BOROUGH OF OCEANPORT

MAYOR & COUNCIL

MINUTES ● MARCH 4, 2021

Workshop	**REMOTE/VIRTUAL**	**7:00 PM**

Clement V. Sommers Municipal Building, 910 Oceanport Way, Oceanport, NJ 07757

I. **Meeting Called to Order:** Mayor Coffey called the meeting to order at 7:00 PM

II. **Statement of Compliance with Open Public Meetings Act:** This meeting complies with the Open Public Meetings Act by adequate and electronic notification on January 13, 2021 of this virtual/remote meeting and its location, date and time to the Asbury Park Press and Two River Times and by the posting of same on the municipal bulletin board and Borough's Web Site. Mayor Coffey then read the virtual/remote meeting advisory advising the public how to attend and participate during public portions of the meeting.

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

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

V. **Roll Call:**

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

VI. **Resolutions:**

#2021-58 Resolution authorizing Change Order #29 to Benjamin Harvey Co. Contract

Discussion on the motion – Councilman Keeshen expressed concern that at the last meeting it was requested that the Contractor provide an affirmation that they will not pursue any additional change orders and asked if they were satisfied with the email provided. Councilman Tvrdik commented that with the exception of the meeting room, the punch list had been completed and was comfortable with the retainage and the bond on the job. Councilman Keeshen asked Ms. Phelps who interacted with them was fine with the email statement. Ms. Phelps stated she was fine with it and had forwarded it out and not heard anything back. Councilman Tvrdik commented that they had a minimal punch list and it was pretty clear at the last Council meeting that they wanted something better than email but if everyone was comfortable with it he was ok with it.

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

#2021-59 Resolution authorizing Change Order #30 to Benjamin Harvey Co. Contract

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	William Deerin, Councilman
SECONDER:	Thomas Tvrdik, Councilman
AYES:	Deerin, Gallo, Keeshen, O'Brien, Tvrdik, Walker

#2021-60 Resolution authorizing Change Order #31 to Benjamin Harvey Co. Contract

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Richard Gallo, Councilman
SECONDER:	Thomas Tvrdik, Councilman
AYES:	Deerin, Gallo, Keeshen, O'Brien, Tvrdik, Walker

#2021-61 Resolution authorizing Change Order #32 to Benjamin Harvey Co. Contract

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

#2021-62 Resolution authorizing Change Order #33 to Benjamin Harvey Co. Contract

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

Councilman Tvrdik requested of Mayor Coffey before continuing approving the change orders, that the Borough request a more formal document, on letterhead, confirming no additional change orders before the payment is released and was told yes. Councilwoman Walker asked if it was known what the total came in at as far as the budgeted amount. Ms. LaPorta responded under the $11 million.

#2021-63 Resolution authorizing Change Order #34 to Benjamin Harvey Co. Contract

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

#2021-68 Resolution authorizing payment of BILL LIST 03-04-2021

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

VII. **Administrator's Report:** Ms. Phelps sought Council's guidance on whether they wanted the full project for the Community Center to proceed even though the County grant was awarded $25,000 less than requested. Consensus was to not scale project down and to proceed with full project. Ms. Phelps advised that Shore Regional had submitted the school year's pupil transportation costs – which came in at a lower cost than previous year likely due to COVID, with no objections it would be added for action next meeting; reported on ponding issue at entrance to new municipal complex from Main Street and was addressing with the Borough Engineer and FMERA, she asked if anyone had an issue with the fencing remaining which would remove the ability to lock the gate in the future – consensus was there was no need to keep fencing.

Ms. Phelps reported that she met with a representative from GovDeals; was working with Police and other departments to develop a list of assets no longer needed by the Borough. Councilman Tvrdik asked if they would be keeping the

Mack truck. Councilman Keeshen answered no, it wasn't worth it. Councilman Keeshen asked if the representative provides a range or idea of the items' worth. Ms. Phelps answered that last time she did the auction she put the price in after looking at prices online. Councilman Keeshen expressed concern that items not be sold for less than would be gotten by taking them for scrap using Deal as an example. Ms. Phelps said she would know more after meeting with the representative. Ms. Phelps concluded her report and asked Ms. LaPorta to provide a report on the assets inventory. Ms. LaPorta also advised that for next meeting she would be seeking an extension of the temporary budget, normal for this time of year.

VIII. **Clerk's Report:** Ms. Smith reported that the Marina was granted approval by Alcohol Beverage Control to expand their site for temporary outdoor dining, discussed the conflicts with the Borough's code and proposed action needed by Council to establish guidelines and/or a temporary waiver of the ordinance. There was discussion on the process, set time limits and other conditions and consider incorporating into the code a permanent solution that provides for outdoor dining without an extensive site plan process. Ms. Smith to work with Borough Attorney to draft resolution for the next meeting. Ms. Smith also advised that the introduced ordinance for the fire prevention ordinance would be amended for re-introduction at the next meeting based on State feedback on the ordinance language. She also thanked Regina McGrade from FMERA for once again assisting with items needed to furnish the Borough's offices.

Regular Meeting Items:

1. Resolution appointments to Boards & Committees, Recreation
2. Resolution authorizing permits for Facility Use - Spring 2021
3. Resolution authorizing aerial mosquito control operations 2021
4. Resolution authorizing Contract for Cleaning Services for 2021
5. Receipt of Minutes, Parks & Recreation Committee, 01/13/2021
6. Approval of Fire Department Membership, Kyle Crochet
7. Approval of First Aid Membership, Jonathan Ryan

Ms. Smith reviewed the regular meeting items which were moved forward to the next meeting with no objection.

IX. **Discussion Items:**

1. Greeley Field and Cowan Park. Mayor Coffey described where the two parks were located and potential use for recreation and public events – known better as the parade grounds and requested Council's permission to pursue a public benefit conveyance to procure those properties for the Borough with unanimous consent to proceed.
2. Boundary with Borough of Eatontown *- Added* Mayor Coffey reported on several discussions with Eatontown's Mayor on adjustments to the boundary between the boroughs in order to provide for McAfee parcel to be located all within the boundaries of Oceanport. Mayor Coffey displayed a map of the parcels in question being discussed for exchange and ratables. Discussion ensued on what parcels to swap, what could be built on each, the importance of the parcel to support the McAfee site. Mayor Coffey expressed that he needed someone from Council to attend next meeting as he'd been going back and forth for 2+ years. Councilman Tvrdik offered to attend. Councilman Gallo asked about the section closer to Main Street and was told that would be moved to Eatontown.

X. **Mayor's Report:** Mayor Coffey brought up discussion on the Community Garden and putting it in the field next to the municipal building and asked if there was anyone who wanted to take the lead and meet with the people that ran it previously. Councilman Gallo responded that he would take a look at it and Councilwoman Walker offered to help in getting that back up. Councilman Keeshen asked if there was a survey of that area, topographic one. Ms. Smith displayed a map of the area. Councilman Gallo mentioned that a well may have to be put in. Ms. Phelps stated she didn't think there was water there. Mayor Coffey next referring to the map, pointed out the County' homeless shelter and requested permission to explore with the County using the area in front to relocate the recycling center. There was discussion on the size needed and measurements of the old site. Mayor Coffey also advised he was working on pot holes on Mohawk and Ticonderoga and looking at the Borough's roadways.

XI. **Petitions from the Public:** Mayor Coffey opened the meeting to the public and provided the participation information.

Mark Patterson, BOE President, advised that the Board of Education had concluded its search for a new superintendent and would be making an appointment for a full time person; meeting will be held virtually that coming Tuesday and provided the participation information. Mr. Patterson also thanked Councilman Tvrdik and the rest of the Planning Board for hearing their capital plan for Wolf Hill School. He is also pleased to hear that a recycling center was being worked on and thanked the Mayor and Council for their relationship with the Board and they are doing a tremendous job.

Ms. Smith read email comment received from Annie DiDomenico, “bringing electronic recycling back along with regular would be much appreciated”.

Jeffrey King, 24 Elizabeth Parkway, Eatontown, commended them for bringing recycling yard back and community garden.

As there were no other members from the public, Councilman Tvrdik advised that he had the privilege of opening the firehouse for the boy scouts who were very appreciative, recognized resident John Majeski who owns Serv Pro in Eatontown who assisted with sanitizing the building after the use as a donation to the town and Boy Scouts; completed forms were submitted to the BA and was a successful event. He continued that one of the volunteers working on the Ad Hoc committee for the pool revitalization had asked if they could use the building for their meeting. It was discussed and decided that it would be better for them to use the Blackberry Bay Pavilion. Councilman Tvrdik offered to meet with them and be sure to have the completed forms and steps followed for use.

Stuart Briskey, 46 Werah Place, asked if the town does get the park would there be a flag on the pole there as Mr. Steadman has a problem with that. Mayor Coffey answered that if we own it there will be a flag on it. Mr. Briskey asked the Mayor as head of the Historic Committee couldn’t he get them to put a flag up now and recalled memories of when his father served on the base. Mayor Coffey responded that he would bring it up at the next meeting and get back to him. Mr. Briskey asked where the flagpole was for the new borough hall. Mayor Coffey advised it needed to be installed and they would be doing a dedication of the building with the 911 piece of metal, veteran’s monuments, likely a July ceremony, details are being worked out.

Mayor Coffey lastly brought up the recent legislation passed concerning cannabis use and the municipality has 180 days in which to pass regulation suspending the operation of cannabis business or be subject to permitting it. A model ordinance can be reviewed from the League and will need to be discussed at an upcoming meeting.

As there was no one else from the public, Mayor Coffey closed that portion of the meeting.

XII. **Adjournment:** As there was no further business, the meeting was adjourned at 8:24 PM on a motion by Councilman O'Brien, seconded by Councilman Tvrdik and approved by Council.

Respectfully submitted,

Jeanne Smith
BOROUGH CLERK