDENT 12 PTS.																										
BUSINESS / TRUSTEES 6 PTS.							6			6	6	6							6	6			6			
CAPTIAN 15 PTS.																	15									
LINE OFFICERS 6 PTS.					5						6										6					
EX. CAPTIAN 6 PTS.										6	6		6	6							6		6			
ENGINEERS 1/2 PT. PER MONTH													6	6					6	6		6	6			
DELEGATES MAX 25 PTS. / YR.																										
APPOINTMENT 5 PTS.											5									5	5		5			
DELEGATES MEETINGS 1 PT. PER					1						9	4		1						8	7		8			
CONVENTION ATTENDANCE 5 PTS.											5	5					5									
EMERGENCY CALLS MAX 40 PTS.																										
ALL CALLS 1/4 PT. PER			6 50	0.75	18	1.50	21.75	15.50	3	10.50	40.00	19.25	0.75	2.50	3.50		40.00		2.50	26.50	40.00	6.75	40.00			
DUTY CREWS MAX 20 PTS.																										
ASSIGNED DUTY CREW 10 PTS. EA.					10		10	10		10	10	10					10		10	10	10	10	10			
MUTUAL AID CALLS MAX 10 PTS.																										
ALL CALLS 1/4 PT. PER					2.50	0.25	1.50	0.50		1.00	4.25	1.50					8.75		5.75		7.75		10			
MISCELLANEOUS MAX 10 PTS.																										
FUNDRAISING 1 PT. PER 2 HOUR					10		10	10		10	10	10		10			10		10	10	10		10			
SPECIAL ACTIVITIES 1 PT. PER FUNCTION						10	10	10		10	10	10		10			10		10	10	10		10			
SERVICE IN GOOD STANDING MAX 20 PTS.																										
AS DEFINED IN BY LAWS 2 PTS. PER YR.					6		10	10	2	20	20	6		20			20		10	20	20		10			
TOTAL POINTS MAX OF 50 POINTS				5.7	50+	18.7	50+	50+	21	50+	50+	42.75		50+	25.50		50+		16	50+	50+		50+		16	5
			23.50																							

Joseph A. Lombardo
2-7-19

2018 POINTS

				E.M.T.	F/R	DRIV	INST	CEU'S	D/S	MEET	PRES	BUS.TR	CAPT.	LIN,OF	EX. CA.	ENG.	AP. DEL	MEET	CONV.	CALLS	DUT.CR.	MU, AD.	FUN.	SP.ACT	GO. ST	TOTAL	
XXX-XX-4441	AGAMAN	DORIS		16				5 30		13	12					6		5	4	5 7.50		0.50		5	5	50+	EMT
XXX-XX-1108	ARLT	RICHARD				5														0.75						5.75	DR.
XXX-XX-XXXX	BELLACK	MICHAEL		16						5										4.00		0.25		5		30.25	P.EI
XXX-XX-XXXX	BENNETT	CAITLIN		16																3.00		0.50			6	25.50	P.EMT
XXX-XX-9419	BERNARDUCCI	KELSEY		16				14		6				5				5		18.00	10	2.50		5	2	50+	EMT
XXX-XX-6090	BRADY	COLLEEN		16				11												1.50		0.50				29.00	EMT
XXX-XX-8742	BROWN	MATTHEW	R		10					2										1.50		0.25		5		18.75	F.R.
XXX-XX-5033	CARROLL	KIM	M		10			2	6	11		6								21.75	10	1.50	5	5	10	50+	F.R.
XXX-XX-0469	CARROLL	KENNETH	T		10			8	4	8							6			15.50	10	0.50	5	5	10	50+	F.R.
XXX-XX-6379	CARROLL	SHANE		16																3.00		0.25			2	21.25	P.EMT
XXX-XX-8590	CERALDE	CARL	M	16				34	6	9		6				6				10.50	10	1.00	5	5	20	50+	EMT
XXX-XX-6273	CIANI	JANE		16												6				1.00		0.25				23.25	EMT
XXX-XX-1038	CONNOR	CAROLE		16			5	17		12		6				6			5	4.00		1.00	5	5		50+	EX.
XXX-XX-6476	CONNOR	JOHN	H	16			5	40	6	14		6		5		6		5	9	5 40.00	10	4.25	5	5	20	50+	EMT
XXX-XX-XXXX	CONNOR	JOHN	T		10			2		3										5 4.75		1.50				26.25	P.EMT
XXX-XX-XXXX	COOPER	MICHAEL				5		8																		13.00	P. DR.
XXX-XX-XXXX	COOPER	PATTY				5		8																		13.00	P. DR.
XXX-XX-XXXX	CORDASCO	RICHARD		16						3										2.50		1.00	5	5		32.50	P.EMT
XXX-XX-7433	EGIDIO	GINA		16				35	10	13		6						5	5	19.25	10	1.50	5	5	4	50+	EMT
XXX-XX-1775	ENG	RICHARD	F	16				18		6						6				0.75						45.75	EMT
XXX-XX-6376	FILIPPONE	FREDERICK	J	16				26		12						6	6			2.50			5	5	20	50+	EMT
XXX-XX-XXXX	GALLAGHER	JOHN																									P.
XXX-XX-9452	GALLO	JOHN	F	16				2		4										3.50	10					35.50	EMT
XXX-XX-7642	GALLO	LUCIA		16																						16.00	EMT
XXX-XX-0396	GALLO	PHILIP		16				1																		17.00	EMT
XXX-XX-XXXX	JULIANO	JENNA		16				18		1														5		42.00	EMT
XXX-XX-6846	KENNY	KATHERINE	D	16				55	11	13			15						6	5 40.00	10	8.75	5	5	20	50+	EMT
XXX-XX-6638	LAPORTA	VICTORIA	L	16																						16.00	EMT
XXX-XX-XXXX	LAURINO	JENNA																									P.
XXX-XX-6898	LIPPOLIS	FRANCIS	J			5		4		2							6		2	2.50	10					31.50	DR.
XXX-XX-5390	LIPPOLIS	FRANK	S	16				51	7	14		6						5	9	26.50	10	5.75	5	5	10	50+	EMT
XXX-XX-7976	LIPPOLIS	MARGARET	A	16				48	8	14		6		5	6			5	8	40.00	10	7.75	5	5	14	50+	EMT
XXX-XX-5901	LIPPOLIS	MICHAEL	J	16				29		1							6			6.25	10					50+	EMT
XXX-XX-8146	LOMBARDO	JOSEPH	N	16				44	7	14		6				6	6		8	40.00	1	10.00	5	5	20	50+	EMT
XXX-XX-6083	LOMBARDO	PAULA	A					2		12								5		2.75		0.25	5	5		32.00	EX.
XXX-XX-XXXX	MAIDA	KATHY						2		6										0.75			5	5		18.75	EX.
XXX-XX-3580	MCSORLEY	CHRISSEY		16				7		5										1.75		0.25	5	5		40.00	EMT
XXX-XX-0911	PETRILLO	CHRISTOPHER		16				2								6										24.00	EMT
XXX-XX-XXXX	POYNER	SCOTT				5		8												1.25	10		5	5		34.25	P. DR.
XXX-XX-3194	RYAN	EDWARD						3		14		6				6		5	9	1.50		0.25	5	5		50+	EX.
XXX-XX-XXXX	SBRIGATO	DEBRA		16				25		6									3	5 4.75	10	0.75	5	5		50+	P.EMT
XXX-XX-6158	SEYMOUR	JUDY																									H.
XXX-XX-8489	SEYMOUR	LAWRENCE	E			5																				6.50	H.
XXX-XX-9651	SHERMAN	JOSEPH	W			5				12																17.00	DR.
XXX-XX-4555	SICKLES	ADAM						1		1																2.00	H.

Joseph W Lombardo 2/7/19

2018 POINTS

				E.M.T.	F / R	DRIV	INST	CEU'S	D/S	MEET	PRES	BUS.TR	CAPT.	LIN.OF	EX. CA.	ENG.	AP. DEL	MEET	CONV.	CALLS	DUT.CR.	MU. AD.	FUN.	SP.ACT	GO. ST	TOTAL	
XXX-XX-4441	AGAMAN	DORIS		16			5	30		13	12				6		5	4	5	7.50		0.50	5	5	20	50+	EMT
XXX-XX-1108	ARLT	RICHARD				5														0.75					20	25.75	DR.
XXX-XX-XXXX	BELLACK	MICHAEL		16						5										4.00		0.25		5		30.25	P.EMT
XXX-XX-XXXX	BENNETT	CAITLIN		16																3.00		0.50			6	25.50	P.EMT
XXX-XX-9419	BERNARDUCCI	KELSEY		16				14		6				5				5		18.00	10	2.50		5	2	50+	EMT
XXX-XX-6090	BRADY	COLLEEN						11												1.50		0.50			6	19.00	EMT
XXX-XX-8742	BROWN	MATTHEW	R			5				2										1.50		0.25		5	20	33.75	F.R.
XXX-XX-5033	CARROLL	KIM	M		10			2	6	11		6								21.75	10	1.50	5	5	10	50+	F.R.
XXX-XX-0469	CARROLL	KENNETH	T		10			8	4	8						6				15.50	10	0.50	5	5	10	50+	F.R.
XXX-XX-6379	CARROLL	SHANE		16																3.00		0.25			2	21.25	P.EMT
XXX-XX-8590	CERALDE	CARL	M	16				34	6	9		6			6					10.50	10	1.00	5	5	20	50+	EMT
XXX-XX-6273	CIANI	JANE		16											6					1.00		0.25			20	43.25	EMT
XXX-XX-1038	CONNOR	CAROLE		16			5	17		12		6			6				5	4.00		1.00	5	5	20	50+	EX.
XXX-XX-6476	CONNOR	JOHN	H	16			5	40	6	14		6		5	6		5	9	5	40.00	10	4.25	5	5	20	50+	EMT
XXX-XX-XXXX	CONNOR	JOHN	T		10			2		3									5	4.75		1.50			2	28.25	P.EMT
XXX-XX-XXXX	COOPER	MICHAEL				5		8																		13.00	P. DR.
XXX-XX-XXXX	COOPER	PATTY				5		8																		13.00	P. DR.
XXX-XX-XXXX	CORDASCO	RICHARD		16						3										2.50		1.00	5	5	2	34.50	P.EMT
XXX-XX-7433	EGIDIO	GINA		16				35	10	13		6						5	5	19.25	10	1.50	5	5	4	50+	EMT
XXX-XX-1775	ENG	RICHARD	F	16				18		6					6					0.75					20	50+	EMT
XXX-XX-6376	FILIPPONE	FREDERICK	J	16				26		12					6	6				2.50			5	5	20	50+	EMT
XXX-XX-XXXX	GALLAGHER	JOHN																									P.
XXX-XX-9452	GALLO	JOHN	F	16				2		4										3.50	10				16	50+	EMT
XXX-XX-7642	GALLO	LUCIA		16																					2	18.00	EMT
XXX-XX-0396	GALLO	PHILIP		16				1																	2	19.00	EMT
XXX-XX-XXXX	JULIANO	JENNA		16				18		1														5	2	42.00	EMT
XXX-XX-6846	KENNY	KATHERINE	D	16				55	11	13			15					6	5	40.00	10	8.75	5	5	20	50+	EMT
XXX-XX-6638	LAPORTA	VICTORIA	L	16																					2	18.00	EMT
XXX-XX-XXXX	LAURINO	JENNA																									P.
XXX-XX-6898	LIPPOLIS	FRANCIS	J			5		4		2						6		2		2.50	10				6	37.50	DR.
XXX-XX-5390	LIPPOLIS	FRANK	S	16				51	7	14		6					5	9		26.50	10	5.75	5	5	10	50+	EMT
XXX-XX-7976	LIPPOLIS	MARGARET	A	16				48	8	14		6		5	6		5	8		40.00	10	7.75	5	5	14	50+	EMT
XXX-XX-5901	LIPPOLIS	MICHAEL	J	16				29		1						6				6.25	10				6	50+	EMT
XXX-XX-8146	LOMBARDO	JOSEPH	N	16				44	7	14		6			6	6		8		40.00	1	10.00	5	5	20	50+	EMT
XXX-XX-6083	LOMBARDO	PAULA	A					2		12							5			2.75		0.25	5	5	20	50+	EX.
XXX-XX-XXXX	MAIDA	KATHY						2		6										0.75			5	5	20	38.75	EX.
XXX-XX-3580	MCSORLEY	CHRISSEY		16				7		5										1.75		0.25	5	5	18	50+	EMT
XXX-XX-0911	PETRILLO	CHRISTOPHER		16				2							6										20	44.00	EMT
XXX-XX-XXXX	POYNER	SCOTT				5		8												1.25	10		5	5		34.25	P. DR.
XXX-XX-3194	RYAN	EDWARD						3		14		6			6		5	9		1.50		0.25	5	5	20	50+	EX.
XXX-XX-XXXX	SBRIGATO	DEBRA		16				25		6								3	5	4.75	10	0.75	5	5	2	50+	P.EMT
XXX-XX-6158	SEYMOUR	JUDY																							10	10.00	H.
XXX-XX-8489	SEYMOUR	LAWRENCE	E			5														6.50					10	21.50	H.
XXX-XX-9651	SHERMAN	JOSEPH	W			5				12															20	37.00	DR.
XXX-XX-4555	SICKLES	ADAM						1		1															16	18.00	H.

Joseph N. Lombardo
Jan 31, 2019

PORT-AU-PECK CHEMICAL HOSE COMPANY NO. 1

VOLUNTEER FIRE COMPANY

433 Myrtle Avenue • Oceanport, New Jersey 07757

Tel. (732) 229-9771 • Fax (732) 229-9771 • **Emergency Dial 911**

This List contains the Members of the Port-au-Peck Fire Company that are eligible for LOSAP for 2018.

1. Briskey, Steve
2. Briskey, Stu
3. Brocklebank, buddy
4. Brown, Matt
5. Brown, Paul
6. Carroll, John Jr
7. Carroll, Ken
8. Carroll, Shane
9. D'Agostino, Bob
10. Desantis, Al
11. Fillipone, Fred
12. Gallo, Jim Jr
13. Gallo, Richard Jr
14. Gallo, Richard III
15. Gallo Tom
16. Kohler, Arno
17. McNish, William
18. Morley, Robert III
19. Robertson, Mike
20. Sherman, Wes
21. Terwilliger, Paul
22. Van Brunt, Paul

Captain Richard Gallo III

2018

YEARS OF SERVICE

LOSAP		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29
		BRISKEY, STEVE	BRISKEY, STU	BROCKLEBANK,	BROWN, MATT	BROWN, PAUL	BRUMMER, BRENT	CARROLL, JOHN	CARROLL, JOHN III	CARROLL, KEN	CARROLL, SHANE	D'AGOSTINO, BOBBY	DESANTIS , AL	FILLIPONE , FRD	GALLO , JAMES JR.	GALLO , PHLIP	GALLO , RICHARD	GALLO, RICHARD III	GALLO, TOM	KOHLER , ARNO	MAZZEI, JAMES	MCNISH , WILLIAM	MORLEY , ROBERT 111	ROBERTSON, MIKE	SHERMAN, WES	SIRIANNI, SCOTT	SLATTERY, JAMES	SLATTERY, KERIN	TERWILLIGER , PAUL	VANBRUNT , PAUL
		1	1	1	1	1	1	1	2	1	2	1	1	1	2	2	1	2	1	1	2	1	2	2	1	1	1	1	1	1
		9	9	9	9	9	9	9	0	9	0	9	9	9	0	0	9	0	9	9	0	9	0	0	9	9	9	9	9	9
		8	8	6	8	9	9	8	1	9	1	8	6	7	1	0	8	0	8	9	0	7	0	1	9	8	6	8	9	9
		8	0	4	8	0	1	2	5	8	3	9	2	5	0	8	0	5	0	5	3	0	8	4	5	9	7	7	3	9
		30	38	54	30	28	27	36	3	20	5	29	56	43	8	10	38	13	38	23	15	48	10	4	23	29	51	31	25	19
		18	21	30	18	15	15	21	0	12	3	15	33	24	3	6	21	6	21	12	9	27	6	0	12	15	30	18	15	9
TRAINING COURSES																														
FIREFIGHTER I	30																													
ANNUAL MAN. TRAINING	5	5	5	5	5	5		5	5	5	5	5		5	5		5	5	5	5		5	5	5	5				5	5
SCBA RECERT	5	5	5							5	5			5				5	5	5			5	5						5
ADVANCED SCBA	5																													
ALL OTHER SCHOOLING 1 pe	Hr														8			10	8											
BASIC FIRE POLICE TRAINING	10																													
DRILLS																														
DRILLS	2	14	24	24	22	16	0	14	20	16	24	0	0	24	22	0	6	20	24	16	0	10	24	24	22	0	0	0	10	24
MUTUAL AID DRILLS	1																													
FIRE CALLS																														
FIRE CALL POINTS																														
1-7 yrs , 60% = 25 pts																														
8-25 yrs, 30% = 15 pts																														
26 or more, 0% = 3per 5		15	15	15	15	15	15	15				15	15	15			15		15			15			15	15	15	15		15
max 15 pts																														
ELECTED OR																														
APPOINTED POSITIONS																														
CHIEF	30																													
FIRST ASSISTANT CHIEF	6																													6
SECOND ASS. CHIEF	6																													
EX-CHIEF	10																		10											
EX CAPTAIN	6																	6												
CAPTAIN	6																	6												
1ST LIEUTENANT	6																						6							
2ND LIEUTENANT	6														6															
ENGINEER	6		6					6	6		6					6				6										
PRESIDENT	12													12																

VICE PRESIDENT	6																													
SECRETARY	6											6																		
ASSISTANT SECRETARY	6																								6					
TREASURER	6																													
ASSISTANT TREASURER	6																												6	
MEMBERSHIP SECRETARY	6																													
ASS. MEMBERSHIP SECRETARY	6																							6						
FIRE POLICE CAPTAIN	15																					15								
FIRE POLICE	6			6								6	6	6																
TRUSTEES	6																	6		6			6	6	6					6
CHAPLAIN	6																													
DELEGATE	5																													
MILITARY LEAVE																														
DELEGATES																														
APPOINNTMENT AS DELEGATE	5																													
DELEGATE MEETINGS	1																													
CONVENTION ATTENDANCE	5																													
SPECIAL DUTIES																														
GRAVE DECORATION	3														3				3											
ATTEN. AT MEMORIAL SERVICE	3										3																		3	
FIRE PREVENTION	2									2																				
DEMONSTRATIONS	2									2					2														2	
PUBLIC EVENTS	2																													
FIREWORKS	2									2																				
PARADES	2																													
ATTENDANCE AT	1																													
MEETINGS																														
COMPANY MEETINGS	1	6	11	12	10	11	0	9	2	7	4	12	5	12	9	0	12	8	12	4	0	5	12	9	9	0	0	0	12	10
YEARS OF SERVICE		18	21	30	18	15	15	21	0	12	3	15	33	24	3	6	21	6	21	12	9	27	6	0	12	15	30	18	15	9
LEAVE OF ABSENCE																														
TOTAL LOSAP POINTS	261	63	87	92	70	62	30	70	33	51	50	59	59	103	58	12	59	72	103	54	9	77	64	55	75	30	45	33	53	80

Oceanport Hook & Ladder Fire Company
21 Main Street - Oceanport, NJ 07757 - (732) 542-6928 – www.ophl.org

January 1st, 2019

The following Oceanport Hook & Ladder members have qualified for LOSAP in 2018:

- Kevin Arban
- Richard Arlt
- Tom Crochet
- Anthony Fragale, Jr.
- Robert Howie
- Francis J. Lippolis
- Michael Lippolis
- Jason Patterson
- Mark Patterson
- Mike Patterson
- Reiss Pfleger
- Ed Ryan
- Jonathan Ryan
- Lenny Santos
- John Schneider
- Anthony Veltri
- Steve Widmaier
- Joseph Wolf
- Larry Youmans

Lenny Santos
Captain OPH&L

RESOLUTION OF THE BOROUGH OF OCEANPORT
AUTHORIZING USE OF BOROUGH ATHLETIC FACILITIES

Resolution

WHEREAS, the Parks and Recreation Committee has recommended the following group(s) be approved for use of a Borough athletic facility for the 2019 Spring Term as follows:

Peninsula Soccer Club

WHEREAS, as required by ordinance the Borough Council has considered the recommendations of said committee.

NOW, THEREFORE BE IT RESOLVED, by the Mayor and Council that facility usage by the aforementioned group(s) is hereby approved on the dates, fields and times so indicated on the application(s) submitted.

RESOLUTION OF THE BOROUGH OF OCEANPORT
AWARDING A CONTRACT FOR THE MILTON AVENUE DRAINAGE
IMPROVEMENTS PROJECT

Resolution

WHEREAS, the Borough of Oceanport solicited bids for the Milton Avenue Drainage Improvements project; and

WHEREAS, the said bid solicitation process was effectuated in accordance with prevailing provision of the Local Public Contracts Law, pursuant to N.J.S.A 40A:11-1 et seq.; and

WHEREAS, in response to the subject bid solicitations process the Borough of Oceanport received nine (9) bids; and

WHEREAS, the lowest responsible, responsive bid was submitted by Fiore Paving Co., Inc., 4 Fiore Court, Oceanport, NJ 07757 hereinafter referred to as "Contractor" in the sum of Two Hundred Three thousand Seven hundred Twenty-three dollars and ninety-three cents ($203,723.93); and

WHEREAS, the Contractor has complied with the mandatory requirements of N.J.S.A. 40A:11-23.2.

NOW, THEREFORE, BE IT RESOLVED by the Borough Council of the Borough of Oceanport as follows:

1. That the Borough of Oceanport is hereby authorized to award the Milton Avenue Drainage Improvements Project to Fiore Paving Co., Inc., 4 Fiore Court, Oceanport, NJ 07757 subject to the conditions set forth herein.
2. That said Contract shall be in the total sum of Two Hundred Three thousand, Seven hundred Twenty-three dollars and Ninety-three cents ($203,723.93).
3. That the within award of contract shall be subject to the Borough's Chief Financial Officer certifying in writing that funds are available for the stated purposes.
4. That the within award of Contract shall be contingent upon the Contractor submitting Appropriate Performance Security, which guarantees shall be approved as to form by the Borough Attorney.
5. That the Mayor and Clerk are hereby authorized to sign any and all documents necessary to effectuate the intentions of the within Resolution - including but not limited to, the Contract subject to the review of said Contract by the Borough Attorney.

BE IT FURTHER RESOLVED, that the Borough Clerk is hereby authorized to return the bid security to the remaining unsuccessful bidders, within three (3) days of signed Contracts and the approval of the Contractor's Performance Guarantees.

CERTIFICATION OF FUNDS

As required by N.J.A.C. 5:34-5.1 et. seq., and any other applicable requirement, I, Catherine D. LaPorta, Chief Financial Officer of the Borough of Oceanport, certify that there are sufficient uncommitted funds available in Account #_____ in the amount of $203,723.93 for the stated purpose.

_____
CATHERINE D. LAPORTA, CFO

Catherine D. LaPorta, CFO

MASER CONSULTING P.A.

Engineers
Planners
Surveyors
Landscape Architects
Environmental Scientists

Corporate Headquarters
331 Newman Springs Road, Suite 203
Red Bank, NJ 07701
T: 732.383.1950
F: 732.383.1984
www.maserconsulting.com

February 21, 2019

Honorable Mayor and Council
Borough of Oceanport
315 East Main Street
Oceanport, NJ 07757

Re: Milton Avenue Improvements
Borough of Oceanport, Monmouth County, New Jersey
Project No. OPB-158

Dear Mayor and Council:

On Thursday, February 14, 2019 at 3:00 p.m., bids were received for the Milton Avenue Improvements. We have reviewed the bids and found the bid to be in order a bid summary is attached. A comparison of the bids is as follows:

CONTRACTOR	TOTAL PROPOSAL BID
Fiore Paving Co., Inc.	**$203,723.93**
S. Batata Construction, Inc.	**$223,273.00**
Earle Asphalt Company	**$224,213.13**
Meco, Inc.	**$225,920.75**
Z Brothers Concrete Contractors, Inc.	**$229,338.93**
S. Brothers	**$229,887.35**
Discover Construction, LLC	**$234,477.78**
Black Rock Enterprises, LLC	**$237,955.35**
Lucas Construction Group, Inc	**$239,932.00**

The apparent low bidder has worked for the Borough previously and their work has been found to be acceptable. Based upon our review of the above referenced bid it is our recommendation that the contract be awarded to Fiore Paving Co., Inc., 4 Fiore Court, Oceanport, NJ 07757 for total bid. Any award shall be conditioned upon the review and approval of the bid documents by the Borough Attorney, CDBG approval and the availability of funds.

If you should have any questions or require additional clarification, please do not hesitate to contact me.

Very truly yours,

MASER CONSULTING P.A.

William H.R. White, III, P.E., P.P., C.M.E.
Oceanport Borough Engineer

WHW/nb
Enclosures
cc: Jeanne Smith, RMC, Borough Clerk (with enclosure and original bids)
Scott Arnette, Esq., Borough Attorney (via email)

BID DATE: February 5, 2019

BID TABULATION SHEET FOR:
Manchester Township
Lake Road Improvements - NJDOT Municipal Aid FY 2018

MC PROJECT NO: MCT-030
ENGINEER: Robert A. Mullin, P.E.

	MILTON AVENUE IMPROVEMENTS **BOROUGH OF OCEANPORT, MONMOUTH COUNTY, NEW JERSEY** OPB-158			**Fiore Paving Co., Inc.** **4 Fiore Court** **Oceanport, NJ 07757**				**S. Batata Construction, Inc.** **238 Ernston Road, Suite 1R** **Parlin, NJ 08859**				**Earle Asphalt Company** **P.O. Box 556** **Farmingdale, NJ 07727**				**Meco, inc.** **P.O. Box 536** **Clarksburg, NJ 08510**				**Z Brothers Concrete Contractors, Inc.** **304 Jernee Mill Road** **Sayreville, NJ 08872**			
Item	Description	UNIT	Qty	Unit Price	Item Total	Bid Total	Err.	Unit Price	Item Total	Bid Total	Err.	Unit Price	Item Total	Bid Total	Err.	Unit Price	Item Total	Bid Total	Err.	Unit Price	Item Total	Bid Total	Err.
	BASE BID ITEMS																						
1	CLEARING SITE	LS	1	$15,900.00	$15,900.00	$15,900.00		$20,000.00	$20,000.00	$20,000.00		$14,239.05	$14,239.05	$14,239.05		$16,450.00	$16,450.00	$16,450.00		$42,557.50	$42,557.50	$42,557.50	
2	FUEL PRICE ADJUSTMENT	LS	1	$1,500.00	$1,500.00	$1,500.00		$1,500.00	$1,500.00	$1,500.00		$1,500.00	$1,500.00	$1,500.00		$1,500.00	$1,500.00	$1,500.00		$1,500.00	$1,500.00	$1,500.00	
3	UNIFORMED TRAFFIC DIRECTOR	HR	100	$81.00	$8,100.00	$8,100.00		$81.00	$8,100.00	$8,100.00		$81.00	$8,100.00	$8,100.00		$81.00	$8,100.00	$8,100.00		$81.00	$8,100.00	$8,100.00	
4	BREAKAWAY BARRICADE	UNIT	8	$0.01	$0.08	$0.08		$1.00	$8.00	$8.00		$0.01	$0.08	$0.08		$5.00	$40.00	$40.00		$0.01	$0.08	$0.08	
5	DRUM	UNIT	20	$0.01	$0.20	$0.20		$1.00	$20.00	$20.00		$0.01	$0.20	$0.20		$5.00	$100.00	$100.00		$0.01	$0.20	$0.20	
6	TRAFFIC CONE	UNIT	50	$0.01	$0.50	$0.50		$1.00	$50.00	$50.00		$0.01	$0.50	$0.50		$5.00	$250.00	$250.00		$0.01	$0.50	$0.50	
7	CONSTRUCTION SIGNS	S.F.	150	$0.01	$1.50	$1.50		$1.00	$150.00	$150.00		$0.01	$1.50	$1.50		$13.00	$1,950.00	$1,950.00		$0.01	$1.50	$1.50	
8	TACK COAT	GAL	535	$0.01	$5.35	$5.35		$1.00	$535.00	$535.00		$0.01	$5.35	$5.35		$1.00	$535.00	$535.00		$0.01	$5.35	$5.35	
9	POLYMERIZED JOINT ADHESIVE	L.F.	1,200	$0.01	$12.00	$12.00		$1.00	$1,200.00	$1,200.00		$0.01	$12.00	$12.00		$0.01	$12.00	$12.00		$2.00	$2,400.00	$2,400.00	
10	HMA MILLING, 3" OR LESS	S.Y.	3,845	$3.00	$11,535.00	$11,535.00		$7.00	$26,915.00	$26,915.00		$6.50	$24,992.50	$24,992.50		$4.00	$15,380.00	$15,380.00		$4.25	$16,341.25	$16,341.25	
11	EXCAVATION, UNCLASSIFIED	C.Y.	120	$0.01	$1.20	$1.20		$1.00	$120.00	$120.00		$25.00	$3,000.00	$3,000.00		$5.00	$600.00	$600.00		$0.01	$1.20	$1.20	
12	DENSE-GRADED AGGREGATE, BASE COURSE, 6" THICK	S.Y.	310	$0.01	$3.10	$3.10		$20.00	$6,200.00	$6,200.00		$2.00	$620.00	$620.00		$1.00	$310.00	$310.00		$0.01	$3.10	$3.10	
13	HOT MIX ASPHALT 9.5M64 SURFACE COURSE, 2" THICK	TON	480	$90.00	$43,200.00	$43,200.00		$100.00	$48,000.00	$48,000.00		$95.00	$45,600.00	$45,600.00		$92.50	$44,400.00	$44,400.00		$100.00	$48,000.00	$48,000.00	
14	HOT MIX ASPHALT 19M64 BASE COURSE, 4" THICK	TON	120	$80.00	$9,600.00	$9,600.00		$100.00	$12,000.00	$12,000.00		$75.00	$9,000.00	$9,000.00		$94.50	$11,340.00	$11,340.00		$100.00	$12,000.00	$12,000.00	
15	HOT MIX ASPHALT DRIVEWAY, 3.5" THICK	S.Y.	66	$30.00	$1,980.00	$1,980.00		$50.00	$3,300.00	$3,300.00		$70.00	$4,620.00	$4,620.00		$20.00	$1,320.00	$1,320.00		$45.00	$2,970.00	$2,970.00	
16	CONCRETE DRIVEWAY, REINFORCED, 6" THICK	S.Y.	60	$100.00	$6,000.00	$6,000.00		$100.00	$6,000.00	$6,000.00		$120.00	$7,200.00	$7,200.00		$84.00	$5,040.00	$5,040.00		$80.00	$4,800.00	$4,800.00	
17	CONCRETE SIDEWALK, 4" THICK	S.Y.	35	$85.00	$2,975.00	$2,975.00		$100.00	$3,500.00	$3,500.00		$90.00	$3,150.00	$3,150.00		$100.00	$3,500.00	$3,500.00		$75.00	$2,625.00	$2,625.00	
18	DETECTABLE WARNING SURFACE	S.Y.	4	$225.00	$900.00	$900.00		$500.00	$2,000.00	$2,000.00		$275.00	$1,100.00	$1,100.00		$300.00	$1,200.00	$1,200.00		$250.00	$1,000.00	$1,000.00	
19	RESET EXISTING PAVERS	S.Y.	25	$135.00	$3,375.00	$3,375.00		$100.00	$2,500.00	$2,500.00		$75.00	$1,875.00	$1,875.00		$50.00	$1,250.00	$1,250.00		$120.00	$3,000.00	$3,000.00	
20	SWALE CURB	L.F.	2440	$34.50	$84,180.00	$84,180.00		$25.00	$61,000.00	$61,000.00		$34.00	$82,960.00	$82,960.00		$40.00	$97,600.00	$97,600.00		$31.00	$75,640.00	$75,640.00	
21	RECONSTRUCTED INLET, TYPE B, USING NEW CASTING	UNIT	2	$1,800.00	$3,600.00	$3,600.00		$3,000.00	$6,000.00	$6,000.00		$1,850.00	$3,700.00	$3,700.00		$1,850.00	$3,700.00	$3,700.00		$1,200.00	$2,400.00	$2,400.00	
22	CURB PIECE, TYPE 'N-ECO'	UNIT	3	$400.00	$1,200.00	$1,200.00		$400.00	$1,200.00	$1,200.00		$480.00	$1,440.00	$1,440.00		$500.00	$1,500.00	$1,500.00		$400.00	$1,200.00	$1,200.00	
23	BICYCLE SAFE GRATE	UNIT	3	$400.00	$1,200.00	$1,200.00		$400.00	$1,200.00	$1,200.00		$340.00	$1,020.00	$1,020.00		$550.00	$1,650.00	$1,650.00		$300.00	$900.00	$900.00	
24	RESET MANHOLE, SANITARY, USING EXISTING CASTING	UNIT	3	$300.00	$900.00	$900.00		$2,000.00	$6,000.00	$6,000.00		$100.00	$300.00	$300.00		$350.00	$1,050.00	$1,050.00		$850.00	$2,550.00	$2,550.00	
25	TRAFFIC MARKINGS LINES, 4"	L.F.	200	$3.00	$600.00	$600.00		$5.00	$1,000.00	$1,000.00		$2.25	$450.00	$450.00		$2.00	$400.00	$400.00		$1.65	$330.00	$330.00	
26	TRAFFIC MARKINGS LINES, 24"	L.F.	90	$17.00	$1,530.00	$1,530.00		$10.00	$900.00	$900.00		$13.13	$1,181.70	$1,181.70		$12.50	$1,125.00	$1,125.00		$11.00	$990.00	$990.00	
27	TOPSOILING, 4" THICK (IF & WHERE DIRECTED)	S.Y.	775	$5.00	$3,875.00	$3,875.00		$3.00	$2,325.00	$2,325.00		$10.00	$7,750.00	$7,750.00		$5.00	$3,875.00	$3,875.00		$0.01	$7.75	$7.75	
28	FERTILIZING AND SEEDING, TYPE F (IF & WHERE DIRECTED)	S.Y.	775	$1.00	$775.00	$775.00		$1.00	$775.00	$775.00		$0.50	$387.50	$387.50		$1.25	$968.75	$968.75		$0.01	$7.75	$7.75	
29	STRAW MUCLHING (IF & WHERE DIRECTED)	S.Y.	775	$1.00	$775.00	$775.00		$1.00	$775.00	$775.00		$0.01	$7.75	$7.75		$1.00	$775.00	$775.00		$0.01	$7.75	$7.75	
	TOTAL BASE BID					**$203,723.93**	**$203,723.93**			**$223,273.00**	**$223,273.00**			**$224,213.13**	**$224,213.13**			**$225,920.75**	**$225,920.75**			**$229,338.93**	**$229,338.93**

BID DATE: February 5, 2019

BID TABULATION SHEET FOR:
Manchester Township
Lake Road Improvements - NJDOT Municipal Aid FY 2018

MC PROJECT NO: MCT-030
ENGINEER: Robert A. Mullin, P.E.

	MILTON AVENUE IMPROVEMENTS **BOROUGH OF OCEANPORT, MONMOUTH COUNTY, NEW JERSEY** OPB-158			**S. Brothers, Inc.** **P.O. Box 371** **South River, NJ 08882**				**Discover Construction, LLC** **2207 Route 130** **Dayton, NJ 08810**				**Black Rock Enterprises, LLC** **1316 Englishtown Road** **Old Bridge, NJ 08857**				**Lucas Construction Group, Inc.** **P.O. Box 8939** **Red Bank, NJ 07001**			
Item	Description	UNIT	Qty	Unit Price	Item Total	Bid Total	Err.	Unit Price	Item Total	Bid Total	Err.	Unit Price	Item Total	Bid Total	Err.	Unit Price	Item Total	Bid Total	Err.
	BASE BID ITEMS																		
1	CLEARING SITE	LS	1	$33,800.00	$33,800.00	$33,800.00		$20,000.00	$20,000.00	$20,000.00		$7,500.00	$7,500.00	$7,500.00		$57,911.50	$57,911.50	$57,911.50	
2	FUEL PRICE ADJUSTMENT	LS	1	$1,500.00	$1,500.00	$1,500.00		$1,500.00	$1,500.00	$1,500.00		$1,500.00	$1,500.00	$1,500.00		$1,500.00	$1,500.00	$1,500.00	
3	UNIFORMED TRAFFIC DIRECTOR	HR	100	$81.00	$8,100.00	$8,100.00		$81.00	$8,100.00	$8,100.00		$81.00	$8,100.00	$8,100.00		$81.00	$8,100.00	$8,100.00	
4	BREAKAWAY BARRICADE	UNIT	8	$1.00	$8.00	$8.00		$0.01	$0.08	$0.08		$25.00	$200.00	$200.00		$1.00	$8.00	$8.00	
5	DRUM	UNIT	20	$1.00	$20.00	$20.00		$0.01	$0.20	$0.20		$25.00	$500.00	$500.00		$1.00	$20.00	$20.00	
6	TRAFFIC CONE	UNIT	50	$1.00	$50.00	$50.00		$0.01	$0.50	$0.50		$12.00	$600.00	$600.00		$1.00	$50.00	$50.00	
7	CONSTRUCTION SIGNS	S.F.	150	$1.00	$150.00	$150.00		$0.01	$1.50	$1.50		$16.00	$2,400.00	$2,400.00		$1.00	$150.00	$150.00	
8	TACK COAT	GAL	535	$3.00	$1,605.00	$1,605.00		$6.00	$3,210.00	$3,210.00		$0.01	$5.35	$5.35		$1.00	$535.00	$535.00	
9	POLYMERIZED JOINT ADHESIVE	L.F.	1,200	$0.01	$12.00	$12.00		$1.00	$1,200.00	$1,200.00		$1.00	$1,200.00	$1,200.00		$0.50	$600.00	$600.00	
10	HMA MILLING, 3" OR LESS	S.Y.	3,845	$6.00	$23,070.00	$23,070.00		$9.00	$34,605.00	$34,605.00		$5.00	$19,225.00	$19,225.00		$2.50	$9,612.50	$9,612.50	
11	EXCAVATION, UNCLASSIFIED	C.Y.	120	$1.00	$120.00	$120.00		$30.00	$3,600.00	$3,600.00		$40.00	$4,800.00	$4,800.00		$25.00	$3,000.00	$3,000.00	
12	DENSE-GRADED AGGREGATE, BASE COURSE, 6" THICK	S.Y.	310	$0.01	$3.10	$3.10		$20.00	$6,200.00	$6,200.00		$10.00	$3,100.00	$3,100.00		$6.00	$1,860.00	$1,860.00	
13	HOT MIX ASPHALT 9.5M64 SURFACE COURSE, 2" THICK	TON	480	$111.00	$53,280.00	$53,280.00		$95.00	$45,600.00	$45,600.00		$105.00	$50,400.00	$50,400.00		$95.00	$45,600.00	$45,600.00	
14	HOT MIX ASPHALT 19M64 BASE COURSE, 4" THICK	TON	120	$60.00	$7,200.00	$7,200.00		$100.00	$12,000.00	$12,000.00		$110.00	$13,200.00	$13,200.00		$90.00	$10,800.00	$10,800.00	
15	HOT MIX ASPHALT DRIVEWAY, 3.5" THICK	S.Y.	66	$28.00	$1,848.00	$1,848.00		$35.00	$2,310.00	$2,310.00		$50.00	$3,300.00	$3,300.00		$30.00	$1,980.00	$1,980.00	
16	CONCRETE DRIVEWAY, REINFORCED, 6" THICK	S.Y.	60	$85.00	$5,100.00	$5,100.00		$72.00	$4,320.00	$4,320.00		$100.00	$6,000.00	$6,000.00		$125.00	$7,500.00	$7,500.00	
17	CONCRETE SIDEWALK, 4" THICK	S.Y.	35	$85.00	$2,975.00	$2,975.00		$72.00	$2,520.00	$2,520.00		$125.00	$4,375.00	$4,375.00		$100.00	$3,500.00	$3,500.00	
18	DETECTABLE WARNING SURFACE	S.Y.	4	$300.00	$1,200.00	$1,200.00		$175.00	$700.00	$700.00		$500.00	$2,000.00	$2,000.00		$400.00	$1,600.00	$1,600.00	
19	RESET EXISTING PAVERS	S.Y.	25	$40.00	$1,000.00	$1,000.00		$80.00	$2,000.00	$2,000.00		$80.00	$2,000.00	$2,000.00		$225.00	$5,625.00	$5,625.00	
20	SWALE CURB	L.F.	2440	$34.00	$82,960.00	$82,960.00		$32.00	$78,080.00	$78,080.00		$38.00	$92,720.00	$92,720.00		$25.00	$61,000.00	$61,000.00	
21	RECONSTRUCTED INLET, TYPE B, USING NEW CASTING	UNIT	2	$1,200.00	$2,400.00	$2,400.00		$995.00	$1,990.00	$1,990.00		$2,000.00	$4,000.00	$4,000.00		$2,000.00	$4,000.00	$4,000.00	
22	CURB PIECE, TYPE 'N-ECO'	UNIT	3	$360.00	$1,080.00	$1,080.00		$200.00	$600.00	$600.00		$350.00	$1,050.00	$1,050.00		$450.00	$1,350.00	$1,350.00	
23	BICYCLE SAFE GRATE	UNIT	3	$300.00	$900.00	$900.00		$200.00	$600.00	$600.00		$350.00	$1,050.00	$1,050.00		$450.00	$1,350.00	$1,350.00	
24	RESET MANHOLE, SANITARY, USING EXISTING CASTING	UNIT	3	$1.00	$3.00	$3.00		$400.00	$1,200.00	$1,200.00		$350.00	$1,050.00	$1,050.00		$500.00	$1,500.00	$1,500.00	
25	TRAFFIC MARKINGS LINES, 4"	L.F.	200	$2.00	$400.00	$400.00		$10.00	$2,000.00	$2,000.00		$2.00	$400.00	$400.00		$2.00	$400.00	$400.00	
26	TRAFFIC MARKINGS LINES, 24"	L.F.	90	$12.00	$1,080.00	$1,080.00		$15.00	$1,350.00	$1,350.00		$12.00	$1,080.00	$1,080.00		$12.00	$1,080.00	$1,080.00	
27	TOPSOILING, 4" THICK (IF & WHERE DIRECTED)	S.Y.	775	$0.01	$7.75	$7.75		$1.00	$775.00	$775.00		$4.00	$3,100.00	$3,100.00		$8.00	$6,200.00	$6,200.00	
28	FERTILIZING AND SEEDING, TYPE F (IF & WHERE DIRECTED)	S.Y.	775	$0.01	$7.75	$7.75		$0.01	$7.75	$7.75		$2.00	$1,550.00	$1,550.00		$2.00	$1,550.00	$1,550.00	
29	STRAW MUCLHING (IF & WHERE DIRECTED)	S.Y.	775	$0.01	$7.75	$7.75		$0.01	$7.75	$7.75		$2.00	$1,550.00	$1,550.00		$2.00	$1,550.00	$1,550.00	
	TOTAL BASE BID				**$229,887.35**	**$229,887.35**			**$234,477.78**	**$234,477.78**			**$237,955.35**	**$237,955.35**			**$239,932.00**	**$239,932.00**	

RESOLUTION OF THE BOROUGH OF OCEANPORT AUTHORIZING A ONE-YEAR RENEWAL AGREEMENT OF THE SHARED SERVICES WITH THE BOROUGH OF SEA BRIGHT FOR MUNICIPAL COURT FACILITIES

Resolution

WHEREAS, the "Shared Services and Consolidation Act" at N.J.S.A. 40A:65-1 et. seq. allows a local unit to enter into an agreement with any other local unit or units to provide or receive any service that each local unit participating in the agreement is empowered to provide or receive within its own jurisdiction, including services incidental to the primary purposes of any of the participating local units; and

WHEREAS, N.J.S.A. 2B: 12-1 allows two or more municipalities to provide jointly for courtrooms, chambers, equipment, supplies and employees for their municipal courts and to agree to appoint the same persons as certified court administrator without establishing a joint municipal court; and

WHEREAS, effective on March 1, 2010, the Borough of Oceanport entered into a shared services agreement with the Borough of Sea Bright for municipal court services; and

WHEREAS, the termination date of the Agreement is February 28, 2019; and

WHEREAS, the Borough of Oceanport is desirous of renewing the existing shared services agreement with the Borough of Sea Bright for an additional one (1) year term for an amount not to exceed $78,000.00; and

NOW, THEREFORE, BE IT RESOLVED that the Borough Council of the Borough of Oceanport hereby authorize the Mayor and Borough Clerk to execute a one-year extension to the Shared Services Agreement ("agreement") for Municipal Court services between the Borough of Oceanport and the Borough of Sea Bright that incorporates the following additional terms and conditions:

1. The agreement dated November 16, 2009, is hereby extended for a period of one additional year from the date of termination. The new termination date will be February 28, 2020.

2. The annual rate for the services shall be $78,000.00 which is a 2% increase of the 2018 base rate ($76,470).

3. All other terms and conditions contained in the original Shared Services Agreement or any prior extensions thereto not modified by this Amendment shall remain in full force and effect.

BE IT FURTHER RESOLVED, that the Governing Body of the Borough of Oceanport, County of Monmouth, State of New Jersey, hereby authorize and agree to the above referenced terms and conditions of this Amendment by and between the Borough of Oceanport, 315 East Main Street, County of Monmouth, State of New Jersey and the Borough of Sea Bright, 1167 Ocean Avenue, County of Monmouth, State of New Jersey, which shall be dated February 19, 2019, and authorize the Mayor to sign said Amendment.

BE IT FURTHER RESOLVED that a certified copy of this Resolution be forwarded to the Chief Financial Officer, the Oceanport Municipal Court and the Borough of Sea Bright.

AMENDMENT TO INTERLOCAL SERVICE AGREEMENT FOR MUNICIPAL COURT SERVICES BETWEEN THE BOROUGH OF OCEANPORT AND THE BOROUGH OF SEA BRIGHT.

THIS AMENDED INTERLOCAL SERVICES AGREEMENT made this 19th day of February 2019, by and between **THE BOROUGH OF OCEANPORT** ("Oceanport") in the County of Monmouth, State of New Jersey with their principal offices located at 315 East Main Street, Oceanport, New Jersey, 07757 and **THE BOROUGH OF SEABRIGHT** ("Sea Bright") in the County of Monmouth, State of New Jersey with principal offices located at 1167 Ocean Avenue, Sea Bright, New Jersey, 07760. Oceanport and Sea Bright will collectively be referred to herein as the "Parties".

NOW THEREFORE IT IS HEREBY AGREED by and between the Mayor and Council of the Borough of Oceanport and the Mayor and Council of the Borough of Sea Bright that the parties previously entered into an interlocal services agreement dated November 16, 2009, commencing on March 1, 2010 which was extended by the parties until February 28, 2019; and

The terms and conditions of said agreement provided for the operation and space for the Sea Bright Municipal Court Operation.

The parties agree that it would be appropriate to renew the current agreement for One Year extending the termination date to February 28, 2020 for the annual rate of $78,000 per year paid by The Borough of Sea Bright

All other terms and conditions of the previous contract shall stay in full force and effect.

IN WITNESS WHEREOF, the parties have caused this Agreement to be signed by their respective officers duly authorized, and have caused this Agreement to be dated as of the day and year written above.

ATTEST:

_____ _____

Jeanne Smith
Municipal Clerk, Borough of Oceanport

Date: _____

John F. Coffey, II
Mayor, Borough of Oceanport

Date: _____

_____ _____

Christine Pfeiffer
Municipal Clerk, Borough of Sea Bright

Date: _____

Dina Long
Mayor, Borough of Sea Bright

Date: _____

RESOLUTION NO. 45-2019
AUTHORIZING A ONE-YEAR RENEWAL OF THE SHARED SERVICES AGREEMENT WITH THE BOROUGH OF OCEANPORT FOR MUNICIPAL COURT FACILITIES

Councilmember Lecksetein introduced and offered the following resolution for its adoption; seconded by Councilmember Kelly:

WHEREAS, the "Shared Services and Consolidation Act" at N.J.S.A. 40A:65-1 et. seq. allows a local unit to enter into an agreement with any other local unit or units to provide or receive any service that each local unit participating in the agreement is empowered to provide or receive within its own jurisdiction, including services incidental to the primary purposes of any of the participating local units; and

WHEREAS, N.J.S.A. 2B:12-1 allows two or more municipalities to provide jointly for courtrooms, chambers, equipment, supplies and employees for their municipal courts and to agree to appoint the same persons as certified court administrator without establishing a joint municipal court; and

WHEREAS, effective on March 1, 2010, the Borough of Sea Bright entered into a shared services agreement with the Borough of Oceanport for municipal court services; and

WHEREAS, the termination date of the Agreement is February 28, 2019; and

WHEREAS, the Borough of Sea Bright is desirous of renewing the existing shared services agreement with the Borough of Oceanport for an additional one (1) year term for an amount not to exceed $78,000.00; and

CERTIFICATION OF FUNDS:
I, Michael J. Bascom, CFO, hereby certify that funds not to exceed $78,000.00 will be provided for this purpose in the appropriation entitled Court #9-01-42-490-235.

MICHAEL J. BASCOM, CFO

NOW, THEREFORE, BE IT RESOLVED that the Borough Council of the Borough of Sea Bright hereby authorize the Mayor and Borough Clerk to execute a one year extension to the Shared Services Agreement ("agreement") for Municipal Court services between the Borough of Oceanport and the Borough of Sea Bright that incorporates the following additional terms and conditions:

1. The agreement dated November 16, 2009, is hereby extended for a period of one additional year from the date of termination. The new termination date will be February 28, 2020.

2. The annual rate for the services shall be $78,000.00 which is a 2% increase of the 2018 base rate ($76,470).

3. All other terms and conditions contained in the original Shared Services Agreement or any prior extensions thereto not modified by this Amendment shall remain in full force and effect.

BE IT FURTHER RESOLVED, that the Governing Body of the Borough of Sea Bright, County of Monmouth, State of New Jersey, hereby authorize and agree to the above referenced terms and conditions of this Amendment by and between the Borough of Oceanport located at 315 East Main Street, County of Monmouth, State of New Jersey which shall be dated February 19, 2019, and authorize the Mayor to sign said Amendment.

BE IT FURTHER RESOLVED that a certified copy of this resolution be forwarded to the following:

1. Borough of Oceanport
2. Borough of Sea Bright CFO
3. Sea Bright Municipal Court
4. Sea Bright Police Department

Roll Call:	Birdsall,	Keeler,	Kelly,	Leckstein,	Rooney,	Schwartz
	Yes	Yes	Yes	Yes	Yes	Yes

February 19, 2019

CERTIFICATION

I, Christine Pfeiffer, do hereby certify that this is a true copy of a resolution approved by the Borough Council of the Borough of Sea Bright, County of Monmouth, State of New Jersey, at a Council Meeting held on February 19, 2019.

Christine Pfeiffer

Christine Pfeiffer, Borough Clerk

RESOLUTION OF THE BOROUGH OF OCEANPORT
APPOINTMENT OF SAFETY COORDINATOR

Resolution

BE IT RESOLVED by the Mayor & Council that Donna M. Phelps is hereby appointed as the Borough Safety Coordinator.

BOROUGH OF OCEANPORT

Michael P. Kelly
Chief of Police
Michael S. Chenoweth
Captain

POLICE DEPARTMENT

P.O. BOX 370, OCEANPORT, NEW JERSEY 07757

732.222.6300
Main
732.222.6301 ext 1015
Records
732.222.0945
Fax

Wednesday, February 13, 2019

To: Paul Vanbrunt, Oceanport Fire Chief
Donna Phelps, Oceanport Borough Administrator

Reference: Domenic Ranieri, Fire Department Applicant

Please be advised that the record check of the above applicant for membership in a volunteer organization is complete. Our investigation has led to the following finding:

__X__ The applicant is suitable for membership.

_____ The applicant is ***NOT*** suitable for membership.

If there are any further questions regarding this applicant, please contact my office.

Sincerely,

Michael P. Kelly
Chief of Police

Cc: file copy

BOROUGH OF OCEANPORT

MAYOR & COUNCIL

MINUTES ● FEBRUARY 7, 2019

Workshop **Maple Place School** **7:00 PM**

2 Maple Place, Oceanport, NJ 07757

I. Meeting Called to Order: Mayor Coffey called the meeting to order at 7:01 p.m.

II. Statement of Compliance with Open Public Meetings Act: Mayor Coffey stated "Adequate notice of this meeting has been provided by notice to the Asbury Park Press and The Link News on January 9, 2019, and by the posting of same on the municipal bulletin board and Borough Web Site."

III. Flag Salute: Mayor Coffey led the audience and members of the Council in the flag salute.

IV. Invocation: Borough Chaplain Stacy Deerin was unable to attend due to illness.

V. Roll Call:

Attendee Name	Title	Status	Arrived
Jay Coffey	Mayor	Present	
William Deerin	Councilman	Present	
Richard Gallo	Councilman	Present	
Joseph A. Irace	Councilman	Present	
Michael O'Brien	Councilman	Present	
Robert Proto	Councilman	Present	
Stephen Solan	Council President	Present	
Donna M. Phelps	Borough Administrator	Present	
Jeanne Smith	Borough Clerk	Present	
Scott Arnette	Board Attorney	Present	
Catherine D. LaPorta	Chief Financial Officer	Present	

VI. Presentation - Boy Scout Troop #58: Councilman Solan advised that they troop was unable to attend and would schedule for a future meeting.

VII. RESOLUTIONS:

1. Resolution authorizing payment of BILL LIST 02-07-2019

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Joseph A. Irace, Councilman
SECONDER:	Stephen Solan, Council President
AYES:	Deerin, Gallo, Irace, O'Brien, Proto, Solan

VIII. Administrator's Report: Ms. Phelps reported on several topics including the renewed shared Court services with both Sea Bright and Shrewsbury and sports wagering funding procedures. Ms. Phelps asked for guidance regarding rental of buildings located on Open Space easements. She is tackling several cumbersome tasks including PEOSHA compliance and Right to Know procedures. She discussed activity with regard to NJFRAMES contracts for grant administration, and appointment to NJFRAMES. Ms. Phelps discussed the financial services provided by Acacia and requested a resolution for the next meeting to appoint the firm as the Borough's financial advisor. Ms. Phelps congratulated Ms. Katie LaPorta, CFO, on passing the QPA exam.

IX. Clerk's Report:

A. February 21, 2019 Meeting Items:

1. Resolution appointing a Recycling Coordinator
2. Resolution appointing a Conflict Professional Planner
3. Resolution cancelling Tax Lien Certificate #17-00012
4. Resolution authorizing Tax Sale Redemption #18-00002
5. Resolution authorizing refund for overpayment and tax court judgment
6. Resolution authorizing 2017 Road Program Change Order #3
7. Regular Minutes, January 17, 2019
8. Executive Session Minutes, January 17, 2019
9. Approval of Membership for Fire Dept., Thomas Porowski
10. Approval of Membership for Fire Dept., John Donohoe
11. Approval of Membership for First Aid., Michael Cooper
12. Approval of Membership for First Aid, Patricia Cooper
13. Approval of Membership for First Aid, Genna Laurino

Ms. Smith reviewed the various items for the Feb. 21, 2019 meeting's consent agenda, asked for questions or corrections to the minutes or other items for which there were none.

B. Annual Reports:

1. Annual Report 2018 - WWC

Ms. Smith advised that she was in receipt of the Water Watch Committee's Annual Report for 2018 which had been distributed.

X. Discussion Items:

1. Resolution authorizing a dedication by Rider - Historical Trust for Centennial Celebration

   Ms. LaPorta explained the purpose of establishing the trust for gifts/donations received towards the Borough's upcoming centennial celebration and the means by which the trust was established solely for that purpose.

2. Adopt a Storm Drain Program

   Ms. Phelps reported that the Girl Scouts had been looking for a project and described an Adopt a Storm Drain Program in Illinois. She stated it sounded like a good community volunteer program. Council had no objection. Ms. Phelps will continue research into the program.

3. Oceanport Pool

   Ms. Phelps led discussion on the status of the pool and whether to reopen or go back out. There was discussion regarding disturbing the surface of the pool and its ramifications and declination the YMCA's decision to no longer manage the pool. Mayor Coffey added that the problem is the pool is outdated. Ms. Phelps will provide the information she has to the Recreation Committee for review and to make a recommendation to Council.

4. Resolution appointing Catherine D. LaPorta as Qualified Purchasing Agent
   Councilman Proto offered congratulations to Ms. LaPorta for her achievement in passing the QPA exam. As there were no questions, this item was moved forward to the next meeting with no objections.

5. Resolution appointments to Boards & Committees

   Ms. Phelps made the recommendation to appoint Bryan Russell to the Cable/Technology

   Committee because of his previous success in Neptune, which will be moved forward to the next meeting with no objections.

6. Affordable Housing Administrative Agent

Ms. Phelps reported on the expired contract with Affordable Housing Alliance. A new proposal from The Housing Affordable Service appears to provide more services than the Municipal Housing Alliance and for lower fees. Ms. Smith expressed support for the new proposal. As there were no questions, this item was moved forward to the next meeting with no objections.

7. Proposed Amendments to Borough By-Laws

Councilman Irace led discussion on the updates to the Borough's by-laws to reflect current operating procedures and the desires of Council. Ms. Smith added that one section of the by-laws talks about submission of items for the agenda and suggested a minor change regarding the time limit. Councilman Irace had no objection to the change, which will be moved forward to the next meeting without objection.

8. Fort Monmouth Liquor Licenses, Councilman Solan

Council President Solan reported on the availability of four new liquor licenses as a result of last year's new legislation concerning Fort Monmouth. He thanked the Legislators who supported the legislation. He explained the legislation requires an average price of the last 3 liquor licenses in the Borough, which is not available since the Borough only has one liquor license. Mayor Coffey is researching specialized appraisal firms to perform a business valuation in nearby municipalities for comparable costs. He explained the nuances of which authority, the Borough or FMERA, will control the issuance and administration of the licenses.

9. Environmental Commission, Councilman Proto

Councilman Proto discussed the Commission's existence versus becoming a committee and the duplicative nature of the Commission and the Planning Board review. He believes reorganizing the Commission as a committee would reduce the burdensome process for members and residents submitting DEP and Planning Board process. Ms. Smith provided history of the establishment of the Environmental Commission. Mayor Coffey explained the differences between a commission versus committee. As there were no objections, the Clerk will prepare a draft ordinance for introduction at the next regular meeting.

10. Ordinances:

1. Trees in the Right of Way

Ms. Smith gave an update on results from researching how other municipalities address the issue of responsibility for removal of trees in the Borough's right of ways. She advised that 50 percent of respondents from her statewide email require the municipality and 50 percent have the property to be responsible. She also reported on nearby municipalities and their practices. Two suggestions were proposed: have the Governing Body provide additional funding for tree removal or require property owners to maintain. Councilman Irace stated the Borough stopped planting trees approximately 10 years ago and stated it is a burden on the Borough. He agreed with passing an ordinance requiring property owners to maintain. Mayor Coffey noted specific problems on Werah and Manitto Pl. As there were no objections, the Clerk will prepare a draft ordinance for introduction at the next regular meeting.

2. Ordinance Amending Chapter 269 Nursing Homes

Council President Solan led the discussion regarding nursing homes and providing proof of availability of emergency vehicles, which has not been enforced. Mayor Coffey identified items to be addressed: enforcement of filing proof, penalties for failure to provide proof, penalties on nursing homes for using the Borough's emergency services, recordkeeping and reporting, amending the language of the ordinance and implementing fees for non-emergency calls. Chief Kelly explained the Police Department's response to 911 calls. First Aid Capt. Kathy Kenny provided input on the First Aid's experiences with calls. Gina Egidio,

43 Pocahontas Ave., stated that the facility should have its own transportation and staff to transport its residents. She suggested a decision be made at the time of response to determine if there is an actual emergency. Mayor Coffey stated the Borough needs a fee schedule and a fine schedule for using the Borough's services. Discussion included the following determinations: 1) the ordinance language should be drafted to add that when the Clerk has not received the annual filing and receives no response to follow up after 30 days, the matter is to be forwarded to the Code Enforcement Officer for issuance of violation and fine; 2) Research is to be conducted to establish a fee schedule and a fine schedule; 3) language to be changed so that all calls upon the borough of Oceanport's Emergency Services for assistance or transportation of patients for emergent or non-emergent reasons are in violation of the Ordinance. Discussion further ensued with Chief Kelly recommending that further discussion be had as changes will impact protocols with the police and the county who dispatches. Mayor Coffey commented that a sit-down meeting with ownership was needed in order to bring to their attention that its not working and the gap in communication. Councilman Irace stated let's put something together for March workshop and in the meantime Public Safety could speak with the Chief and First Aid. Councilman Solan responded that he would speak with the Chief and First Aid and square up with the owners of the property.

3. Proposed Changes to Property Maintenance Ordinance

   Ms. Smith advised that there have been several complaints regarding sump pump discharge. Code Enforcement Officer John Johnson has requested amended language requiring sump pumps to discharge on the property or apply for permission to tie into the sewer. As there were no objections, the proposed ordinance was moved forward for introduction at the next meeting.

11. Fort Monmouth Plan Amendment #13:

1. Plan Amendment #13
2. Plan Amendment #13 - Dept. Responses

Councilman Proto, Chair of Planning & Development, gave a statement concerning the Fort Monmouth Plan Amendment #13 and a summary of a significant number of concerns expressed by the Planning Board including proposed heights for a number of buildings, inconsistency with zoning regulations, detrimental impact of the proposed heights, excessive floor area ratio, insufficient parking, absence of a traffic impact report, impact on first responders and inconsistency with the Borough's Master Plan. Beth McManus, Borough Planner, submitted a report, which Councilman Proto summarized. She pointed to many of the same problems raised by the Planning Board, including inconsistency with the Master Plan and zoning ordinances, environmental impact, stormwater management, inadequate setbacks and impact on first responders.

Councilman Proto stated that all members of the Governing Body supported the original plan for a classroom building an ancillary parking lot. The plan has morphed into a monstrosity that is not within the scope or capability of the Borough. He expressed his personal concerns over the size of the development, density and excessive height and inconsistency with the Borough's Master Plan and zoning. In particular, he took exception with the proposed residential hall not being treated as a residential use and will not reduce the Borough's obligation of 720 residential units. He believes the Borough should receive credit toward its residential obligation.

Council President Solan reviewed comments from the Police, Fire, First Aid and OEM. Comments were similar to the comments submitted by the Planning Board. Concerns included public safety, increased patrols, traffic impact, presence of a medical facility/EMS for the

dormitory, infrastructure, fire hydrants, building height because the fire department's truck cannot reach 80 ft., parking and flooding.

Councilman Irace expressed displeasure with FMERA trampling over zoning and ignoring the Planning Board. The Governing Body has not met with members of the school. He reiterated that the original plan for one academic building had the support of the Governing Body. There was no discussion between the Borough and FMERA prior to the issuance of the Amendment #13. He asked residents to attend FMERA meetings to express their displeasure.

Mayor Coffey agreed that the original plan was acceptable. A private entity would purchase the property and lease it to the school. Under that plan, the Borough would receive tax revenue. During his tenure as Mayor, FMERA has not done anything the Borough did not want. He described the successful projects already in place based on the Borough's efforts. He read his initial letter of opposition to the reuse of Ft. Monmouth more than 10 years earlier. He stated there will be meetings between the Governing Body, Planning Board and FMERA to ensure that Oceanport's needs are met. The Borough needs to maximize the property to its best potential. Mayor Coffey indicated he was aware of the changes in September. Councilmen Proto, Irace and Mayor Coffey had an in-depth discussion regarding the process of approval, the Mayor's advance knowledge of the revised plan and the failure to communicate. Mayor Coffey called FMERA meetings "kabuki theater" and the Governing Body now has the ability to respond to the proposal. Comments are not accepted until the Amendment passed. There was an impassioned discussion regarding sharing of information. Councilman Irace stated he contacted developer PRC 3 weeks ago and had no response to a request for a meeting. After the Asbury Park Press printed a letter from Councilman Proto opposing the Amendment, activity and communication increased. There was a lengthy discussion regarding PILOTs.

XI. Mayor's Report: Mayor Coffey reported that last weekend, he refereed a basketball game between Oceanport PD and Shining Stars Network. He stated it was the 2nd time he had done the refereeing and called it the number 1 and 2 experiences working with youth sports. Another event will be held in a few months and asked residents to pack the house for the event.

XII. Petitions from the Public:

Mark Patterson, 40 Itaska Place, asked if all PILOTs were bad, and Councilman Proto replied no. Councilman Proto explained it was a far cry from preserving 100 senior/affordable units and giving PILOTs to developers selling expensive townhouses. Mr. Patterson suggested that having a conversation with someone requires respect. He felt that Councilmembers were out of line in their treatment with Mayor Coffey. Mr. Patterson provided information regarding tax revenue for Ft. Monmouth properties: in 2017, the Borough received $226,000; 2018, $274,000; projected 2019 $832,890. Ms. Smith explained that for $100 in taxes, Ft. Monmouth pays $3.80. Mayor Coffey provided additional information. He expressed his concerns for maintenance in the "new Oceanport" while addressing the many problems existing in "old Oceanport" and that neglecting to address those issues will cause problems for future generations. Mayor Coffey stated all members of the Governing Body want the best for Oceanport. There was discussion regarding use of revenue from Ft. Monmouth to increase services, and the distribution of the revenue. Councilman Proto rejected the idea that the Borough is not providing services and listed several items the Borough accomplished. Mr. Patterson also announced that the Fire Explorers/Cadets are having a breakfast fundraiser on March 3rd and encouraged residents to attend.

Tom Cox, 18 Hunters Run, Environmental Commission, Water Watch Committee, stated that Councilman Proto raised interesting points regarding the change from Commission to Committee. He reviewed the different review and approval processes for environmental and

planning issues and asked who would make the call to determine whether an application is an environmentally sensitive or not. Councilman Proto replied that it would be a recommendation through the Council Committee Chair to the Governing Body or the Planning Board. He stated the Water Watch Committee can do whatever it wants, which is test waters monthly. If the Environmental Commission becomes a committee, then it follows that it can do whatever it wants. Mayor Coffey asked Mr. Cox if his perception of the function of the Environmental Commission or Committee was to provide advice and counsel to the Planning Board and Borough, which Mr. Cox confirmed.

Joe Foster, 29 Bradley Ave., member of Planning Board and Planning Board liaison to the Environmental Commission, asked about regulatory requirements for a commission as opposed to a committee. He discussed different reviews performed by the Environmental Commission, flooding in the Borough. He believes the Commission has a valid reason for existing.

Tony Forlini, Bridgewaters Dr., environmental business owner in the Borough, member of the Environmental Commission, agreed that the Commission should be advisory and not involved in planning phases. Mr. Forlini asked if fill material at the former municipal complex would be tested, and was advised that it already is being tested. He stated that development at the former Ft. Monmouth is a stream encroachment and should be addressed from the environmental standpoint. Mayor Coffey stated that the tasks assigned to the committee or commission should be defined.

Ron Sickler, 45 Morris Pl., called this evening's meeting a little bit disturbing. He stated a Governing Body's strength is in its unity. He asked Council to put aside their differences and stand as a united body to deal with the former Fort issues as a united front.

Jeff Oakes, 60 Pemberton Ave., asked what Council's response was going to be to underage drinking, underage gambling, prostitution, robberies and assaults at Monmouth Park Racetrack. Chief Kelly stated that the PD has responded to the racetrack numerous times since January 1st. He provided statistics: 15 drug arrests and an armed robbery. He has added patrols at the track and met with track representatives to implement certain security features and procedures to mitigate the problems. Extra patrols were on hand for Super Bowl Sunday, and another meeting is scheduled with track representatives about upcoming March Madness. Councilman Irace asked if the track was cooperating with the PD about implementing suggestions. Chief Kelly raised certain liability concerns for the track, and one individual replied "I've been sued before". Chief Kelly has advised officers to do Homeland Security checks and walk throughs and stated the problems are in the parking lots. Councilman Irace suggested that a councilmember or the Mayor should accompany the Police at the next meeting. There was discussion regarding the State Police taking over patrol and security at the track.

Joan Cox, 18 Hunters Run, asked if there has been any increase in increases that impact the nearby residences. Chief Kelly replied there has been no impact outside the track other than chasing down and stopping.

Patty Cooper, 24 Osprey Lane, asked why the Governing Gody doesn't have information about activity on the former Fort and asked if Councilman Proto was on the ad-hoc committee. He replied that he was not on the ad-hoc committee.

Rosanne Letson, 37 Morris Place, discussed the Environmental Commission, FMERA Plan Amendment #13 and the behavior of the Governing Body. Ms. Letson expressed her pleasure with the resolution to authorize the dedication by rider for the Historical Trust Fund and requested the Governing Body to include funds for the Historical Committee for the Borough's Centennial. While she does not have a specific request, she did state the Committee needs

some seed money. Ms. Letson expressed concern about using the restroom facilities at William Hill. Councilman Irace agreed it was a legitimate concern. Mayor Coffey stated it was a large, open facility. Ms. Letson expressed there should be security.

Thomas Tvrdik, 60 Werah Pl., agreed with comments from Mr. Sickler and Ms. Letson regarding FMERA. He stated the Governing body lost half the attendees based on the behavior. Mayor Coffey stated that you have to pick your spots carefully and determine when support from residents at meetings.

XIII. Executive Session:

1. Resolution #2019-50 authorizing an Executive Session

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

Litigation, Negotiations and Attorney Client Privilege - N.J.S.A. 10:4-12(b)(7)
Unemployment Claim
Status of Fort Monmouth Parcels
New Municipal Complex Contracts: Architect
Agreements with Fire & First Aid Companies

At 7:27 pm, the Mayor asked for a motion to approve **Resolution #2019-50**, authorizing the Governing Body to enter Executive Session.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Stephen Solan, Council President
SECONDER:	Joseph A. Irace, Councilman
AYES:	Deerin, Gallo, Irace, O'Brien, Proto, Solan

At 10:32 pm, the Mayor & Council returned from Executive Session and the regular meeting was re-opened on a motion by Councilman Deerin, seconded by Councilman Proto and approved by Council.

XIV. Adjournment: As there was no further business, the meeting was adjourned at 10:33 PM on a motion by Councilman Gallo, seconded by Councilman Solan and approved by Council.

Respectfully submitted,

Jeanne Smith
BOROUGH CLERK

BOROUGH OF OCEANPORT

MAYOR & COUNCIL

MINUTES ● FEBRUARY 21, 2019

Regular Meeting **Maple Place School** **7:00 PM**

2 Maple Place, Oceanport, NJ 07757

1. **Call to Order:** Mayor Coffey called the meeting to order at 7:01 p.m.

2. **Statement of Compliance with Open Public Meetings Act:** Mayor Coffey stated "Adequate notice of this meeting has been provided by notice to the Asbury Park Press and The Link News on January 9, 2019, and by the posting of same on the municipal bulletin board and Borough Web Site."

3. **Flag Salute:** Mayor Coffey led the audience and members of the Council in the flag salute.

4. **Invocation:** Borough Chaplain Stacy Deerin gave the invocation.

5. **Roll Call:**

Attendee Name	Title	Status	Arrived
Jay Coffey	Mayor	Present	
William Deerin	Councilman	Present	
Richard Gallo	Councilman	Present	
Joseph A. Irace	Councilman	Present	
Michael O'Brien	Councilman	Present	7:13 PM
Robert Proto	Councilman	Present	
Stephen Solan	Council President	Present	
Donna M. Phelps	Borough Administrator	Present	
Jeanne Smith	Borough Clerk	Present	
Scott Arnette	Board Attorney	Present	

6. **Presentation - Recycling Project, Maple Place School Students:** Mayor Coffey invited the students up to make their presentation. Students Matthew Conte, Mateo Molino and Marco Molino presented their project to collect plastic film for a Trex challenge, which will help reduce plastics in the ocean and other natural environments. Permission was given to place a container in the Borough Hall as a collection site.

7. **Administrators Report:** Ms. Phelps reported on topics including JCP&L inspection of transmission lines by helicopter, Monmouth Park request for endorsement of their heliport at a limit of 10 flights, current status of recycling market and programs and the importance of education; attendance at Community Block Grant Program; updating of the Borough's Safety Manual and distribution to departments as well as notification of required trainings. Ms. Phelps also requested that the Clerk prepare a resolution for the next meeting designating her as the Safety Coordinator.

   Mr. Arnette next advised the Council of the status of procuring vendors that can conduct appraisals/assessments of the pending liquor licenses for the Fort parcels.

8. Clerk's Report:

1. Consent Agenda:

#2019-53	1.	Resolution authorizing payment of BILL LIST 02-21-2019
#2019-54	2.	Resolution appointing a Recycling Coordinator
#2019-55	3.	Resolution appointing a Conflict Professional Planner
#2019-56	4.	Resolution cancelling Tax Lien Certificate #17-00012
#2019-57	5.	Resolution authorizing Tax Sale Redemption #18-00002

#2019-58	6.	Resolution authorizing refund for overpayment and tax court judgment
#2019-59	7.	Resolution authorizing 2017 Road Program Change Order #3
#2019-60	8.	Resolution authorizing dedication by Rider, Historical Trust for Centennial
#2019-61	9.	Resolution appointments to Boards & Committees
#2019-62	10.	Resolution authorizing agreement with NJHMFA Housing Affordability Services
#2019-63	11.	Resolution appointing Acacia Financial Group as Financial Advisor
	12.	Approval of Membership for Fire Dept., Thomas Porowski
	13.	Approval of Membership for Fire Dept., John Donohoe
	14.	Approval of Membership for First Aid., Michael Cooper
	15.	Approval of Membership for First Aid, Patricia Cooper
	16.	Approval of Membership for First Aid, Genna Laurino

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Joseph A. Irace, Councilman
SECONDER:	William Deerin, Councilman
AYES:	Deerin, Gallo, Irace, O'Brien, Proto, Solan

2. Minutes:

1. Approval of Regular Minutes, January 17, 2019

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Robert Proto, Councilman
SECONDER:	Stephen Solan, Council President
AYES:	Deerin, Gallo, Irace, O'Brien, Proto, Solan

2. Approval of Executive Session Minutes, January 17, 2019

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Robert Proto, Councilman
SECONDER:	Stephen Solan, Council President
AYES:	Deerin, Gallo, Irace, O'Brien, Proto, Solan

3. Resolutions:

#2019-64 Resolution appointing Class II SLEO to the Police Department

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	William Deerin, Councilman
SECONDER:	Stephen Solan, Council President
AYES:	Deerin, Gallo, Irace, O'Brien, Proto, Solan

#2019-65 Resolution appointing Catherine D. LaPorta as Qualified Purchasing Agent

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Joseph A. Irace, Councilman
SECONDER:	Richard Gallo, Councilman
AYES:	Deerin, Gallo, Irace, O'Brien, Proto, Solan

#2019-66 Resolution approving a Shared Services Agreement for Use of Shrewsbury's Courtroom

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Joseph A. Irace, Councilman
SECONDER:	William Deerin, Councilman
AYES:	Deerin, Gallo, Irace, O'Brien, Proto, Solan

#2019-67 Resolution adopting the Borough's By Laws for CY2019

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Joseph A. Irace, Councilman
SECONDER:	Robert Proto, Councilman
AYES:	Deerin, Gallo, Irace, O'Brien, Proto, Solan

#2019-68 Resolution authorizing Change Order #1 to Goldstein Partnership Contract

Councilman Proto asked for discussion on the motion with no objections. Councilman Proto explained the reason for the additional fees in the architect's contract, negotiations with some reduction and the reason it was being authorized was because they could no longer afford to delay this project. His affirmative vote is with reluctance but is necessary in order to proceed.

Councilman Irace agreed with Councilman Proto, it was a direct correlation with the lack of information provided to the Council from the previous administrator and is money that did not have to be spent by the taxpayers. He stressed the importance of receiving information so that the Council could make informed decisions.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Stephen Solan, Council President
SECONDER:	Robert Proto, Councilman
AYES:	Deerin, Gallo, Irace, O'Brien, Proto, Solan

#2019-69 Resolution concerning Fort Monmouth Reuse Plan Amendment #13

Ms. Smith advised that since the Agenda had been distributed initially, additional comments had come in from the public and at the request of Councilman Irace were included with the attached comments with no objections.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Robert Proto, Councilman
SECONDER:	Joseph A. Irace, Councilman
AYES:	Deerin, Gallo, Irace, O'Brien, Proto, Solan

9. First Reading Ordinances:

Introduction of Amendments to Property Maintenance Ordinance

Councilman Proto called for the introduction of **"AN ORDINANCE OF THE BOROUGH OF OCEANPORT, COUNTY OF MONMOUTH, STATE OF NEW JERSEY AMENDING CHAPTER 295 OF THE CODE OF THE BOROUGH OF OCEANPORT ENTITLED "PROPERTY MAINTENANCE" PASSED AND APPROVED ON OCTOBER 3, 2013, AS LAST REVISED AND PASSED ON AUGUST 20, 2015"** and then asked the Clerk to read the proposed ordinance by title only, after which Councilman Proto moved to approve the Ordinance upon first reading and to hold

the public hearing on the proposed ordinance at the Council meeting of March 21, 2019 and to advertise same in accordance with the law, which was seconded by Councilman Irace.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Robert Proto, Councilman
SECONDER:	Joseph A. Irace, Councilman
AYES:	Deerin, Gallo, Irace, O'Brien, Proto, Solan

Introduction of An Ordinance for the Maintenance of the Borough's Right of Ways

Councilman Proto called for the introduction of **"AN ORDINANCE AMENDING CHAPTER 331 "STREETS & SIDEWALKS" AND CHAPTER 371 "TREES" OF THE CODE OF THE BOROUGH OF OCEANPORT, COUNTY OF MONMOUTH, STATE OF NEW JERSEY FOR THE MAINTENANCE OF RIGHT OF WAYS "** and then asked the Clerk to read the proposed ordinance by title only, after which Councilman Proto moved to approve the Ordinance upon first reading and to hold the public hearing on the proposed ordinance at the Council meeting of March 21, 2019 and to advertise same in accordance with the law, which was seconded by Councilman Irace.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Robert Proto, Councilman
SECONDER:	Joseph A. Irace, Councilman
AYES:	Deerin, Gallo, Irace, O'Brien, Proto, Solan

Introduction of An Ordinance establishing the Environmental Advisory Committee

Councilman Proto called for the introduction of **"AN ORDINANCE OF THE BOROUGH OF OCEANPORT, COUNTY OF MONMOUTH, STATE OF NEW JERSEY AMENDING §29, ARTICLE IV AND REPEALING §250-13 OF THE CODE OF THE BOROUGH OF OCEANPORT DISSOLVING THE BOROUGH OF OCEANPORT ENVIRONMENTAL COMMISSION AND CREATING AN ENVIRONMENTAL ADVISORY COMMITTEE OF THE BOROUGH OF OCEANPORT"** and then asked the Clerk to read the proposed ordinance by title only, after which Councilman Proto moved to approve the Ordinance upon first reading and to hold the public hearing on the proposed ordinance at the Council meeting of March 21, 2019 and to advertise same in accordance with the law, which was seconded by Councilman Irace.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Robert Proto, Councilman
SECONDER:	Joseph A. Irace, Councilman
AYES:	Deerin, Gallo, Irace, O'Brien, Proto, Solan

10. Second Reading & Public Hearing Ordinances:

#995 An Ordinance to Authorize a Financial Agreement in lieu of taxes for 274-278 E. Main St

Councilman Proto called for the 2nd reading and Public Hearing for an ordinance for the Oceanport Gardens PILOT agreement and asked the Clerk to read the affidavit of publication of the proposed ordinance by title only. **"ORDINANCE OF THE BOROUGH OF OCEANPORT TO APPROVE THE TAX EXEMPTION AND AUTHORIZE THE EXEMPTION AND AUTHORIZE THE EXECUTION OF A FINANCIAL AGREEMENT BETWEEN THE BOROUGH OF OCEANPORT AND OCEANPORT URBAN RENEWAL PRESERVATION, L.P. "**

PUBLIC HEARING:

Mayor Coffey opened the meeting for public comment for this ordinance. As no one from the public wished to be heard, Mayor Coffey closed the public hearing on a motion by Councilman Irace, which was seconded by Councilman Proto.

Councilman Proto made a motion to adopt the ordinance and advertise in accordance with law, which was seconded by Councilman Irace.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Robert Proto, Councilman
SECONDER:	Joseph A. Irace, Councilman
AYES:	Deerin, Gallo, Irace, O'Brien, Proto, Solan

11. Committee Reports:

1. Councilman Deerin, Parks and Recreation Liaison

Councilman Deerin reported that Borough Engineer William White is putting out bids for Evergreen Park basketball courts and stanchions. Ms. Phelps attended the last Recreation Committee meeting. Councilman Deering relayed that Committee members feel strongly about the Oceanport pool and wants the RFP to be issued so interest can be reviewed. Ms. Phelps reported that the recommendation was to issue the RFP for operations of the 2019, which is separate from the repairs issue. Councilman Deerin reported on tennis and basketball repairs at Community Center Park and fencing at Evergreen Park.

2. Councilman Gallo, Public Works and Engineering Liaison

Councilman Gallo reported that the Road Committee met with Ms. Phelps and Mr. White regarding the 2019 road program and the budget for 2020.

3. Councilman Irace, Finance and Administration Liaison

Councilman Irace reported that FMERA published a newsletter last week, which he compared to "Pravda", a one-sided propaganda machine during the Cold Ward. He read part of the newsletter into the record, which claimed increased tax revenue to the Borough and claimed that these windfall revenues would fund any increases in Borough costs for streets, police department and school age children. Councilman Irace expressed speculation regarding these estimates. He asked the CFO, tax assessor and tax collector for verification of any of the projections, which could not be verified. He outlined the current number of residences and mandatory 720 units on the former Fort Monmouth property, the impact of an estimated 33% growth, including hiring additional police officers and DPW employees, complete with pension and benefits. There will be increases in fees for garbage, recycling and tipping. Increased need for fire, first aid and OEM. Councilman Irace stated there would be an increased need for road and vehicle maintenance and administrative functions. He also noted that FMERA's estimates do not include impacts on schools and discussed per pupil costs at Borough schools and Shore Regional. He reminded residents that FMERA and its Chairman Bruce Steadman are encouraging PILOTs for development.

4. Councilman O'Brien, Health and Human Services Liaison

Councilman O'Brien had no report.

5. Councilman Proto, Planning and Development Liaison

Councilman Proto provided an in-depth report regarding FMERA's Reuse Plan Amendment #13 and advised that the Governing Body will be discussing FMERA's Amendment #14 at the next meeting. His full report is attached.

6. Council President Solan, Public Safety Liaison

Council President Solan thanked the Borough's first responders for their input and response to FMERA's Reuse Amendment #13. He stated that during the meeting with the university, it was confirmed that the university has its own security firm, rather than a police department. There are

no EMS or fire services, but there is a "nurse's office", which would again lay the burden on the Borough. Council President Solan discussed a police issue regarding the new housing, garages and parking at the former Fort on an unnamed street. The concern is there is no access for emergency vehicles. Chief Kelly is planning to meet with RPM Developers regarding designated parking areas and areas of maneuverability. Council President Solan thanked the fire department and first aid squad for their response to a major structure fire in Sea Bright and another structure fire on Main St. in Oceanport. He reported that no one was injured and expressed his gratitude for the volunteers and police department.

Mayor Coffey provided additional information regarding the parking issue at the RPM development. There are 2 issues: there are public streets fronting the properties and an alleyway in the back. Those alleyways will be private and the property owner is entitled to post signs that prohibit parking on one side.

12. Mayor Coffey's Report:

1. Appointment of OEM Director

Mayor Coffey made the following appointment to the Office of Emergency Management pursuant with N.J.S.A. Appendix A:9-33 et seq.:

Mauro Baldanza Director 3yr Term expiring 02/21/22

Mayor Coffey apologized to Ryan Chiavo, the 2nd place winner in the poster contest for the Borough's calendar, whose name was misspelled on the published calendar.

Mayor Coffey announced that FMERA will host another bus tour in March to allow individuals to view new developments and proposals.

The Mayor stated that the FMERA process worked regarding the Plan Amendment #13. The Planning Board, emergency services and Borough planner all prepared responses to what was perceived as problems with the Amendment. As it stands now, there is a dialog between the Borough, the university and developer regarding its proposal. The Borough will have the same opportunity to provide comments for Amendment #14.

13. Added Resolutions:

#2019-70 Resolution authorizing letter to NJDOT for Monmouth Park heliport

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Joseph A. Irace, Councilman
SECONDER:	Robert Proto, Councilman
AYES:	Deerin, Gallo, Irace, O'Brien, Proto, Solan

#2019-71 Resolution authorizing competitive contracting for Oceanport Pool & Concession operator

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	William Deerin, Councilman
SECONDER:	Michael O'Brien, Councilman
AYES:	Deerin, Gallo, Irace, O'Brien, Proto, Solan

14. Petitions from the public: Mayor Coffey opened the meeting to petitions from the public:

Tom Cox, 18 Hunters Run, member of the Environmental Commission and Water Watch Committee, didn't see a big deal between a commission and a committee, but agreed "the devil is in the details" and asked for a copy of the proposed ordinance. He stated he was willing to personally

advertise notices to comply with the Sunshine Law.

Beth Watkins, 42 Elizabeth Dr., member of the Parks and Recreation Committee, has been working to get the Committee to approve running programs out of Blackberry Bay Pavilion. She noted that there was a proposed ordinance prohibiting the use of the building for any profit. She requested the Borough not pass that resolution and allow programs to be conducted there. Her preference is to begin with a club for children that are not eligible for clubs that begin at the 2nd grade level. Mayor Coffey stated there shouldn't be a problem as long as the program is run by the Recreation Committee rather than for profit entities. Ms. Watkins volunteered to take the lead. Ms. Smith advised there is a process for special events.

Hugh Sharkey, Oceanport, asked if the additional $87,000 for architectural costs were paid/incurred in 2018 or if it was for future work. He was advised it was for both. Mr. Sharked asked if it was appropriate to be putting 2018 dollars into the 2019 year. Ms. Smith advised it was Bond Ordinance 970, which was adopted in 2017 and that it was capital, not general funds. Mr. Sharkey also asked how the Borough wasn't aware of the additional charges and the approval process. Mayor Coffey replied that the dispute was with what work was done as opposed to what was proposed. Mr. Sharkey asked further questions regarding the approval process. Mayor Coffey advised that Council has the right to review the invoices. Mr. Sharkey asked which committee oversees the architect's invoices. Councilman Irace stated the bills did not include detailed information in the past, but will include more detail going forward. Mayor Coffey explained there were changes to the original plan. Mr. Sharkey asked who oversees the process of the architect's work product. Mayor Coffey replied that through October of 2018, the Borough Administrator was the main overseer of the project. Mr. Sharkey suggested there should be a check and balance in place, with the Finance Committee, CFO and Clerk. Councilman Irace explained that there were requests from the former BA to the architect that the Governing Body was unaware of. Mr. Sharkey suggested documenting or memorializing the oversight of projects. Mr. Sharkey asked about the flow of information, whether it was mailed or emailed, who would receive it and who was responsible for collection and control of documents in the Borough. Mayor Coffey replied that if an item comes in that needs to be disseminated to the Governing Body, the Clerk would email the Governing Body and also advise to not "reply all" because then there would be a potential violation of the Open Public Meetings Act. Mr. Sharkey expressed concern regarding sharing of information with Council.

Mark Patterson, 40 Itaska Pl., asked for a status update on grant for the purchase of recycling cans in light of the closing of the recycling center. Ms. Phelps will follow up, but advised that the cans are more expensive than believed. Ms. Smith advised that the grant is in holding, and the recycling trust has approximately $50,000. Councilman Irace added that he had been in touch with Monmouth County to determine if there was grant money available. Mr. Patterson asked Councilman Proto about 2 affordable units being built by Martelli on the old borough hall site. Councilman Proto advised that there will be 4 affordable units. Three units are a result of the development at the old borough hall. Councilman Proto outlined the plans that were received for the location on E. Main St., and explained the plans will be presented to the Planning Board. Mr. Patterson also reminded residents that the Fire Explorer Breakfast will be held Sunday, March 3rd from 8 am to 11:30 am and urged everyone to attend. Mr. Patterson noted that Council members have changed seats and asked why. Council President Solan answered that everyone seemed to be more comfortable in the places they were before. Mr. Patterson expressed concern about Councilman Proto's stating that he didn't care about the sensitivity of the residents. Councilman Proto countered stating he didn't care about offending the sensitivities of some if they were upset by what they saw.

Gary LaBruno, 50 Wyandotte Ave., asked if there was any movement on a PEG channel for those who do not have FIOS. Mayor Coffey said things may change when the new municipal complex is complete. Council President Solan explained the agreement between the Borough and FIOS and the agreement between the Fort and FIOS so the new building will have FIOS. Mr. LaBruno asked

how many RFPs were received for the pool the first time - was told none, went out again and received 1. Mr. LaBruno asked about the appointment of the financial advisor and the resolution states it won't exceed $17,500 and asked how that read with the attached proposal. Councilman Irace said it would cover it like it has the last couple years. Ms. Smith clarified that the $17,500 was a statute number and was not related to her proposal, and that the Borough does not use all the services indicated in the proposal. Mr. LaBruno asked about the By-Laws and the limiting of the public's time to speak. Mr. LaBruno asked about the budget which Councilman Irace advised was with the auditor.

Matt Simowitz, 1215 Turf Drive, commented he read through the comments for FMERA Amendment #13, it appeared very thorough, and offered 2 topics that weren't covered - first being noise abatement and its impact on bordering borough Shrewsbury and the notifications. Councilman Irace advised that Mr. Baricelli had brought it to his attention and he had forwarded it to Shrewsbury and they were looking at it. His second item is the job replacement - there's some classrooms and a few adjunct professors that won't replace the lost jobs; also concerned that the "shopping" of the McAfee building by a hi-tech company and has the college across the street may make it harder to sell. He also mentioned FMERA's voting process and asked if anyone was approaching the Legislature at the State level to get the charter changed to help the municipalities.

Joan Cox, 18 Hunters Run, commented on their concern for the noise issue but hadn't been concerned about the track's music issues last year.

15. **Adjournment:** As there was no further business, the meeting was adjourned at 10:33 PM on a motion by Councilman Gallo, seconded by Councilman Solan and approved by Council.

Respectfully submitted,

Jeanne Smith
BOROUGH CLERK