



BOROUGH OF OCEANPORT

MAYOR & COUNCIL

AGENDA • FEBRUARY 4, 2021

Workshop

REMOTE/VIRTUAL

7:00 PM

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

I. Meeting Called to Order

II. Statement of Compliance with Open Public Meetings Act:

This meeting complies with the Open Public Meetings Act by adequate and electronic notification on January 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.

This meeting is also being broadcast on the Borough's Local Public Access Channel, Verizon FiOS Channel 28. Members of the general public can register for meetings from the Borough website at www.oceanportboro.com by scrolling to the bottom of the homepage and clicking "REGISTER for Mayor & Council Virtual Meetings" on the left-hand side of the screen. Registering allows the general public to view and participate in meetings on their computers, smart phones and tablets. Once registered, members of the general public will be muted upon entry to a meeting. Registration allows a member of the general public to participate during the public portions of a meeting by using one of the following options:

1. Text. Once registered for and admitted to a meeting, members of the general public can text comments through the GotoWebinar application. These text comments will be read out loud by the Clerk during the livestream public portions of the meeting.

2. Raise Your Hand Feature. Once registered for and admitted to a meeting, members of the general public can use the GoToWebinar's "Raise Your Hand" icon to be acknowledged for an opportunity to speak. Once recognized and advised to speak, members of the general public may need to unmute themselves to participate in the meeting.

Whether registered or not, the general public can (a) e-mail questions or comments prior to or during the meeting to public.comments@oceanportboro.com or (b) call the Borough's Public Comments Line at (732)-272-8337. The Public Comments Line is only answered during the livestream broadcast of a meeting. A caller to the Public Comments Line must provide his or her name and address in order to participate in a meeting. Once this information is provided, callers will either be admitted to speak at the meeting immediately or they will be called back by the Borough at the appropriate or designated time so that they can speak. Speakers participating through the Public Comments Line will be placed on speaker and all comments made will be part of the digital record of the meeting. The instructions for Public Participation in the Borough's meetings are also available on the Borough's website at www.oceanportboro.com.

III. Flag Salute

IV. Invocation

V. Roll Call

VI. Payment of Bills

#2021-49 Resolution authorizing payment of BILL LIST 02-04-2021

VII. Administrator's Report

VIII. Clerk's Report

1. Liquor License Activation - The Marina at Fort Monmouth
2. An Ordinance Providing for Updates to Chapter 223 Fire Prevention
3. An Ordinance to Increase Fees for Liquor Licenses

Regular Meeting Items

1. Resolution authorizing Tax Sale Redemption #18-00007
2. Resolution authorizing agreement with CGP&H for Affordable Housing Adm Agent Services
3. Resolution approving certified LOSAP lists for 2020
4. Approval of First Aid Membership, Anthony Perrelli
5. Approval of First Aid Membership, Victoria Coles
6. Receipt of Minutes, Parks & Recreation Committee, Nov. 11, 2020
7. Receipt of Minutes, Historical Committee, Dec.. 10, 2020
8. Workshop Minutes, August 20, 2020
9. Regular Meeting Minutes, August 20, 2020
10. Workshop Minutes, December 3, 2020
11. Regular Meeting Minutes, December 17, 2020

IX. Discussion Items

X. Mayor's Report

XI. Petitions from the Public

XII. Adjournment

**RESOLUTION OF THE BOROUGH OF OCEANPORT
AUTHORIZING PAYMENT OF BILL LIST FOR
FEBRUARY 4, 2021**

**Resolution #2021-49
02/4/21**

WHEREAS, the Governing Body has considered the payment of said bills as set forth on the bill list at its public meeting of February 4, 2021.

BE IT RESOLVED, by the Mayor and Council that the bills be paid as on the attached bill list dated February 4, 2021 totaling \$2,586,560.82.

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.



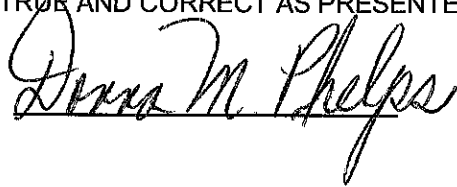
Catherine D. LaPorta, CFO

BOROUGH OF OCEANPORT BILL LIST

4-Feb-21

PAYEE	AMOUNT
PAYROLL ACCOUNT	\$122,325.05 2ND PAY
DCRP	\$189.22
 CAPITAL TRUST TOTAL	 \$236,890.88
DOG REGISTRY TOTAL	\$0.00
OPEN SPACE TRUST TOTAL	\$1,158.04
SUI	\$0.00
UCC TRUST	\$221.01
TRUST OTHER TOTAL	\$0.00
ESCROW TRUST TOTAL	\$8,375.20
2020 VOUCHERS PAID THIS MEETING	\$36,743.35
2021 VOUCHERS PAID THIS MEETING	\$2,180,658.07
TOTAL	\$2,586,560.82

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



List of Bills - (All Funds)

6.1.a

Vendor	Description	Payment	Check Total
Current Fund			
1017 - AMERICAN WEAR, INC	PO 7500 UNIFORMS DECEMBER 2020	308.75	308.75
1116 - ASBURY PARK PRESS	PO 7400 Legal Notices	89.00	
	PO 7565 Legal Notices	49.40	
	PO 7566 Legal Notices	80.90	219.30
1033 - BOB'S UNIFORM SHOP, INC	PO 7419 Uniform Purchase Chenoweth	621.85	621.85
1034 - BORO PRINTING, INC	PO 7450 LANDSCAPER DECALS - 2021	189.00	189.00
1525 - BOUND TREE MEDICAL LLC	PO 6955 COVID - 19 GLOVES	989.00	
	PO 7016 COVID - SUPPLIES	228.30	
	PO 7350 THERMOMETERS	342.45	1,559.75
1044 - CAROL SMITH	PO 7542 CELL PHONE REIMBURSEMENT	45.00	45.00
1060 - COMCAST BUSINESS COMMUNICATION	PO 7526 BORO HALL INTERNET/PHONE 01/14-02/13	572.51	572.51
1453 - DONNA PHELPS	PO 7531 REIMBURSE - MOVING EXPENSES	203.71	203.71
1088 - EDMUNDS & ASSOCIATES INC	PO 7477 2021 TAX SOFTWARE	3,515.00	3,515.00
1089 - EDWARDS TIRE CO, INC	PO 7443 TIRES - TRUCK 129	1,174.75	1,174.75
1099 - EUROFINS QC INC	PO 7408 WATER TESTING - DECEMBER 2020	422.00	422.00
1133 - GREATLAND CORPORATION	PO 6548 YEARLI PERFORMANCE SUBSCRIPTION	99.00	99.00
1143 - I.D.M. MEDICAL SUPPLY INC	PO 7486 FIRST AID - OXYGEN	234.14	234.14
1649 - INTRON TECHNOLOGY, LLC	PO 7191 Equipment Order	855.70	
	PO 7242 VIDEO CONFERENCING SYSTEM	3,660.00	
	PO 7300 REFURBISHED COMPUTER - DONNA	400.00	4,915.70
1153 - JERSEY CENTRAL POWER & LIGHT	PO 7518 200 000 956 009 12/02-12/31/2020	1,039.44	
	PO 7618 JCPL #015 - 1201to 1330/2020	1,207.69	2,247.13
1154 - JOANNE HUNT	PO 7543 CELL PHONE REIMBURSEMENT	45.00	45.00
1748 - JOHNSON & TOWERS, LLC	PO 6651 CALIBRATION 38-76	3,114.43	3,114.43
1499 - KEVIN E KENNEDY, ESQ	PO 7540 Planning Board Litigation	1,686.24	
	PO 7559 DECEMBER 2020 MEETINGS	500.00	
	PO 7560 PB Legal - General Services	585.00	2,771.24
1476 - KING SECURITY	PO 7470 ALARM MONITORING FOR PAP	348.00	348.00
1181 - LANIGAN ASSOCIATES, INC	PO 7405 Uniform Purchase Perrulli	385.00	385.00
1190 - LINCOLN NAT'L LIFE INSURANCE	PO 7626 LOSAP Contributions for 2019, Resolution	9,200.00	9,200.00
1724 - LogMEIN USA, inc.	PO 7563 Go-To-Webinar Services 12/21-01/20/21	199.00	199.00
1195 - MASER CONSULTING, INC	PO 7523 DECEMBER 2020 ENGINEERING	5,250.00	5,250.00
1197 - MAX LOPEZ	PO 7544 CELL PHONE REIMBURSEMENT	45.00	45.00
1686 - MessageWatcher, LLC	PO 7562 Email Archiving	600.00	600.00
1662 - MICHAEL NATALE	PO 7623 2020 SAFETY BOOT REIMBURSEMENT	184.99	184.99
1209 - MID-ATLANTIC TRUCK CENTRE INC	PO 6986 PART FOR GARBAGE TRUCK	104.37	104.37
1764 - Mike Chambers Oakhurst Electric	PO 7203 EOC	850.00	850.00
1538 - MONMOUTH COUNTY TREASURER	PO 7448 BULKY WASTE	321.41	321.41
1222 - MONMOUTH COUNTY TREASURER	PO 7511 2021 1ST QUARTER COUNTY TAXES DUE	804,319.70	
	PO 7512 2021 1ST QUARTER COUNTY LIBRARY TAXES DU	58,540.95	
	PO 7513 2021 1ST QUARTER COUNTY HEALTH TAXES DUE	16,586.48	
	PO 7514 2021 1ST QUARTER COUNTY OPEN SPACE TAXES	93,912.25	973,359.38
1226 - MONMOUTH COUNTY TREASURER	PO 7546 ADDED & OMITTED HEALTH TAX 2020	375.88	
	PO 7547 ADDED & OMITTED OPEN SPACE TAX 2020	2,028.48	
	PO 7548 ADDED & OMITTED LIBRARY TAX 2020	1,276.72	
	PO 7549 ADDED & OMITTED COUNTY TAX 2020	17,583.60	21,264.68
1480 - MONMOUTH TRUCK EQUIPMENT	PO 7332 SUPPLIES - TRUCK 131	182.95	182.95
1568 - NFIP DIRECT SERVICING AGENT	PO 7537 OCEANPORT FIRST AID - FLOOD INSURANCE 20	4,305.00	4,305.00
1245 - NJ AMERICAN WATER CO	PO 7524 BLACKBERRY BAY PARK 10/09-01/12/21	139.27	
	PO 7550 910-930 OCEANPORT WAY 12/10-01/12	139.24	
	PO 7551 910-930 OCEANPORT WAY - 12/10-01/12/21	124.44	
	PO 7552 CHARLES PARK SERVICE 12/10-01/12/21	15.56	
	PO 7553 LIBRARY WATER - 12/10-01/12/2021	15.56	
	PO 7554 WHARF COMMUNITY CENTER 12/10-01/21/2021	46.26	
	PO 7557 OLD WHARF #2 12/10-01/12/2021	15.56	
	PO 7558 OLD WHARF #1 12/10-01/12/2021	124.44	620.33
1245 - NJ AMERICAN WATER CO	PO 7619 433 MYRTLE AVE - 12/10-01/12/2021	139.24	139.24
1251 - NJ NATURAL GAS CO	PO 7533 315 E. MAIN 12/16-01/14/2021	244.10	
	PO 7534 2 PEMBERTON AVE 12/16-01/14/21	490.57	
	PO 7535 433 PORT AU PECK 12/16-01/14/2021	530.80	1,265.47

List of Bills - (All Funds)

6.1.a

Vendor	Description	Payment	Check Total
1254 - NJ STATE TRAFFIC OFFICERS ASSO	PO 5417 2020 state traffic OFFICERS association	50.00	50.00
1261 - OCEANPORT BOARD OF EDUCATION	PO 7515 FEBRUARY 2021 SCHOOL TAX REMITTANCE	843,015.00	843,015.00
1284 - POWERHOUSE SIGNWORKS	PO 7320 signs for the New Police Building in and	2,095.00	
	PO 7445 EASTER RIDER DATE BANNERS	160.00	2,255.00
1293 - R&R ELECTRONICS, INC	PO 6586 Mounts and install equipment for new rad	510.30	510.30
1554 - RICHARD ARLT	PO 7545 CELL PHONE REIMBURSEMENT	45.00	45.00
1323 - SHORE REGIONAL HIGH SCHOOL	PO 7516 FEBRUARY 2021 TAX REMITTANCE	286,650.00	286,650.00
1325 - SHREWSBURY AUTO PARTS	PO 7441 TRUCK SUPPLIES	21.36	21.36
1326 - SIP'S PAINT AND HARDWARE	PO 7330 PARTS FOR SALT SPREADER	8.40	8.40
1334 - STAVOLA ASPHALT COMPANY, INC	PO 7402 COLD PATCH	136.50	136.50
1412 - STRYKER FLEX FINANCIAL	PO 6897 RETROFIT KIT	2,404.84	2,404.84
1412 - STRYKER FLEX FINANCIAL	PO 7170 RETROFIT KIT	2,398.63	2,398.63
1412 - STRYKER FLEX FINANCIAL	PO 7487 COT UPGRADE	310.00	310.00
1337 - SUBURBAN DISPOSAL	PO 7528 COLLECTION - JANUAR	30,916.66	30,916.66
1346 - THE ARNETTE LAW FIRM LLC	PO 7536 BOROUGH ATTORNEY - DECEMBER	5,115.00	5,115.00
1348 - THE HOME DEPOT	PO 7482 SUPPLIES FOR LOADER	245.39	
	PO 7591 HAND TRUCKS - DPW	492.00	
	PO 7625 SUPPLIES - LOADER	28.48	765.87
1447 - TREASURER STATE OF NJ	PO 7530 MARRIAGE LICENSE FEES 4TH QUARTE 2020	175.00	175.00
1387 - VERIZON	PO 7525 910 OCEANPORT WAY 01/12-02/11	645.35	
	PO 7527 910 OCEANPORT WAY FIRE MONITORING - 01/1	139.00	
	PO 7529 OLD WHARF HOUSE FIRE MONITORING - 01/08-	48.02	
	PO 7561 POLICE TELEPHONE/INTERNET 01/13-02/12	811.93	1,644.30
1392 - W.B. MASON CO, INC	PO 7267 SUPPLIES	30.49	
	PO 7278 SUPPLIES	65.99	96.48
Capital Fund			
1630 - BENJAMIN R HARVEY CO, INC.	PO 7519 MUNICIPAL CONTRACT - CONTRACT	231,050.40	231,050.40
1138 - HALE TRAILER BRAKE & WHEEL INC	PO 7471 TRAILER 900 MURPHY DR - DPW JANUARY 2021	340.00	340.00
1787 - JERSEY BLIND DESIGN	PO 7610 BLINDS - MUNICIPAL BUILDING	2,400.00	2,400.00
1195 - MASER CONSULTING, INC	PO 7520 2019 ROAD PROGRAM - CONSTRUCTION OVERSIG	268.82	
	PO 7521 2020 ROAD PROGRAM	2,452.57	2,721.39
1220 - MONMOUTH COUNTY PUBLIC WORKS	PO 7489 FURNITURE MOVE	379.09	379.09
OPEN SPACE TRUST			
1034 - BORO PRINTING, INC	PO 7450 LANDSCAPER DECALS - 2021	190.00	190.00
1625 - DOG WASTE DEPOT	PO 6996 DOG WASTE BAGS	968.04	968.04
UCC Trust			
1392 - W.B. MASON CO, INC	PO 7278 SUPPLIES	221.01	221.01
DEVELOPERS ESCROW TRUST			
1116 - ASBURY PARK PRESS	PO 7580 PB Notice of Decision, Padula	48.95	
	PO 7581 PB Notice of Decision, Greene	48.05	97.00
1790 - JAMES MAZZA	PO 7620 DEVELOPERS ESCROW REFUND	896.00	896.00
1789 - KBeeHaven	PO 7621 DEVELOPERS ESCROW REFUND	4,752.90	4,752.90
1499 - KEVIN E KENNEDY, ESQ	PO 7538 PB Legal - 5 Brookview Drive	240.00	
	PO 7539 PB LEGAL - ANTHONY SEMPKOWSKI	135.00	
	PO 7541 PB Legal - 75 Horseneck Point rd	390.00	
	PO 7555 PB Legal - PADULA	15.00	
	PO 7556 PB Legal - Somerset Developers	705.00	1,485.00
1788 - KEVIN WALSH	PO 7622 DEVELOPERS ESCROW REFUND	28.55	28.55
1195 - MASER CONSULTING, INC	PO 7611 PB Engineering - Meyer	247.50	
	PO 7612 PB Engineering - Torregrossa	206.25	
	PO 7613 PB Engineering - STETTER	165.00	
	PO 7614 PB Engineering - PADULA	123.75	
	PO 7616 PB Engineering - ARCE	165.00	
	PO 7624 PB Engineering - Vohden	206.25	1,113.75
1786 - ROBERT PORTMAN	PO 7617 CLOSE ESCROW ACCOUNT	2.00	2.00
TOTAL			2,464,046.55

List of Bills - (All Funds)

6.1.a

Vendor	Description	Payment	Check Total
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Summary By Account

ACCOUNT	DESCRIPTION	CURRENT YR	APPROP. YEAR	NON-BUDGETARY	CREDIT
01-101-01-000-011	CASH OPERATING			0.00	2,217,401.42
01-201-20-100-200	ADMINISTRATIVE & EXECUTIVE OE	392.71			
01-201-20-120-200	MUNICIPAL CLERK OE	600.00			
01-201-20-145-200	COLLECTION OF TAXES OE	3,515.00			
01-201-21-180-200	PLANNING BOARD OE	130.30			
01-201-25-260-200	FIRST AID ORGANIZATION OE	5,339.71			
01-201-26-300-271	REPAIRS	28.48			
01-201-26-300-272	TIRES	1,174.75			
01-201-26-300-273	SUPPLIES	737.39			
01-201-26-305-200	SANITATION-TRASH REMOVAL OE	24,833.33			
01-201-26-306-200	RECYCLING OE	6,083.33			
01-201-26-310-252	REPAIRS & EQUIPMENT	348.00			
01-201-31-430-201	ELECTRICITY	139.00			
01-201-31-430-203	TELEPHONE/INTERNET	2,077.81			
01-201-31-430-204	WATER/SEWER	620.30			
01-201-31-430-205	NATURAL GAS	774.90			
01-201-46-870-200	COVID 19	199.00			
01-203-20-100-200	(2020) ADMINISTRATIVE & EXECUTIVE OE		92.98		
01-203-20-120-200	(2020) MUNICIPAL CLERK OE		944.70		
01-203-20-130-200	(2020) FINANCIAL ADMINISTRATION OE		102.50		
01-203-20-155-200	(2020) LEGAL SERVICES OE		6,801.24		
01-203-20-165-200	(2020) BOROUGH ENGINEER OE		5,250.00		
01-203-21-180-200	(2020) PLANNING BOARD OE		1,085.00		
01-203-25-240-200	(2020) POLICE OE		3,662.15		
01-203-25-252-200	(2020) EMERGENCY MANAGEMENT OE		3,660.00		
01-203-25-260-200	(2020) FIRST AID ORGANIZATION OE		4,803.47		
01-203-25-265-209	(2020) REPAIRS & MAINTENANCE		3,114.43		
01-203-26-300-271	(2020) REPAIRS		317.08		
01-203-26-300-277	(2020) BITUMINOUS CONCRETE		136.50		
01-203-26-300-281	(2020) UNIFORM RENTAL		493.74		
01-203-26-310-252	(2020) REPAIRS & EQUIPMENT		850.00		
01-203-27-335-300	(2020) WATER WATCH COMMITTEE-OTHER		422.00		
01-203-28-371-200	(2020) PARKS AND PLAYGROUNDS OE		160.00		
01-203-31-430-201	(2020) ELECTRICITY		1,407.98		
01-203-31-430-203	(2020) TELEPHONE/INTERNET		180.00		
01-203-31-430-204	(2020) WATER/SEWER		139.27		
01-203-31-430-207	(2020) STREET LIGHTING		839.15		
01-203-31-465-200	(2020) SANITATION DUMPING FEES		321.41		
01-203-46-870-200	(2020) COVID 19		1,959.75		
01-204-55-000	Accounts Payable			9,200.00	
01-206-55-000-046	REGIONAL SCHOOL TAX			286,650.00	
01-207-55-000-045	LOCAL SCHOOL TAX			843,015.00	
01-208-55-000-039	COUNTY TAX PAYABLE			804,319.70	
01-208-55-000-041	COUNTY OPEN SPACE TAX			93,912.25	
01-208-55-000-042	COUNTY HEALTH TAX			16,586.48	
01-208-55-000-043	COUNTY LIBRARY TAX			58,540.95	
01-209-55-000-035	DUE COUNTY-A.&O. TAXES			21,264.68	
01-218-55-000-028	DUE STATE-MARRIAGE LICENSES			175.00	
TOTALS FOR	Current Fund	46,994.01	36,743.35	2,133,664.06	2,217,401.42
		=====	=====	=====	=====
04-101-01-100-011	CAPITAL CASH - TD			0.00	236,890.88
04-215-55-474-000	MUNICIPAL COMPLEX ORD #970			234,169.49	
04-215-55-989-A00	2019 #1001 VARIOUS ROAD/DRAINAGE			268.82	
04-215-55-990-A00	2020 ROAD PROGRAM - ORD #1026			2,452.57	
TOTALS FOR	Capital Fund	0.00	0.00	236,890.88	236,890.88

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6.1.a

ACCOUNT	DESCRIPTION	CURRENT YR	APPROP. YEAR	NON-BUDGETARY	CREDIT
=====					
06-101-01-100-011	OPEN SPACE CASH - TD			0.00	1,158.04
06-270-00-500-020	RESERVE FOR OPEN SPACE			1,158.04	

TOTALS FOR	OPEN SPACE TRUST	0.00	0.00	1,158.04	1,158.04
=====					
18-101-01-100-101	CASH UCC TRUST			0.00	221.01
18-270-55-600	RESERVE FOR UCC TRUST			221.01	

TOTALS FOR	UCC Trust	0.00	0.00	221.01	221.01
=====					
61-101-01-100-101	CASH-DEV.ESCROW/TD			0.00	8,375.20
61-270-55-600-205	RES.FOR DEV.ESCROW			8,375.20	

TOTALS FOR	DEVELOPERS ESCROW TRUST	0.00	0.00	8,375.20	8,375.20
=====					

Total to be paid from Fund 01 Current Fund	2,217,401.42
Total to be paid from Fund 04 Capital Fund	236,890.88
Total to be paid from Fund 06 OPEN SPACE TRUST	1,158.04
Total to be paid from Fund 18 UCC Trust	221.01
Total to be paid from Fund 61 DEVELOPERS ESCROW TRUST	8,375.20

	2,464,046.55

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

From 01/01/2021 to 01/31/2021 With a Line Amount > 10000.00

DATE	ENTRY #	PO#	CHECK #	ACCOUNT	VENDOR/EXPLANATION	DEBIT	CREDIT	ACCOUNT
1/27/2021	7549			01-209-55-000-035	DUE COUNTY A&O TAXES MONMOUTH COUNTY TREASURER	17,583.60	17,583.60	01-101-01-000-011
1/27/2021	7511			01-208-55-000-039	2021 1ST QUARTER COUNTY TAXES MONMOUTH COUNTY TREASURER	804,319.70	804,319.70	01-101-01-000-011
1/27/2021	7512			01-208-55-000-043	2021 1ST QUARTER LIBRARY TAXES MONMOUTH COUNTY TREASURER	58,540.95	58,540.95	01-101-01-000-011
1/27/2021	7513			01-208-55-000-042	2021 1ST QUARTER HEALTH TAXES MONMOUTH COUNTY TREASURER	16,586.48	16,586.48	01-101-01-000-011
1/27/2021	7514			01-208-55-000-041	2021 1ST QUARTER OPEN SPACE TAXES MONMOUTH COUNTY TREASURER	93,912.25	93,912.25	01-101-01-000-011
1/27/2021	7515			01-207-55-000-045	FEBRUARY 2021 TAX REMITTANCE OCEANPORT BOARD OF EDUCATION	843,015.00	843,015.00	01-101-01-000-011
1/27/2021	7516			01-206-55-000-046	SHORE REGIONAL HIGH SCHOOL	286,650.00	286,650.00	01-101-01-000-011
1/27/2021	7528			01-201-26-305-201 01-201-26-306-201	SOLID WASTE 01/21 RECYCLING 01/21 SUBURBAN DISPOSAL	24,833.33 6,083.33	30,916.66	01-101-01-000-011
1/28/2021	7519			04-215-55-474-009	DECEMBER 2020 BENJAMIN R HARVEY CO, INC.	231,050.40	231,050.40	04-101-01-100-011

JANUARY SUMMARY BY ACCOUNT:

ACCOUNT	ACCOUNT DESCRIPTION	APR RESERVE	CURRENT	NON-BUDGETARY	PENDING CR
01-101-01-000-011 04-101-01-100-011	CASH OPERATING CAPITAL CASH - TD				2,151,524.64 231,050.40
01-201-26-305-201 01-201-26-306-201 01-206-55-000-046 01-207-55-000-045 01-208-55-000-039 01-208-55-000-041 01-208-55-000-042 01-208-55-000-043 01-209-55-000-035 04-215-55-474-009	SANITATION-TRASH REMOVAL OTHER EXPENSES REGIONAL SCHOOL TAX LOCAL SCHOOL TAX COUNTY TAX PAYABLE COUNTY OPEN SPACE TAX COUNTY HEALTH TAX COUNTY LIBRARY TAX DUE COUNTY-A.&O. TAXES RENOVATION		24,833.33 6,083.33	286,650.00 843,015.00 804,319.70 93,912.25 16,586.48 58,540.95 17,583.60 231,050.40	
JANUARY TOTALS (FOR RANGE):			30,916.66	2,351,658.38	2,382,575.04

SUMMARY BY ACCOUNT FOR RANGE:

ACCOUNT	ACCOUNT DESCRIPTION	APR RESERVE	CURRENT	NON-BUDGETARY	DISBURSED
01-101-01-000-011 04-101-01-100-011	CASH OPERATING CAPITAL CASH - TD				2,151,524.64 231,050.40
01-201-26-305-201 01-201-26-306-201 01-206-55-000-046 01-207-55-000-045 01-208-55-000-039 01-208-55-000-041 01-208-55-000-042 01-208-55-000-043 01-209-55-000-035 04-215-55-474-009	SANITATION-TRASH REMOVAL OTHER EXPENSES REGIONAL SCHOOL TAX LOCAL SCHOOL TAX COUNTY TAX PAYABLE COUNTY OPEN SPACE TAX COUNTY HEALTH TAX COUNTY LIBRARY TAX DUE COUNTY-A.&O. TAXES RENOVATION		24,833.33 6,083.33	286,650.00 843,015.00 804,319.70 93,912.25 16,586.48 58,540.95 17,583.60 231,050.40	
TOTALS (FOR RANGE):			30,916.66	2,351,658.38	2,382,575.04

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

6.1.a

From 01/01/2021 to 01/31/2021 With a Line Amount > 10000.00

SUMMARY BY ACCOUNT FOR RANGE:					
ACCOUNT	ACCOUNT DESCRIPTION	APR RESERVE	CURRENT	NON-BUDGETARY	DISBURSED

ORDINANCE

AN ORDINANCE OF THE BOROUGH OF OCEANPORT CHAPTER 223 "FIRE PREVENTION"

AMENDING

WHEREAS, the Oceanport Fire Official has recommended various updates to Borough's Fire Prevention Ordinance; and

NOW THEREFORE, BE IT ORDAINED by the Mayor and Council of the Borough of Oceanport, in the County of Monmouth, in the State of New Jersey, that the following amendments be made to Chapter 223 entitled "Fire Prevention":

NOTE: Additions are underlined and deletions are marked by strike through.

§ 223-6 Designation of enforcement agency.

~~The local enforcing agency shall be the Borough of Eatontown Bureau of Fire Safety Borough of Oceanport Fire Prevention Bureau for the Borough of Oceanport.~~

A: Local Enforcement. Pursuant to Section 11 of the Uniform Fire Safety Act, the New Jersey Uniform Fire Code shall be locally enforced in the Borough of Oceanport.

B: The local enforcing agency shall be the Bureau of Fire Prevention, which is hereby created within the Borough of Oceanport.

~~§ 223-8 Inspection of life hazard uses. and Permits.~~

A. The local enforcing agency established by § 223-6 of this article shall carry out the periodic inspections of the life hazard uses required by the Uniform Fire Code on behalf of the Commissioner of Community Affairs.

B. Nonlife Hazard Uses. In addition to the registrations required by the Uniform Fire Code, the following nonlife hazard uses as defined in Article 3 of the New Jersey Division of Fire Safety-International Fire Code (Ord. #490 Jersey edition), or any amendments thereto shall register with the Bureau of Fire Prevention. These uses shall be inspected once per year and shall pay an annual fee as set forth below:

<u>Business Use Group</u>	
<u>B-1 under 2,500 square feet</u>	<u>\$ 50</u>
<u>B-2 2,500 to 4,999 square feet</u>	<u>\$ 75</u>
<u>B-3 5,000 to 9,999 square feet</u>	<u>\$100</u>
<u>B-4 10,000 square feet and over</u>	<u>\$150</u>
<u>Factory Use Group</u>	
<u>F-1 under 5,000 square feet</u>	<u>\$ 75</u>
<u>F-2 over 5,000 square feet</u>	<u>\$100</u>
<u>Mercantile Use Group</u>	
<u>M-1 under 6,000 square feet</u>	<u>\$ 50</u>
<u>M-2 6,000 to 11,999 square feet</u>	<u>\$ 75</u>
<u>Storage Use Group</u>	
<u>S-1 under 2,500 square feet</u>	<u>\$ 50</u>
<u>S-2 2,500 to 5,000 square feet</u>	<u>\$ 75</u>
<u>S-3 over 5,000 square feet</u>	<u>\$100</u>
<u>Residential Use Group</u>	
<u>R-A non-owner occupied 1 and 2 unit</u>	<u>\$ 25</u>

<u>R-B 3 to 6 units per building</u>	<u>\$ 50</u>
<u>R-C 7 to 12 units per building</u>	<u>\$ 75</u>
<u>R-D 13 to 20 units per building</u>	<u>\$100</u>
<u>R-E over 20 units per building</u>	<u>\$150</u>

C: All commercial enterprises named in § 223-8 of this article must register annually with the Bureau of Fire Prevention and shall pay all inspection fees not later than December 1 of each year. All new enterprises shall register within 60 days of commencement of business activity.
[Amended 9-19-2002 by Ord. No. 756]

D: Anyone who obstructs, hinders, delays or interferes by force or otherwise with the Fire Marshal or any member of the local enforcing agency in the exercise of any power or the discharge of any function or duty under the provisions of this article shall, upon conviction therefor, be subject to a fine not to exceed \$2,500 per occurrence.
[Added 9-19-2002 by Ord. No. 756]

E: False statements. Anyone who prepares, utters or renders any false statement pertaining to reports, documents, plans or specifications permitted or required under the provisions of this article shall be subject to a penalty not to exceed \$5,000 for each occurrence.
[Added 9-19-2002 by Ord. No. 756]

F: Additional Permits and Fees.

1. In accordance with N.J.A.C. 5:70, as amended, the fees for the permits listed in N.J.A.C. 5:70, as amended, shall be as follows:

<u>Type 1</u>	<u>\$54.00</u>
<u>Type 2</u>	<u>\$214.00</u>
<u>Type 3</u>	<u>\$427.00</u>
<u>Type 4</u>	<u>\$641.00</u>

G: An applicant who shall fail to obtain a required permit prior to commencing the operation, process or activity for which a permit was required shall be required to pay a permit fee of double the amount of the applicable permit fee.

H: Any person or entity who shall fail to obtain a required permit after being ordered to do so while continuing the operation, process or activity shall be subject to a penalty as set forth in Chapter 1, § 1-15 <<https://ecode360.com/12129572>>, General penalty, per day during which the operation, process or activity continues.

Strike § 223-12 in full and replace with the following:

§ 223-12 Additional Registrations and Fees Fire Suppression Costs.

Pursuant to N.J.A.C. 5:18-2.17(a) et seq., and/or where the Fire Official determines that a "fire watch" or "Fire Department Standby" is necessary for the protection of the public, the cost of such fire suppression, "fire watch" or Fire Department standby activities shall be determined as follows:

- A. Apparatus. Seventy-five dollars per hour/each vehicle.
- B. Manpower. Twenty-five dollars per hour/per man.

Strike § 223-13 in full and replace with the following:

§ 223-13 Permit fees. Smoke Detector and Carbon Monoxide Alarm Inspections.

~~A. The permit fees established by the Uniform Fire Code shall be as follows:~~

Permit	Fee
Type 1	\$25
Type 2	\$100
Type 3	\$200
Type 4	\$300
Type 5	\$1,000

~~B. An applicant who shall fail to obtain a required permit prior to commencing the operation, process or activity for which a permit was required shall be required to pay a permit fee of double the amount of the applicable permit fee.~~

~~[Added 9-19-2002 by Ord. No. 756]~~

~~C. Any person or entity who shall fail to obtain a required permit after being ordered to do so while continuing the operation, process or activity shall be subject to a penalty as set forth in Chapter <<https://ecode360.com/11273610>>, § 1-15, General penalty, per day during which the operation, process or activity continues.~~

~~[Added 9-19-2002 by Ord. No. 756]~~

A: The application fee for a certificate of smoke alarm, carbon monoxide alarm, and portable fire extinguisher compliance (CSACMAPFEC), as required by N.J.A.C 5:70-2.3, shall be based upon the amount of time remaining before the change of occupant is expected, as follows:

1. Requests for a CSACMAPFEC received more than 10 business days prior to the change of occupant: \$45.00;
2. Requests for a CSACMAPFEC received four to 10 business days prior to the change of occupant: \$90.00;
3. Requests for a CSACMAPFEC received fewer than 4 business days prior to the change of occupant: \$161.00.

BE IT FURTHER ORDAINED that all other terms and provisions of Chapter 223, Fire Prevention of the Borough Code shall remain unchanged.

BE IT FURTHER ORDAINED that this Ordinance shall take effect upon final passage and publication in accordance with the law.

APPROVED ON FIRST READING

DATED: February 4, 2021

JEANNE SMITH

Clerk of the Borough of Oceanport

ADOPTED ON SECOND READING

DATED: February 4, 2021

JEANNE SMITH

Clerk of the Borough of Oceanport

APPROVAL BY THE MAYOR ON THIS _____ DAY OF _____.

JOHN F. COFFEY, II
Mayor

ORDINANCE

AN ORDINANCE OF THE BOROUGH OF OCEANPORT, COUNTY OF MONMOUTH AND STATE OF NEW JERSEY AMENDING CHAPTER 115 OF THE CODE OF THE BOROUGH OF OCEANPORT, ENTITLED "ALCOHOLIC BEVERAGES" FOR THE INCREASE IN FEES FOR LIQUOR LICENSES

BE IT ORDAINED by the Council of the Borough of Oceanport, in the County of Monmouth, in the State of New Jersey, that Chapter 115, Sections 7 and 8 are hereby amended to increase the renewal fees for plenary retail consumption licenses and plenary retail distribution licenses as follows:

NOTE: Additions are underlined and deletions are marked by strike through.

Article II. Licensing

§ 115-7. Fee for retail consumption license.

The annual license fee for plenary retail consumption licenses shall be and is hereby fixed at ~~\$1491.00~~ each. \$1,789.00.

§ 115-8. Fee for retail distribution license.

The annual license fee for plenary retail distribution licenses shall be and is hereby fixed at ~~\$894.~~ \$1,072.00.

BE IT FURTHER ORDAINED that all other terms and provisions of Article II, Chapter 115, Alcoholic Beverages, Licensing of the Borough Code shall remain unchanged.

BE IT FURTHER ORDAINED that this Ordinance shall take effect upon final passage and publication in accordance with the law.

APPROVED ON FIRST READING

DATED:

JEANNE SMITH

Clerk of the Borough of Oceanport

ADOPTED ON SECOND READING

DATED: February 4, 2021

JEANNE SMITH

Clerk of the Borough of Oceanport

APPROVAL BY THE MAYOR ON THIS _____ DAY OF _____.

JOHN F. COFFEY, II

Mayor

**RESOLUTION OF THE BOROUGH OF OCEANPORT
AUTHORIZING REDEMPTION OF TAX SALE CERTIFICATE #18-00007 FOR
BLOCK 101, LOT 7 KNOWN AS BRIDGEWATERS DRIVE**

Resolution

WHEREAS, at the Borough Tax Sale held on August 23, 2018, a lien was sold on Block 101 Lot 7 otherwise known as Bridgewaters Dr; and

WHEREAS, this lien, known as Tax Sale Certificate 18-00007 was sold to Culmac Investors Inc at an interest rate of 0% and;

WHEREAS, the owner's representative has redeemed certificate 18-00007 in the amount of \$9,922.65.

NOW, THEREFORE, BE IT RESOLVED that the CFO be authorized to issue a check in the amount of \$9,922.65 payable to Culmac Investors Inc, Box 251, Monmouth Beach NJ 07750 for the redemption of Tax Sale Certificate 18-00007.

BE IT FURTHER RESOLVED, that the CFO be authorized to issue a check in the amount of \$2,500 (Premium) to the aforementioned lienholder.

**RESOLUTION OF THE BOROUGH OF OCEANPORT
AUTHORIZING AN AGREEMENT WITH "COMMUNITY GRANTS, PLANNING
& HOUSING" (CGP&H) TO SERVE AS THE ADMINISTRATIVE AGENT FOR
THE BOROUGH OF OCEANPORT AND ADMINISTER THE BOROUGH OF
OCEANPORT'S AFFORDABLE HOUSING UNITS**

Resolution

WHEREAS, under authorization of the New Jersey Fair Housing Act (N.J.S.A. 52:27D-301, *et seq.*, hereinafter the "Act") the Municipality implemented a program to provide affordable housing units to low- and moderate-income households desiring to live within the Municipality; and

WHEREAS, at Title 5, Chapter 80, Subchapter 26 of the New Jersey Administrative Code, the State has promulgated affordability controls in regulations designed to implement the Act, by assuring that low- and moderate-income units that are created under the Act are occupied by low- and moderate-income households for an appropriate period of time (the "Rules"); and

WHEREAS, Section 5:80-26.14 of the Rules provides that affordability controls may be administered by an administrative agent acting on behalf of a municipality; and

WHEREAS, the Municipality has selected Community Grants, Planning & Housing (CGP&H), a New Jersey Department of Community Affairs approved affordable housing administrative agent, to be the Administrative Agent for the purposes of providing affordability control services for all affordable housing within the municipality, unless otherwise specified, as included in this contract.

WHEREAS, the Borough desires to enter into a one (1) year contract with the CGP&H to serve as its Administrative Agent and administer its affordable housing program; and

WHEREAS, costs associated with the contract shall be either paid by the developer, unit owner or landlord of the affordable housing unit/project or by the Borough in the case of a Borough program or a resale program unless otherwise specified by the Borough.

NOW THEREFORE BE IT RESOLVED, by the Borough Council of the Borough of Oceanport in the County of Monmouth that the Mayor and Borough Clerk are hereby authorized and directed to execute said contract between the Borough of Oceanport and the Community Grants, Planning & Housing annexed hereto on behalf of the Borough.

PROFESSIONAL SERVICES AGREEMENT

THIS AGREEMENT by and between the Borough of Oceanport (hereinafter referred to as "Borough"), a Municipal Corporation of the State of New Jersey and CGP&H LLC, 1249 South River Road, Suite 301, Cranbury, NJ 08512 (hereinafter referred to as "CGP&H"); and

WHEREAS, both the Borough and CGP&H desire to set forth the various duties, terms and responsibilities of the parties hereto;

WHEREAS, the Borough Council hereby desires to approve of this Contract that was presented for the provision of said services.

WITNESSETH, that the parties hereto, for and in consideration of the mutual agreements herein contained, promise and agree as follows:

1. The term of the Agreement shall become effective as of the the ____ day of _____, 2021 for a period of twelve (12) months, terminating at the close of business on the ____ day of _____, 2021. The Agreement may be terminated by either party, by giving one (1) month advanced written notice to the other.
2. CGP&H shall furnish all equipment and materials and shall perform the services set forth in Schedule A, Scope of Services and Compensation. Compensation will be provided as in this Agreement and as awarded in accordance with Compensation Schedule in strict accordance with the contract as the word "contract" is hereinafter defined and in accordance with all other terms and provisions.
3. The "contract" shall consist of the following:
 - a. This Agreement and all Schedules annexed thereto.
 - b. Resolution of appointment made by the Mayor and Borough Council.
 - c. All other terms required by law to be inserted in this contract, whether actually inserted or not.

- d. The Affirmative Action Requirements annexed hereto, applicable to this contract, as Schedule B.
4. CGP&H hereby represents to the Borough that CGP&H is qualified to fulfill the position set forth herein with applicable requirements. CGP&H further represents that CGP&H is familiar with all applicable statutes, laws, regulations, procedures and requirements in connection with this appointment.
 5. CGP&H hereby agrees to perform the services set forth under the Scope of Services and Compensation, Schedule A, for the Borough of Oceanport during the period set forth herein above.
 6. CGP&H shall not assign this contract or any of its rights or monies due hereunder without the previous written consent of the Borough of Oceanport as evidenced by a duly adopted Resolution.
 7. CGP&H represents that they currently have professional liability insurance in a minimum amount of \$1,000,000 per occurrence and \$2,000,000 aggregate, and that they shall supply a certificate to the Borough showing said coverage. CGP&H further covenants and agrees to protect, keep and hold the Borough of Oceanport harmless against any and all actions, claims or demands for damages, which may be caused by the negligent error, act or omission of CGP&H or by the improper performance of the contract.
 8. Payment to CGP&H shall be made in strict accordance with the terms of this contract. It is understood and agreed that in the event CGP&H is required to perform services that are not contemplated and are not within the subject matter of this contract and are extraordinary and are of a kind which would not ordinarily be performed in the normal course of providing services, that CGP&H shall be paid additional sums of money based upon change orders duly approved by Resolution of the Borough of Oceanport Council.

AND IT IS FURTHER UNDERSTOOD AND AGREED that the covenants, conditions and agreements herein contained are binding of the parties hereto, their successors, assigns and legal representatives.

IN WITNESS WHEREOF, the parties hereto have caused their presents to be signed by the respective authorized officers and the proper corporate and/or municipal seals affixed hereto, the date and year first written above.

WITNESS: BOROUGH OF OCEANPORT

BY: _____	BY: _____
NAME: _____	NAME: _____
TITLE: _____	TITLE: _____
	DATE: _____

WITNESS:	CGP&H, LLC
_____	_____
NAME: _____	NAME: Randall Gottesman, PP
TITLE: _____	TITLE: President
	DATE: _____

SCHEDULE A: SCOPE OF SERVICES AND COMPENSATION

CGP&H will provide the Borough of Oceanport with professional services for the purposes described in this proposal. CGP&H will only bill for services performed and the actual amount billed may be considerably less than the budgets presented in the tables below depending on the breadth of services requested by Oceanport.

ADMINISTRATIVE AGENT GENERAL SERVICES (<i>Payable by Oceanport</i>)	
1. General Day-to-Day Administrative Agent Services	Not-to-exceed \$5,000 billed hourly at a rate of \$130 per hour for licensed professional planners and \$85 per hour for all other staff.
2. Additional Advisory Services as requested by the Borough	Billed hourly at a rate of \$130 per hour for licensed professional planners and \$85 per hour for all other staff. Budget will depend on the breadth and scope of the services required by the Borough. CGP&H will not bill for any time under this line item without written authorization from the Borough.
3. Reimbursable Expenses	Up to \$200 per year.

1. General Day-to-Day Administrative Agent Services: This includes creating and/or updating the Administrative Agent Operating Manual, and Affirmative Marketing Plan, if required. This also includes responding to general affordable housing inquiries, affirmative marketing, foreclosure prevention activities, and annual mailings to homeowners as well as preparing intent-to-sell packages and monitoring reports. It also includes advising Oceanport on affordable housing requirements for new developments.

2. Additional Advisory Services as requested: These include special projects outside the scope of general administration including, but not limited to work related to the affordable units under the jurisdiction of the Fort Monmouth Economic Revitalization Authority (FMERA), group home research to document creditworthiness, or other special projects such as extension of controls or implementing an affordability assistance program. CGP&H will not bill for any time under these services without written authorization from the Borough.

3. Reimbursable Expenses: Direct costs include annual mailings to homeowners and regional mailings conducted as part of required affirmative marketing. Excluded from this line item budget is the cost for mailings needed if the prior administrative agent is not able to provide CGP&H with emails for applicants on a waiting list or current affordable homeowners and renters, which will be paid by the Borough.

RENTAL & OWNERSHIP FEES PAID BY Developer/Landlord/Homeowner		
1. Rental Fees	Flat fee of \$900/rental certification. No charge for applicants found to be ineligible. <i>No charge to prescreen applicants and referring as many applicants to landlord as needed to fill each vacancy</i>	Developer/Landlord pays fee. <i>Oceanport will help facilitate CGP&H going under contract with developers.</i> <i>Oceanport may pay this fee if Developer will not contract with CGP&H.</i>
2. Waiting List Management Fee	\$30 per deed restricted unit annual fee payable upon commencement of affirmative marketing. Minimum fee of \$300 annually.	Developer/Landlord pays fee
3. Lease Renewal Fee	\$30 per lease renewal	Developer/Landlord pays fee
4. Ownership Fee: Resales	3% of the sale price of the home or minimum of \$2,500.	Homeowner pays fee. <i>Oceanport will pay difference between 3% resale fee and minimum of \$2,500 if fee paid by owner is less than \$2,500.</i>
5. Ownership Fee: Refinance Requests	\$175 flat fee to process request	Homeowner pays fee
6. Ownership Fee: New Development	CGP&H will charge a fee of \$2,000 per sale unit. \$1,000 will be billed at the time each home goes under contract and \$1,000 will be billed at closing. In the event that a buyer goes under contract and does not close, the first \$1,000 payment would not be returned.	Developer/Landlord pays fee
7. Setup of New Projects	10 units or less: \$1,000 per new development Over 10 units: \$2,000 per new development	Developer/Landlord pays fee
Cost to Oceanport for these services	\$0.00 anticipated cost to Oceanport.	

- 1. Rental Fees:** CGP&H will contact the next applicant on the waiting list to prescreen them for eligibility, refer them to the landlord, and invite them to submit a full application. CGP&H will collect and review documentation from the applicant households to determine their eligibility. Eligibility determination fees do not include credit or background checks, which are generally done by the landlord. The Developer/Landlord may pay rental certification fees.
- 2. Waiting List Management Fee:** The waiting list management fee will allow us to maintain the waiting list on our web-based Affordable Homes New Jersey Profile (affordablehomesnewjersey.com). This unique online system provides around-the-clock, user-friendly and robust online tools for applicants, while also increasing our turnaround times. After initial lease-up, all applicants will be required to update their information annually.

3. **Lease Renewal Fee:** CGP&H will advise the Developer of the maximum rental amount before each new lease is executed and we will review all executed leases and maintain copies in our files, as required by UHAC.
4. **Ownership Fee: Resales:** CGP&H will charge the seller a fee as a percent of the sales price to refer interested buyers, coordinate with both the seller and all interested applicants throughout the duration of the sale process, income certify prospective buyers, prepare the closing documents, attend closings whenever required, and perform other duties related to the closing. This fee is paid by the owner directly to CGP&H at closing. In the unusual event where the sale fee comes in less than the minimum, CGP&H will be paid the difference by the municipality.
5. **Ownership Fee: Refinance Requests:** CGP&H charges existing homeowners a fee per request to process requests for subordination or home equity loans. This fee will be paid by the homeowner requesting the review.
6. **Ownership Fee: New Development:** After random selection is completed, CGP&H will process the pre-applications, screen pre-applicants, and refer eligible households to the developer, income certify all buyers, coordinate with mortgage providers, and prepare affordable housing related closing documents for the project.
7. **Setup of New Projects:** CGP&H will charge new developers a flat fee for project set-up activities. This includes pricing of units, preparation of deed restriction, affirmative marketing, and all other set-up activities.

A. Housing Rehabilitation Program Administrative Services

1. Initial Program Setup	Billed hourly at blended rate of \$115 per hour. Not to exceed \$1,500 (initial contract year only).
2. Ongoing Day-to-Day Program Administration	Billed hourly at blended rate of \$115 per hour. Not to exceed \$3,500 per contract year.
3. Direct Costs	Reimbursement for expenses. Not to exceed \$300 per contract year.
4. Additional services as requested	Billed hourly at blended rate of \$115 per hour. Budget for these services will depend on scope of additional services requested by Oceanport. CGP&H will not bill any time towards this line item without written authorization from the Borough.
Total Paid by Oceanport Borough	Not-to-exceed \$5,300

- A1. Initial Program Setup:** this includes, but is not limited to, creation of or revisions to Policies and Procedure Manual for administration of the Municipality's Housing Rehabilitation Program, creation of corresponding program forms, and program marketing materials.
- A2. Ongoing Day-to-Day Program Administration:** includes but is not limited to maintaining a waiting list of interested residents; ongoing owner outreach efforts, reviewing homeowner pre-applications to determine initial eligibility, reporting, ongoing updates to program forms as needed and all other Housing Rehabilitation administrative tasks.
- A3. Shared Services:** This includes contractor outreach, intake of new interested contractors' applications, qualifying new contractors, maintaining contractor database and individual records, updates to rehab work specifications templates and compliance research.
- A4. Direct Costs:** this includes, but is not limited to, reimbursement for direct costs for large scale printing jobs; postage; mailings; poster production; expedited mailings or messenger services, etc.

B. Housing Rehabilitation Program Case Management

1. Milestone 1: Eligibility Determination	Flat fee of \$1,500 payable upon certification of applicant's eligibility. Discounted flat fee of \$850 for each additional unit within a multi-family dwelling.
2. Milestone 2: Loan Closing	Flat fee of \$2,500 payable upon execution of construction documents. Discounted flat fee of \$1,250 for each additional unit within a multi-family dwelling.
3. Milestone 3: Final Inspection	Flat fee of \$1,600 payable upon satisfactory final inspection. Discounted flat fee of \$900 for each additional unit within a multi-family dwelling.
4. Title Search Fee	\$94 per property
5. Subordination Requests	\$175 flat fee to process refinancing requests. This fee is paid by the homeowner.
Total Paid by Oceanport Borough	Estimated not-to-exceed \$5,694 assuming no more than 1 case is completed in the contract year.

- B1. Milestone 1: Eligibility Determination:** this includes the introductory setup of a case through the processing of applications and determining the applicant's eligibility for the program.
- B2. Milestone 2: Loan Closing:** this includes comprehensive inspection of home to determine code violations, repair needs; developing a detailed cost estimate and work specifications for review and approval by homeowner; preparing bid documents for contractors to bid; review of bids received, preparing contractor contracts and homeowner agreements with the Municipality, and preconstruction meeting/contract signing/loan closing.
- B3. Milestone 3: Final Inspection:** this includes working with contractors and homeowners throughout construction to finalize the rehabilitation work, troubleshooting any difficulties that arise, progress inspections, and case closeout.
- B4. Title Search Fee:** Per property title search fee to confirm ownership and property liens.
- B5. Subordination Requests:** includes the cost of processing of subsequent Program Mortgage Subordination Requests during the affordability control period. The homeowner will be charged a flat fee per request.

Lead Risk Assessment and Testing Services (if requested by Borough)

1. Lead Risk Assessment and Report	Flat fee of \$550 per unit (includes dust wipes and soil sample as needed)
2. Lead Clearance Testing	Flat fee of \$300 per unit.
3. Direct Costs for Lead Clearance Lab Tests	Flat fee of \$15 per dust wipe and soil sample

- 1. Lead Risk Assessment and Report:** Only applicable to houses built prior to 1978.
- 2. Lead Clearance Testing:** Only necessary if lead risk assessment findings have actionable lead level.
- 3. Direct Costs for Lead Clearance Lab Tests:** Per each dust wipe and soil sampling needed for an applicable property lead clearance. Typically, no more than 9 samples per lead clearance. This price includes shipping from the lab.

Charges to be paid by the Housing Rehabilitation Contractor to CGP&H

Circumstance	Contractor Penalty
1. Failed Final Inspection	\$375 per failed inspection paid by the contractor directly to CGP&H. \$250 plus additional dust wipes (\$15 each) for repeat lead clearance if needed.
2. Unjustified Construction Delays	\$50 per day paid by the contractor directly to CGP&H.

- 1. Failed Final Inspection:** If a contractor requests a final inspection, and fails to meet the specifications of the Work Write-Up, the contractor will be charged a flat fee to partially cover the cost of having to conduct a second inspection and preparing the accompanying inspection reports. Charges for each failed final inspection will be issued directly from the contractor to CGP&H, as specified in the construction agreement. CGP&H will notify the Municipality if this penalty is ever levied against a contractor.
- 2. Unjustified Construction Delays:** If the contractor delays construction without appropriate justification which requires CGP&H's additional follow-up with contractor, a weekly penalty will be charged to the contractor during the delay period. This will be specified in the construction agreement as a weekly penalty to the contractor paid directly to CGP&H if the penalty is imposed. CGP&H will notify the Municipality if this penalty is ever levied against a contractor.

The following fees may apply to the Municipality only if the need arises:

Additional Housing Rehabilitation Services, as Needed	Fee
Services related to any cases that are terminated due to circumstances outside the control of CGP&H, including determination of either participant or property ineligibility, voluntary withdrawal by the program participant, or a participant failure to follow other program rules, including violations of local ordinances, falsification of eligibility documents, etc.	Hourly per case up to milestone cap.
For services related to the program inspector's discovery during the initial property inspection of non-compliant occupancy or recently completed or ongoing home improvements without required municipal permits, the CGP&H will bill hourly for all work required to get the program participant to rectify the situation and become municipally compliant before the case can continue in the program with the standard case processing procedures. *Municipality has the option to pass on this additional cost to the owner.	Hourly, up to 3 hours per case for compliance items*
If the program participant delays the preconstruction process for any reason, including rectifying non-compliance discovery (see above section), which then makes the state mandated certificate of eligibility period expire prior to the signing of the construction agreement, CGP&H will be required to reverify household income. Re-verification of income will be billed hourly. *Municipality has the option to pass on this additional cost to the owner.	Hourly, up to 5 hours per re-verification of income*
On occasion, there are secondary or supplemental funding sources available to assist a unit get fully up to code in cases where the program's funding limits and the program participant's ability to provide their own funding is insufficient. To avoid abandoning the case since it cannot be brought up to code with available funding, we can partner with other funding sources in some cases to make the project work. CGP&H will bill hourly up to the limit per case (see right) for initial research to determine if partnering source is an option for the particular case, and if so, then coordination of same with secondary funding source. If more time beyond the limit per case is needed to finalize the partnering of funds to bring the unit up to code to obtain State credit for that unit, CGP&H will not continue without additional direct written authorization from the Municipality.	Hourly, up to 3 hours per case for initial research and coordination of partnering funds
While extremely rare, if during or after the completion of a housing rehabilitation case there are contract disputes, warranty claims or other kinds of disputes causing the Municipality to request mediation or intervention by CGP&H, this work will only proceed upon written authorization from the municipality and will be conducted at our regular hourly rates. When a program participant or contractor contacts CGP&H directly, CGP&H can bill additional hours to attempt to resolve it expediently, prior to seeking written authorization from the municipality.	Hourly, up to 3 hours per case for warranty claims or up to 6 hours per case for contract disputes.
While rare, cases that require more than one bid opening (due to non-receipt of a qualified bid, contractor replacement or specialty contractor need on portion of rehab work) and/or more than one loan closing and related documents preparation; CGP&H will bill hourly per each re-bid process which includes re-sending updated bid notice and bid packages, additional bid opening, and review of bids received and/or each additional set of loan closing documents and/or additional loan closing	Hourly, up to 4 hours per case for re-bid process and up to 4 hours per case for each additional needed loan closing and/or additional loan closing documents.

Exclusions:

The following services are specifically excluded from the scope of services to be provided under this agreement:

1. All engineering and architectural services related to the rehabilitation of residential structures, and the coordination thereof. In the rare cases where such funding is needed, the homeowner is responsible for those costs.
2. All legal services as may be required to administer the program or resolve a dispute between a program participant and a contractor.
3. Direct costs such as advertising, reproduction, and expedited mail or messenger services more than amount identified above in this proposal.
4. Relocation assistance, in the extremely rare event that a household must be relocated during the construction phase.
5. CGP&H is not responsible for serving as the property manager of any rental units.
6. Lead based paint testing services.

SCHEDULE B

N.J.S.A. 10-5-31 et seq., (N.J.A.C. 17-27)

MANDATORY AFFIRMATIVE ACTION LANGUAGE

GOODS PROFESSIONAL SERVICES AND GENERAL SERVICE CONTRACTS

During the performance of this contract, the contractor agrees as follows:

- a. The contractor or subcontractor, where applicable, will not discriminate against any employee or applicant for employment because of age, race, creed, color, national origin, ancestry, marital status, affectional or sexual orientation or sex. Except with respect to affectional or sexual orientation, the contractor will take affirmative action to ensure that such applicants are recruited and employed, and that employees are treated during employment, without regard to their age, race, creed, color, national origin, ancestry, marital status, affectional or sexual orientation or sex. Such action shall include, but not be limited to the following: employment, upgrading, demotion, or transfer, recruitment or recruitment advertising, layoff or termination, rates of pay or other forms of compensation and selection for training, including apprenticeship. The contractor agrees to post in conspicuous places, available to employees and applicants for employment, notices to be provided by the Public Agency Compliance Officer setting forth provisions of this nondiscrimination clause.
- b. The contractor or subcontractor, where applicable will, in all solicitations or advertisements for employees placed by or on behalf of the contractor, state that all qualified applicants will receive consideration for employment without regard to age, race, creed, color, national origin, ancestry, marital status, affectional or sexual orientation or sex.
- c. The contractor or subcontractor, where applicable, will send to each labor union or representative or workers with which it has a collective bargaining agreement or other contract or understanding, a notice, to be provided by the agency contracting officer advising the labor union or workers' representative of the contractor's commitments under this act and shall post copies of the notice in conspicuous places available to employees and applicants for employment.
- d. The contractor or subcontractor, where applicable, agrees to comply with the regulations promulgated by the Treasurer pursuant to **N.J.S.A. 10:5-31 et seq.** as amended and supplemented from time to time and the American with Disabilities Act.
- e. The contractor or subcontractor agrees to make good faith efforts to employ minority and women workers consistent with the applicable county employment goals established in accordance with N.J.A.C 17:-5.2. or a binding determination of the applicable county employment goals determined by the Division pursuant to N.J.A.C.17:27-5.2.

- f. The contractor or subcontractor agrees to inform in writing appropriate recruitment agencies including, but not limited to, employment agencies, placement bureaus, colleges, universities, labor unions, that it does not discriminate on the basis of age, creed, color, national origin, ancestry, marital status, affectional or sexual orientation or sex, and that it will discontinue the use of any recruitment agency which engages in direct or indirect discriminatory practices.
- g. The contractor or subcontractor agrees to revise any of its testing procedures, if necessary, to assure that all personnel testing conforms with the principles of job-related testing, as established by the statutes and court decisions of the State of New Jersey and as established by applicable Federal Law and applicable Federal Court decisions.
- h. In conforming with the applicable employment goals, the contractor or subcontractor agrees to review all procedures to transfer, upgrading, downgrading and layoff to ensure that all such actions are taken without regard to age, creed, color, national origin, ancestry, marital status, affectional or sexual orientation or sex, consistent with the statutes and court decisions of the State of New Jersey, and applicable Federal law and applicable Federal court decisions
- i. The contractor shall submit to the public agency, after notification of award but prior to execution of a goods and services contract, one of the following three documents:

Letter of Federal Affirmative Action Plan Approval

Certificate of Employee Information Report

Employee Information Report Form AA302

- j. The contractor and its subcontractor shall furnish such reports or other documents to the Division of Contract Compliance and EEO as may be requested by the Division from time to time in order to carry out the purposes of these regulations, and public agencies shall furnish such information as may be requested by the Division of Contract Compliance and EEO for conducting a compliance investigation pursuant to **Subchapter 10 of the Administrative Code at N.J.A.C.17:27.**

COMPANY CGP&H, LLC

SIGNATURE _____

TITLE PRESIDENT

DATE _____

**RESOLUTION OF THE BOROUGH OF OCEANPORT
APPROVING CERTIFIED LISTS FOR THE LENGTH OF SERVICE AWARD
PROGRAM (LOSAP) FOR CY 2020**

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.S.A. 40A:14-191, the Local Plan Administrator is in receipt of the certified LOSAP lists for 2020 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.

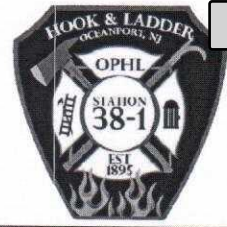
NOW THEREFORE BE IT RESOLVED, be it resolved by the Mayor and Council of the Borough of Oceanport that said certified list(s) are hereby approved and will be posted for thirty days in the Borough Hall and the respective house.



Oceanport Hook & Ladder
Fire Company

21 Main Street - Oceanport, NJ 07757
Phone/Fax (732) 542-6928

OCEANPORTHOOKANDLADDER@GMAIL.COM - WWW.OPHL.ORG



8.3.a

2020 LOSAP Program Qualifications:

Jan.11th 2021

The following members of the Oceanport Hook and Ladder have made the required number of points to qualify for LOSAP during 2020.

- Kevin Arban
- Richard Arlt
- David Covert
- Thomas Crochet
- Michael Deponte
- John Donohoe
- Anthony Fragale
- Robert Howie
- Francis J. Lippolis
- Michael Lippolis
- Mark Patterson
- Michael Patterson
- Reiss Pfleger
- William Reger
- Edward Ryan
- Jonathan Ryan
- Lenny Santos
- John Schneider
- Anthony Veltri
- Stephen Widmaier
- Joseph Wolf

Captain Reiss Pfleger

 38-169



Oceanport Volunteer
First Aid & Rescue Squad, Inc.

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



ACTIVE WITH OVER 50 PTS		PTS
AGAMAN, DORIS	0.1021	149
COOPER, PATTY	0.1558	108
DUNN, ALEXANDRA	0.6379	86
EGIDIO, GINA	0.7433	181
FILIPPONE, FREDERICK J	0.6376	543
LIPPOLIS, FRANK S	0.5390	196
LIPPOLIS, MARGARET A	0.7976	286
LOMBARDO, JOSEPH N	0.8146	241
PLACER, DAWN	0.0027	313

RECEIVED

JAN 28 2020

Township of Oceanport

Joseph N Lombardo LOSAP off. 2020
Jan 27, 2021

This List contains the Members of the Port-au-Peck Fire Company that are eligible for LOSAP for 2020.

1. Briskey, Stu
2. Brocklebank, buddy
3. Brown, Matt
4. Brown, Paul
5. Carroll, John
6. Carroll, Ken
7. D'Agostino, Bob
8. Desantis, Al
9. Fillipone, Fred
10. Gallo, Jim Jr
11. Gallo, Richard Jr
12. Gallo, Tom
13. Kohler, Arno
14. McNish, William
15. Shaffery, Patrick
16. Sherman, Wes
17. Terwilliger, Paul

Captain Tom Gallo

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

Monday, January 04, 2021

To: Frederick Filippone, Oceanport First Aid
Donna Phelps, Oceanport Borough Administrator

Reference: Anthony Perrelli, First Aid 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

FINGERPRINTING form. Detective Tuchie is the Contact +
the Department 8.4



BOROUGH OF OCEANPORT DEPARTMENT OF POLICE

Application for Volunteer Organization Investigation

Organization Applied For: Oceanport First Aid Date Applied: 11/21/20
If Fire Department Applicant, type of membership: Regular: _____ Special: _____
Applicant Name: Anthony Pasarelli Sex: _____
Address: 4 Oceanport Ave., Oceanport, NJ
Home Telephone: _____ Other Phone (Work, Cell.): 973 557-0053
Date of Birth: 7/31/58 Age: 62 Place of Birth: Passaic, NJ (USA)
Driver's License # / State: P2742 05374 07582 Social Security #: 135 52-0640
Previous Addresses (Addresses for 10 years. If other than above. Attach additional sheet if needed):
7 Kennedy Ct. Wayne, NJ

Employers (Three most recent places of employment, dates employed and employment address):

Marc & Co. 2009-Present

Have you any convictions for violations of NJSA 2C:17-1:

Aggravated Arson:

Yes _____ No /

Arson

Yes _____ No /

Failure to control or report dangerous fires:

Yes _____ No /

Directly or indirectly paying or accepting any form of consideration for the purpose of starting a fire or explosion:

Yes _____ No /

Have you any convictions for violations of NJSA 2C:33-3 (False Public Alarms)?

Yes _____ No /

Have you ever been arrested for, convicted of, or investigated for: any; crime, disorderly or petty disorderly offense, local ordinance, or any other local, state or federal law?

Yes _____ No / If yes, provide; Charge, Location, Date and Jurisdiction:

I understand that this information and a copy of the organization's membership application shall be submitted to the Oceanport Police Department, who shall fingerprint the applicant and conduct a background investigation of the listed applicant. Furthermore the applicant acknowledges that all the above information is truthful and accurate to the best of my knowledge and any falsification shall be cause to reject the applicant as a volunteer for the above listed organization.

I hereby release, discharge and exonerate the Borough of Oceanport Police Department, its agents or representatives, and any person so furnishing information, from any and all liability of every nature and kind arising out of furnishing, inspection or collection of such documents, records, and other information of the investigation made by the Borough of Oceanport Police Department.

[Signature]
Signature of Applicant:

12/31/20
Date Signed:

FORM MUST BE APPROVED AND SIGNED BY HEAD OF VOLUNTEER ORGANIZATION OR AUTHORIZED DESIGNEE PRIOR TO SUBMISSION:

[Signature]
Signature of Organization Designee:

THE APPLICANT MUST CALL THE BOROUGH OF OCEANPORT POLICE DEPARTMENT, (732) 222-6301, TO MAKE ARRANGEMENTS TO BE FINGERPRINTED. Original form must be submitted to the fingerprinting officer at time of fingerprinting.

OCEANPORT VOLUNTEER FIRST AID & RESCUE SQUAD

APPLICATION FOR MEMBERSHIP

Thank you for answering the call to serve and your interest in volunteering with us. Please take a moment to fill out this application for membership. The membership committee will use the information to present to the squad. We are an equal opportunity volunteer service organization. Acceptance of applications is done without regard to: race, creed, color, nationality, sex, orientation, religion, age, or experience.

Applicant Information			
Application for: PROBATIONARY/ACTIVE ☐ HONORARY ☐ PHYSICIAN ☒ Membership			
Name: Anthony Perrelli*	SSN: 135-52-0640		
Date of birth: 7/31/58	Email: tonypereilli7@gmail.com	Phone: 973-557-0053	
Current address: 4 Oceanport Ave.			
City: Oceanport	State: NJ	ZIP Code: 07757	
Volunteer Experience (If applicable, not required)			
Organization:	Position/Role:	Certifications:	
Membership Status:	Still Active: YES ☐ NO ☐	Time Period:	
Organization:	Position/Role:	Certifications:	
Membership Status:	Still Active: YES ☐ NO ☐	Time Period:	
Miscellaneous Information			
Current health/ems certifications: EMR Certified Nov. 2020			
How did you hear about volunteering with OPFAS? John + Alaina (Captain) Little Silver EMS			
When is the best time to contact you? Anytime		How: <u>Phone</u> Email Mail	
Do you know any current members? YES ☐ NO ☒		Name:	Relationship:
Do you possess a valid NJ Driver's License? YES ☒ NO ☐		DL #:	Expires:
Emergency Contact			
Name: Carol Perrelli		Relationship: Spouse	
Address: 4 Oceanport Ave.		Phone: 973 809-3765	
City: Oceanport		State: NJ ZIP Code: 07757	
References			
Name	Address		Phone
John Herson	3 Little Silver Rescue		
Alaina Caldesi			
Signature			
I authorize the Oceanport Volunteer First Aid and Rescue Squad membership committee to conduct a background check as required by squad by-laws and to contact the listed references and volunteer organizations to verify I am of moral character. I am aware that all provided information will be kept confidential and not released to third parties unless required by law.			
Signature of applicant: <i>[Signature]</i>			Date: 11/21/20
Squad Approval (To be completed by squad members)			
We hereby certify that this applicant was admitted as a(n) member in the squad and has been approved by the governing body of the Oceanport Volunteer First Aid and Rescue Squad on the 16th day of December 2020.			
<i>[Signature]</i> Signature of Captain		<i>[Signature]</i> Signature of Secretary	
<i>[Signature]</i> Signature of President			

OPFAS APPLICATION FORM - DECEMBER 19, 2014

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, January 27, 2021

To: Frederick Filippone, Oceanport First Aid
Donna Phelps, Oceanport Borough Administrator

Reference: Victoria Coles, First Aid 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,

A handwritten signature in blue ink, appearing to read "M. Kelly", written over a horizontal line.

Michael P. Kelly
Chief of Police

Cc: file copy

OCEANPORT RECREATION COMMITTEE
MEETING MINUTES
November 11, 2020

8.6

Minutes of the regular meeting of the Oceanport Recreation Committee held
on
Wednesday evening, November 11, 2020

In attendance: Members:
Jay Silverman
Mike MacStudy
Dave Walker
Joanne Hunt
Scott Marcantano
Greg Lockwood
Beth Watkins
Therese Wollman
Bill Deerin
Spencer Carpenter
Absent: Chris Macioch*
 Kristen Karlson*

Note- Chair Beth Watkins will be asking to replace these members who have not attended in 6 months.

Open Meeting/Flag Salute

Meeting called to order by Jay Silverman at 7:30pm. Motion to open the meeting was made by Jay Silverman and seconded by Mike MacStudy.

Approval of Minutes

The October 2020 meeting minutes were reviewed. There was one correction noted by Mike MacStudy- lawn signs for sale at the Trunk or Treat were requested by the 8th grade not the PTO. The motion to approve the meeting minutes was made by Greg Lockwood and seconded by Mike MacStudy. All were in favor.

Correspondence:

Joanne Hunt reported that there was a request from Donna Phelps and Ellen Kale to dedicate the flagpole at BB for Ward Cole. The Committee had no issue with the request but suggested that this was a good Eagle Scout or Scout project that they would support.

Public Comments: Motion to open to the public was made by Therese Wollman Jay Silverman and seconded by Greg Lockwood at 7:36 pm.

Present from the Public- Aiden Weiss, Gooseneck Lane. Aiden asked to present his Eagle Scout project proposal for “mini libraries”. Aiden provided the Committee with a detailed description of the materials, supplies and book swap concept. The Recreation committee was in favor of the project and suggested that Aiden attend the next Council meeting for approval. Recreation Committee Members made the following suggestions:

~important to consider future upkeep

~Locations- BBB, Wolf Hill and Old Wharf. Community Center is location of the library, so it is not needed there.

Mike MacStudy also mention that there are other projects such as a 4 square pad at Evergreen and the flagpole at BBB to consider. Aiden stated that he would bring those to the attention of the Scout leadership.

As there were no members of the public present, in a motion made by Therese Wollman and seconded by Mike MacStudy, the meeting was closed to the public at 7:46 pm.

Recreation Coordinator Report- Joanne Hunt

Report Highlights:

Parks closing procedures and dates have been communicated to DPW
Selection of shaded bench for Charles Park- \$7000. We will encumber money and deal with installation in the spring as we look at ADA compliance options

Halloween Trunk or Treat 10/25/20. 350 + attended. The public gave excellent feedback on the concept. Ideas for improving in 2021- need more volunteers to assist with parade and judging, close off parking lot earlier and request assistance with parking. We should give out smaller quantities at of candy at each trunk (we made large bags in advance and did not anticipate the crowds. Adding the “best trunk” was a great idea. If we continue with the contest- better sound system or numbering on costumes (like race numbers) will make everything easier.

Tree Lighting- The Recreation Committee looked at options for an outdoor tree lighting in light of new COVID restrictions. After a discussion of the pros and cons it was decided that we would not have a tree lighting event in 2020. The Committee agreed to increase the categories for selection of winners to include “Clark Griswold” category as well as “Most Traditional”. Other categories are – Best Tree, Best Door, Best Window, and Best Overall. As suggested by Jay Silverman, the OPRec email will be used for pre-registration.

USA Sports- Joanne Hunt outlined the proposal for USA sports to continue offering recreational sport training for the spring/summer 2021 season. This program was run in the summer and fall of 2020 due to limited sport options during COVID. USA Sports was granted a waiver of the \$500 rental and instead rebated 10% of registration monies to Recreation. Joanne Hunt and Beth Watkins supported the program as a “service” to the community. Mike MacStudy reminded the Committee that this could open a “can of worms” for other for-profit programs. Spencer Carpenter stated that we should consider this as something we can offer to the community with limited risk. Bill Deerin agreed. Jay Silverman stated that his son participated and enjoyed the socialization.

In a motion made by Scott Marcantano and seconded by Beth Watkins, a motion was made to “proceed with exploring the use of USA Sports as a service provider for youth sport classes/programs”. All were in favor. It was noted that the suggested schedule had conflicts with Action Camp and T-ball. Joanne Hunt recommended that the schedule be reviewed to ensure that it did not conflict with any OP sport programs or events.

Revenue:

Revenue

2020 Final Boat Permits \$10,730.00	2019 Final \$12,170.00
2020 Final Field Revenue \$13,690.00	2019 Final \$12,180.00

Field Requests:
None

Council Liaison Report:

Bill Deerin reported on the following:

Pickleball- Bill White is going to submit options.

Joanne Hunt restated that the Recreation Committee was in favor of a hitting wall- Bill Deerin stated he would pass that on to Council.

Trees are still down at Evergreen- issue with vendor

Bill and Max (DPW) looking at options for safety surfacing perimeters at both BBB and Community Center.

Bill Deerin and Mike MacStudy discussed the possibility of a turf field at Gatta Park. In speaking with Katie LaPorta, Mike MacStudy reminded everyone that the bond was paid off and that a turf field would bring in revenue. This would include 3 or 4 fields (this would require a feasibility study), lights, parking and possibly a building for storage, restrooms and concessions.

In terms of funding, Mike MacStudy suggested a few possibilities- a bond, gambling revenue, and/or open space funding. Spencer Carpenter suggested speaking to the track regarding adjacent areas for parking. Bill Deerin noted that at this point- this is the exploration phase.

Subcommittee Reports:

Subcommittee & Officer Review Panel- Scott Marcantano- no report

Nominations- Mike MacStudy- no report

Sonny Giordano Award- Greg Lockwood- no report

Egg Scramble- Beth Watkins- no report

Mini Golf- Mike MacStudy- no report

Memorial Day Parade Committee- Beth Watkins –no report

Movies- Joanne Hunt- previously reported

Summer's End- Jay Silverman- no report

Halloween- Joanne Hunt- previously reported.

Tree Lighting- Spencer Carpenter- previously reported

Decorating Contest- Jay Silverman- previously reported

Disc Golf- Scott Marcantano – no report

Grants/Parks- Joanne Hunt – previously reported

Park Maintenance Reports- Scott Marcantano- Scott stated he would resend sample. Scott reported an issue with the bocce courts at old Wharf- they are slated to become additional parking for the senior center. Re-locating them should be looked at. Mike MacStudy also reported that the planter in the parking lot at BB was damaged. Joanne Hunt stated she could report that to DPW.

Finance Report- Greg Lockwood- Greg reviewed the current budget with the Committee. Mike MacStudy noted that most funds have been expended and that the new bench would deplete balance.

Old Business:

Pickle Ball Update- Previously discussed.

Fee Structure- Beth Watkins – tabled until December meeting.

Membership- Beth Watkins will send a letter to both Chris Macioch and Kristen Karlson to resign.

DPW requests- Joanne Hunt reported to the Recreation Committee that DPW requests are forwarded to DPW and Donna Phelps when they are

received. Pictures are very helpful and detailed descriptions can save time. Joanne felt that there has been progress in a more coordinated effort.

New Business:

In a motion made by Scott Marcantanio and seconded by Jay Silverman, the Recreation Committee voted to recommend the proposed Eagle Scout mini library project to Council for approval. All were in favor.

Adjourn: Motion to adjourn was made by Therese Wollman and seconded by Greg Lockwood at 9:29 pm. Next meeting: December 9, 2020.

Respectfully submitted, Joanne Hunt

APPROVED
MINUTES OF THE OCEANPORT HISTORICAL COMMITTEE MEETING HELD
12/10/20

The Oceanport Historical Committee met on Thursday, December 10, 2020. We met at the Blackberry Bay Pavilion at 7:00 p.m. using social distancing protocols, and we wrapped things up around 8:30 p.m. The goals of the committee are to plan and execute efforts to celebrate the Borough's centennial which will occur in 2020-2021 and to promote a better understanding of the Borough's history.

In attendance were:

Frank Barricelli
 Tom Cavanagh
 Robin Kelly
 Rosanne Letson
 Mike MacStudy
 Toni Sverapa

Guests: No guests.

(Note: If I omitted your name from the attendance for this meeting, please let me know.)

Our Agenda for this meeting was as follows:

- Sign-in sheet
- Introduction of new members and guests
- Review/approve previous month's Minutes
- Set date for January 2021 monthly meeting (remaining meetings will be scheduled when Borough calendar finalized)
- Review financial status
- Review status of magnets and holiday ornaments
- Review action items from previous meeting
- Ongoing - gift to Wolf Hill School in memory of Nadine Jeffrey
- Review status of inputs to history book
- Provide input to Historical Committee end-of-year summary for Mayor and Council – address activities held, activities cancelled, recommendation on banners, goals for 2021
- Other items and open discussion
- Verify new action items and adjourn

We voted to approve the Minutes from the last meeting after a change to #4, page 2: "says...Donna Phelps explained to Toni that the State had an issue..."; change to "...Donna Phelps explained to Toni that the Borough attorney had an issue...". Rosanne will prepare them in final form and submit them to Jeanne Smith at the Borough.

We set January 7, 2021 as our next meeting date. Rosanne will check to see when the Council is meeting in January, and she will notify Jeanne that we want to reserve the Blackberry Bay “Pavilion” if there’s no conflict on January 7th.

Toni provided the following information about our financial status:

1. Our balance as of 12/10/20 is \$23,035.12.

She noted that the Oceanport Sports Foundation donated their remaining balance of \$715.00 to the Historical Committee, and she thanked them and Tom Schiavone for same. Toni explained that a historical trust account was set up in 2008 with \$988.00. She wants to put the \$715.00 in that account. When all of this is resolved, we will find out about having an account for the Centennial Committee/Historical Committee that doesn’t expire like our current one does.

We are still waiting for Borough Attorney Scott Arnette to work out his reservations about our planned Gala. Our deposit is being held until this is worked out, and Toni said that the venue is holding the date for us. Robin noted that she would go ahead and book the DJ.

As far as the status of the magnets and Christmas ornaments is concerned, we made \$1,345.00 on the sale of the magnets. The first batch of Christmas ornaments cost us \$1,935.00, and we made \$4,211.00, and we sold out. One hundred more Christmas ornaments were ordered, and Toni said they should come in on December 16th. Toni will post about them again on Facebook, and she talked about possibly putting up signs advertising them in the post office possibly, etc., and suggested that Jeanne Smith could possibly advertise on the Borough’s website. She told us that she donated one of the ornaments to Clem Sommers’ wife, and there were no objections to that.

Toni added that the banners were all paid for.

Tom let us know that we don’t owe Skip’s Sports any money, and Toni said that Jo said the same.

Before we moved on to the Action Items from the 11/12/20 meeting, Tom asked us to be sure to note the Minutes that Oceanport lost a dedicated volunteer when Joe Centanni passed away. Tom said that Joe was the Fire Chief when he got elected as Mayor, and he was Chief for the first 100-year storm (out of three). Tom said he did a fantastic job as Chief, and he stated that, “he gave the town everything he had.” Toni suggested that perhaps we could dedicate a brick in his name at the new Municipal Complex.

Next we reviewed the Action Items from the 11/12/20 meeting, which were as follows:

Action Items from 11/12/20 meeting

1. Rosanne will prepare the Minutes from the last meeting in approved form after making the change requested by Toni, and submit them to Jeanne Smith.

2. Toni will process the invoice for the remaining balance owed for the Christmas ornaments, and will commence the sale of same. She will find out if we can order more before Christmas if we feel we have the market for them.
3. Toni will talk to Max at the DPW about the street signs for our memorial to Nadine, and Rosanne will talk to BA Donna regarding same.
4. Pat will send us/Frank a photograph from her great-grandfather's gas station.
5. Mike will finish the Foggia's piece for the book.

#1 was done.

As far as #2 is concerned, Toni processed the invoice for the remaining balance owed for the Christmas ornaments, and she sold them. She ordered more. We voted to approve the payments of \$460.00 and \$460.00 for same.

As for #3, Toni talked to Max at the DPW, and Rosanne talked to BA Donna Phelps regarding a street sign to be used for our memorial to Nadine Jeffrey at Wolf Hill School. Donna referred Rosanne to Max, unbeknownst to Toni, and Toni told Max to go with "Nadine Jeffrey Avenue" as suggested earlier by Rosanne. We discussed that we preferred "Nadine Jeffrey Way", and that if Max hadn't already ordered, we would ask him to order this. Rosanne will email Max about it, and/or Toni will ask him as she has his number. We decided to take the money out of our account to cover the cost of \$50.00.

For #4, Pat Pfleger sent Frank a photograph of her great-grandfather's gas station.

With respect to #5, Mike is almost done with the article on Foggia's. He had some photos with him which he passed around, hoping someone could help him identify some of the people pictured.

We next reviewed the status of input to the book. Toni told us that Ed Ryan gave her a box of "memorabilia" from the Fire and First Aid when he picked up an ornament. She went through it to see if there's anything we can use, and she passed the box to Paula so she could look through it for First Aid history. Toni also let us know that she was able to get an Oceanport resident, Ceil Mancini, to help her with writing about the marinas in town.

Robin told her daughter to invite a friend, Abby, to our next meeting as Abby is a writer and might be interested in helping us.

Rosanne will do the research on Oceanport Gardens that she wasn't able to get to before this meeting.

Mike will finish the section on Foggia's.

Frank will send more sections to Pat.

We moved on to a discussion of an end-of-year summary for Mayor and Council. Frank will ask if we should count on being able to celebrate Memorial Day with a parade, etc. We discussed all of the events that we had to cancel this year because of Covid, and we discussed that we hope to be able to hold them in 2021. Frank will report on all of this to Council.

We did not set a date for our next Book Committee meeting. Our next regular meeting will be Thursday, January 7th at 7:00 p.m. at the Blackberry Bay Pavilion.

We adjourned at approximately 8:30 p.m.

Action Items for the next meeting:

1. Rosanne will prepare the Minutes from the November 12, 2020 meeting (after making changes) in approved form and submit them to Jeanne Smith.
2. Rosanne will check with Jeanne Smith to see when Council is next meeting, and she will reserve the “Pavilion” for our January 7th meeting.
3. Toni will advertise and sell the second batch of Christmas ornaments.
4. Rosanne will email Max/Toni will call Max at the DPW about the street signs for our memorial to Nadine to see if he’s already sent the order for “Nadine Jeffrey Avenue” and if not, ask him to change to “Nadine Jeffrey Way”.
5. We will work on the respective sections of the book.
6. Frank will work on an end-of-year summary of our activities for Mayor and Council.



BOROUGH OF OCEANPORT

MAYOR & COUNCIL

MINUTES • AUGUST 20, 2020

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 7:03 PM
- II. **Statement of Compliance with Open Public Meetings Act:** Adequate notice of this meeting has been provided by notice to the Asbury Park Press and The Link News on January 6, 2020, and by the posting of same on the municipal bulletin board and Borough Web Site." This meeting complies with the Open Public Meetings Act by notification on June 1, 2020 of this virtual/remote meeting, its location, date and time to the Asbury Park Press and the LINK News and by the posting of same on the municipal bulletin board and Borough Web Site. Mayor Coffey then read the virtual/remote meeting advisory advising the public how to attend and participate during public portions of the meeting
- III. **Flag Salute:** Mayor Coffey led attendees and members of the Council in the flag salute
- IV. **Invocation:** Borough Chaplain Stacy Deerin was unable to attend. Mayor Coffey asked for a moment of silence in recognition of the passing of Nadine Jeffrey, long time resident and teacher.

V. **Roll Call:**

Attendee Name	Title	Status	Arrived
Jay Coffey	Mayor	Remote	
William Deerin	Councilman	Remote	7:24 PM
Richard Gallo	Councilman	Remote	
Bryan Keeshen	Councilman	Remote	
Michael O'Brien	Councilman	Remote	
Thomas Tvrdik	Councilman	Remote	
Meghan Walker	Councilwoman	Remote	
Donna M. Phelps	Borough Administrator/Deputy Clerk	Remote	
Scott Arnette	Board Attorney	Remote	
Catherine D. LaPorta	Chief Financial Officer	Remote	

- VI. **GUEST: FMERA Update:** Mayor Coffey advised that FMERA had provided an extensive update last meeting and there was no new information but they would be back for the September meeting as a recurring item moving forward.
- VII. **Administrator's Report:**
1. Resolution amending Sick Leave Policy language

Ms. Phelps reported that it was brought to her attention by the PBA of an inconsistency in the personnel manual related to sick leave policy. Best practice has been that upon start of 6th calendar year, an increase in sick leave took effect, however, the manual indicates upon completion of the 6th year. A resolution has been prepared for the regular meeting to clarify that once an employee starts their 6th calendar year the increase in sick leave takes effect.

Ms. Phelps next reported that due to unforeseen circumstances, there were several items needing action that were not included on the agendas and described additional resolutions for purchase of 2 police vehicles, purchase of fire department radios, purchase of fire department extrication equipment, acceptance of a 1995 rescue truck from Eatontown Borough, renewal of membership in the Monmouth JIF, compensation of the librarian, acceptance of the 2019 municipal audit and a shared service agreement for use of courtroom facilities with Little Silver and Rumson and requested that Council

consider acting on them at the Sept. 3, 2020 Workshop meeting.

Ms. Phelps addressed an email from the Borough's Affordable Housing Counsel, Andy Bayer, advising that the Borough needed to make payment of \$15,000 for legal fees in accordance with the settlement agreement with Fair Share Housing. Unfortunately it was realized after the bill list was posted and due to its time sensitivity she has instructed the CFO to prepare a manual check from the Affordable Housing Trust Fund and post for the September 3rd bill list.

Ms. Phelps advised that this year's NJLM Conference would be held virtually Nov. 16th to 20th and asked that those interested in attending let her now for pre-registration.

Lastly, she reported on a letter from a member of the public to Earle Construction regarding the improvements at Oceanport Ave and E. Main Street and read the letter for the record that included praise for hard workers and a clean site.

VIII. Clerk's Report:

August 20, 2020 Regular Meeting Items: Ms. Phelps asked for any questions or comments on the 19 items listed for the consent agenda. Councilman Gallo expressed concerns that the resolution concerning Sommers Park did not stipulate sufficient requirements. Mayor Coffey advised that he and Councilman Gallo had spoke about it and the resolution could be put off in order to formalize additional stipulations regarding staging areas and other items that they would revisit at the September 3 workshop. Councilman O'Brien asked a question about Item #6 - didn't that show already happen. Mayor Coffey advised yes, they got their list to us as quickly as they could. Mayor Coffey commented on how well the event(s) were handled and the police nor emergency services had had any issues.

1. Resolution authorizing payment of BILL LIST 08-20-2020
2. Resolution to amend 2020 budget for Alcohol Education Grant
3. Resolution to amend 2020 budget for Clean Communities Grant
4. Resolution authorizing 2019 Road Program Change Order #1
5. Resolution authorizing cancellation of grant balance
6. Resolution approving Special Event Permit for Drive In Concert - Bert Kreicher
7. Resolution approving Special Event Permit for Drive In Concert - Andrew McMahon
8. Resolution approving Special Event Permit for Drive In Concert - Yacht Rock Revue
9. Resolution approving Special Event Permit for Drive In Concert - Front Bottoms
10. Resolution granting permission to the TRWRA for use of Sommers Park
11. Resolution authorizing carry over of paid vacation for qualified personnel
12. Resolution authorizing Change Order #25 to Benjamin Harvey Co. Contract
13. Resolution authorizing Change Order #26 to Benjamin Harvey Co. Contract
14. Resolution authorizing Change Order #27 to Benjamin Harvey Co. Contract
15. Resolution authorizing Change Order #28 to Benjamin Harvey Co. Contract
16. Resolution fixing compensation for employees & officials for 2020
17. Resolution authorizing permits for Facility Use
18. Resolution awarding contract to Maser Consulting - MCOSG Application
19. Resolution accepting donation of office furnishings from Nicholas H. Teetelli

IX. Discussion Items:

1. Hold Harmless Agreement with Goldstein Partnership, Mayor Coffey

Mr. Arnette advised that additional work had been done over at the Fort complex site; the Goldstein firm had no involvement with the construction design or review which was handled by Earle Construction. The Goldstein Partnership was looking for a hold harmless agreement from that specific work which was on for the regular meeting.

2. Domestic Violence Policy for Public Employers

Ms. Phelps reported on the purpose of the policy, the notice by the JIF as to the requirement to adopt such a policy, use of the model policy used by the Civil Service Commission, she worked with Mr. Arnette and Chief Kelly to address minor modifications to localize the policy and was ready for action at the regular meeting.

- X. Mayor's Report:** Mayor Coffey reported on items including the last weather event, branch pickup by public works, due to volume not everything had been picked up; a second storm event required that residents get everything out to the curb by that Friday. Also requested that residents break down branches where possible to include with garbage pickup. He furthered that there remains additional debris out there from the first storm. Mayor Coffey also spoke highly of Frank Luna, representative from JCP&L, who continued to handle and address resident concerns for power outages and downed trees. He spoke to the fact that some of the poles down actually belonged to Verizon and there customer service was not on the same level as Mr. Luna's and he continues to deal with Verizon to continue to address outstanding issues. Mayor Coffey continued that the PTO had been able to hold their issue at Blackberry Bay Park which was a great success and thanked the Council on their behalf for the use of the park. Mayor Coffey also advised that Summer's End had been cancelled as well as the NJ Marathon races due to COVID.

Councilman Deerin entered the meeting at 7:24 PM.

- XI. Petitions from the Public:** Mayor Coffey opened the meeting to petitions from the public. Public was advised to click button on "raise hand" to want to speak, email to publiccomments@oceanportboro.com or call the meeting line at 732.272.8337. As no one from the public presented, Mayor Coffey closed that portion of the meeting.

XII. Executive Session:

#2020-174 Resolution authorizing an Executive Session

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

Police Department Staffing

At 7:27 PM Council President Gallo made a motion to adopt the resolution to enter Executive Session which was seconded by Councilman O'Brien and received the following roll call.

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

Motion to Return to Regular Meeting

At 8:04 pm, the Mayor & Council returned from Executive Session and the regular meeting was reopened on a motion by Councilwoman Walker and seconded by Councilman Gallo and approved by Council.

- XIII. Adjournment:** As there was no further business, the meeting was adjourned at 8:05 PM on a motion by Councilman Deerin, seconded by Councilwoman Walker and approved by Council.

Respectfully submitted,

Jeanne Smith
BOROUGH CLERK

**BOROUGH OF OCEANPORT****MAYOR & COUNCIL****MINUTES • AUGUST 20, 2020****Regular Meeting****REMOTE/VIRTUAL****7:30 PM****Clement V. Sommers Municipal Building, 910 Oceanport Way, Oceanport, NJ 07757**

- I. **Call to Order:** Mayor Coffey called the meeting to order at 8:19 PM
- II. **Statement of Compliance with Open Public Meetings Act:** Adequate notice of this meeting has been provided by notice to the Asbury Park Press and The Link News on January 6, 2020, and by the posting of same on the municipal bulletin board and Borough Web Site." This meeting complies with the Open Public Meetings Act by notification on June 1, 2020 of this virtual/remote meeting, its location, date and time to the Asbury Park Press and the LINK News and by the posting of same on the municipal bulletin board and Borough Web Site. Mayor Coffey then read the virtual/remote meeting advisory advising the public how to attend and participate during public portions of the meeting.

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

- IV. **Invocation:** None

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	
Donna M. Phelps	Borough Administrator/Deputy Clerk	Remote	
Scott Arnette	Board Attorney	Remote	
Catherine D. LaPorta	Chief Financial Office	Remote	

- VI. **Consent Agenda:** Mayor Coffey advised that Item #10 had been removed during Workshop and would be revisited at the September 3rd meeting and asked for a motion on the remaining 15 items.

- #2020-175 1. Resolution authorizing payment of BILL LIST 08-20-2020
- #2020-176 2. Resolution to amend 2020 budget for Alcohol Education Grant
- #2020-177 3. Resolution to amend 2020 budget for Clean Communities Grant
- #2020-178 4. Resolution authorizing 2019 Road Program Change Order #1
- #2020-179 5. Resolution authorizing cancellation of grant balance
- #2020-180 6. Resolution approving Special Event Permit for Drive In Concert - Bert Kreicher
- #2020-181 7. Resolution approving Special Event Permit for Drive In Concert - Andrew McMahon
- #2020-182 8. Resolution approving Special Event Permit for Drive In Concert - Yacht Rock Revue
- #2020-183 9. Resolution approving Special Event Permit for Drive In Concert - Front Bottoms
- #2020-185 10. Resolution authorizing carry over of paid vacation for qualified personnel
- #2020-186 11. Resolution adopting a uniform Domestic Violence Policy for Public Employers
- #2020-187 12. Resolution authorizing permits for Facility Use
- #2020-188 13. Resolution awarding contract to Maser Consulting - MCOSG Application
- #2020-189 14. Resolution accepting donation of office furnishings from Nicholas H. Teetelli

#2020-190 15. Resolution amending Sick Leave Policy language

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

VII. Resolutions:

#2020-191 Resolution authorizing Change Order #25 to Benjamin Harvey Co. Contract

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

#2020-192 Resolution authorizing Change Order #26 to Benjamin Harvey Co. Contract

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

#2020-193 Resolution authorizing Change Order #27 to Benjamin Harvey Co. Contract

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

#2020-194 Resolution authorizing Change Order #28 to Benjamin Harvey Co. Contract

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

#2020-195 Resolution fixing compensation for employees & officials for 2020

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

#2020-196 Resolution authorizing execution of a Hold Harmless Agreement with The Goldstein Partnership
 As this resolution was not previously distributed, Mr. Arnette read the resolution in full.

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

#2020-197 Resolution appointing Glenn Mannino as Patrolman I

As this resolution had not been previously distributed, Mr. Arnette read the resolution in full for the record. Councilman Keeshen commented on the resolution that this would bring the Police Department to 15 officers. Past months policing has changed due to the number of patrolman from pro-active to re-active due to COVID; the calls they are experiencing now are not just traffic violations - which has had a big push in the last several months due to resident complaints - with this hiring the department will be able to provide better services to the residents of Oceanport.

RESULT:	ADOPTED [5 TO 0]
MOVER:	Meghan Walker, Councilwoman
SECONDER:	Michael O'Brien, Councilman
AYES:	Deerin, Gallo, Keeshen, O'Brien, Walker
ABSTAIN:	Tvrdik

VIII. Second Reading Ordinances:**#1028 Ordinance Approving a Financial Agreement with KKF Enterprises**

Mayor Coffey asked for consensus to move the public hearing and second reading to the September 3, 2020 to allow the Finance Committee to review the financial details of the agreement further and receive review by the Borough's financial advisor on a motion by Councilman O'Brien, seconded by Councilman Keeshen and approved by the Council.

IX. Committee Reports:

1. Councilman Deerin, Parks and Recreation – Councilman Deerin commended DPW on their work through the recent storms and keeping the parks maintained as the public makes use of them during COVID. Recreation Committee has met and recommended that the former hockey rink be converted to a pickle ball court and has Ms. Phelps working with Mr. White to obtain estimate to perform that work. Reported more than 100 people showed up for the last movie night which was a great success and the next movie night is scheduled for Sept. 18th; thanked the Recreation Committee for a successful mini-golf tournament; the Recreation Committee has also broken to smaller committees assigned to each park who will report that park's conditions; also AEDs are being installed at Blackberry, Community and eventually at Maria Gatta Park after utility access is addressed. Councilman Deerin also requested that Ms. Phelps address tree maintenance needed at Community Center Park that he does not believe DPW is capable of handling; there was also discussion concerning maintenance for the baseball field, backstop, fence around tennis courts which have been included in the Borough's CDBG grant application as well as drainage and the parking areas.
2. Councilman Gallo, Public Works and Engineering – Councilman Gallo thanked DPW for their efforts during the recent storms; encouraged residents to get remaining storm debris out.
3. Councilman Keeshen, Public Safety – Councilman Keeshen thanked OEM, Police, Fire and First Aid for their work during the recent storms; good team effort; commended Patrolman Petrillo on his hard work and achievement of a silver level recognition for the Borough for Safe Routes to Schools; reminded residents to keep cars and homes locked as there have been several incidents in the community; commended Patrolman Grimes for his apprehension of a juvenile attempting to steal a car – hurdled multiple 6' fences in the process; work continues on getting the message board up at Gatta Park – working with building department and public works to do this in-house and get more information out there.
4. Councilman O'Brien, Finance and Administration – Councilman O'Brien recently met with representatives with PBA on the renewal of their expiring contract; through Aug. 13th, tax collections were at 97.35%; and also commended efforts of DPW, Police, First Aid and Fire departments on the most recent storms – their dedication and actions have been awesome; lastly acknowledged the efforts of the Borough Hall employees – the demands have not slowed in the last 4 months but in many cases have become more intense and they continue work to serve needs of residents and asked for the public's patience during these times.
5. Councilman Tvrdik, Planning and Development Liaison – Councilman Tvrdik had no report but also commended efforts of police, first responders as well; gave a nod to Mrs. Jeffrey who will be greatly missed.

6. Councilwoman Walker, Health and Human Services Liaison – Councilwoman Walker provided updates and statistics on the ongoing COVID pandemic, the Oceanport Library has hours on Mondays – but only for holding of books and call a heads for pickups at side door; reported that the oil spill from the transformer and thanked the resident who reported it; committee meetings are being held virtually; both school boards have released re-opening plans for a hybrid model which were available on their respective websites.

- X. **Mayor Coffey's Report:** Mayor Coffey's report included comments on upcoming storm season, coordination by Borough Staff, Fire, Police, DPW and OEM; commented on the challenges of the hybrid system to continue services and while its slower, its working; looking forward to new police building possible in September and municipal building in December which hopefully would relieve some of the stressors; encouraged everyone to continue working together through these unusual times; said hello to Borough Clerk Jeanne Smith at home recovering from surgery and that she was missed.
- XI. **Petitions from the public:** Mayor Coffey opened the meeting to petitions from the public. Public was advised to click button on "raise hand" to want to speak, email to publiccomments@oceanportboro.com or call the meeting line at 732.272.8337.

Melanie Hartsgrove, 20 Werah Place, stated she put in a request to SDL for Code Enforcement on August 10th and has not received a response and is unsure if the officer received the information. Mayor Coffey asked for Ms. Hartsgrove's phone number and assured that he would give her a call tomorrow.

- XII. **Adjournment:** As there was no further business, the meeting was adjourned at 8:58 PM on a motion by Councilman O'Brien seconded by Councilwoman Walker and approved by Council.

Respectfully submitted,

Jeanne Smith
BOROUGH CLERK



BOROUGH OF OCEANPORT

MAYOR & COUNCIL

MINUTES • DECEMBER 3, 2020

Workshop

REMOTE/VIRTUAL

7:00 PM

Municipal Building, 315 E. Main Street, Oceanport, NJ 07757

- I. **Meeting Called to Order:** Mayor Coffey called the meeting to order at 7 PM
- II. **Statement of Compliance with Open Public Meetings Act:** This meeting complies with the Open Public Meetings Act by adequate notification on **November 2, 2020** of this virtual/remote meeting and its location, date and time to the Asbury Park Press and the Star Ledger 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 the members of Council in the flag salute.
- IV. **Invocation:** Borough Chaplain Stacy Deerin gave an invocation.
- V. **Roll Call:**

Attendee Name	Title	Status	Arrived	Departed
Jay Coffey	Mayor	Remote		
William Deerin	Councilman	Remote		
Richard Gallo	Councilman	Remote		7:49 PM
Bryan Keeshen	Councilman	Remote		
Michael O'Brien	Councilman	Remote		
Thomas Tvrdek	Councilman	Remote		
Meghan Walker	Councilwoman	Remote		
Jeanne Smith	Borough Clerk	Remote		
Donna M. Phelps	Borough Administrator	Remote		
Scott Arnette	Board Attorney	Remote		
Catherine D. LaPorta	Chief Financial Office	Remote		

VI. RESOLUTIONS:

#2020-248 Resolution authorizing payment of BILL LIST 12-03-2020

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

#2020-249 Resolution appointing an Administrative Assistant to the Construction Department

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

#2020-250 Resolution approving certified LOSAP list for 2019 - First Aid

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

#2020-251 Resolution authorizing waiver of Street Opening Moratorium for 284 E. Main Street
 Councilman O'Brien asked a question on the motion concerning the repair requirements. Ms. Smith advised that per the ordinance it was done based on the Borough Engineer's recommendation – which typically entailed for full width of street but in this event the Borough Engineer had recommended otherwise as permitted by the Ordinance.

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

#2020-252 Resolution designating the approved NJDEP facility for the Borough's recyclables

RESULT: ADOPTED [5 TO 0]
MOVER: Meghan Walker, Councilwoman
SECONDER: William Deerin, Councilman
AYES: Deerin, Gallo, Keeshen, O'Brien, Walker
RECUSED: Tvrdik

VII. FIRST READING ORDINANCES:

Capital Ordinance providing for Radio Tower and Assoc. Equipment

Councilman Tvrdik called for the introduction of "CAPITAL ORDINANCE PROVIDING FOR THE ACQUISITION AND INSTALLATION OF A RADIO TOWER AND ASSOCIATED EQUIPMENT AT THE MUNICIPAL COMPLEX, BY AND IN THE BOROUGH OF OCEANPORT, IN THE COUNTY OF MONMOUTH, STATE OF NEW JERSEY; APPROPRIATING \$91,998 THEREFOR (\$91,998 FROM MONIES RECEIVED FROM THE SPORTS WAGERING ECONOMIC DEVELOPMENT AUTHORITY PROGRAM OF THE STATE OF NEW JERSEY) TO PAY FOR THE COST THEREOF" and then asked the Clerk to read the proposed ordinance by title only, after which Councilman Tvrdik moved to approve the Ordinance upon first reading and to hold the public hearing on the proposed ordinance at the Council meeting of December 17, 2020 and to advertise same in accordance with the law, which was seconded by Councilwoman Walker.

RESULT: APPROVED OF FIRST READING [UNANIMOUS] Next: 12/17/2020 7:00 PM
MOVER: Thomas Tvrdik, Councilman
SECONDER: Meghan Walker, Councilwoman
AYES: Deerin, Gallo, Keeshen, O'Brien, Tvrdik, Walker

VIII. SECOND READING ORDINANCES:**#1030** Ordinance Codifying the Land Development Ordinance

Councilman Tvrdik called for the 2nd reading and Public Hearing of an ordinance adopting new Land Development Ordinance and asked the Clerk to read the affidavit of publication of the proposed ordinance by title only. "AN ORDINANCE OF THE BOROUGH OF OCEANPORT, COUNTY OF MONMOUTH, STATE OF NEW JERSEY ADOPTING AND CODIFYING THE LAND DEVELOPMENT ORDINANCE OF THE BOROUGH OF OCEANPORT" was published one time in the Asbury Park Press on November 16, 2020 and notice was provided to the County Planning Board and adjacent municipalities in accordance with law.

Mayor Coffey recognized in attendance Borough Planner Kendra Lelie who provided an overview and summary of the new ordinance.

PUBLIC HEARING: Mayor Coffey opened the meeting for public comment for this ordinance and gave the means by which to participate. As no one from the public presented to be heard, the public hearing was closed on a motion by Councilman O'Brien and seconded by Councilman Gallo.

Councilman Tvrdik made a motion to adopt the ordinance and advertise in accordance with law, which was seconded by Councilman O'Brien.

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

- IX. Administrator's Report:** Ms. Phelps reported that the JIF has advised that this year's dividend would be \$14,658, down from 2019; confirmed receipt of the \$100,000 grant reimbursement for the police generator; confirmed receipt of the Borough's share of the 2019 Sports Wagering betting tax as evidenced by the introduction of the capital bond ordinance earlier and will now begin working on the 2020 reimbursement; reported that the Borough has been awarded \$150,000 for Comanche Drive Phase II improvements from the NJDOT 2021 program; reported on an issue with flooding on Monmouth Blvd near the intersection with Myrtle Ave, Borough Engineer working with the County to resolve issue with a manhole that may be the problem; reported on attendance at the NJLM virtual conference and CEUs earned.

Councilman O'Brien asked what was the total amount for Sports betting - \$179,000? Ms. Phelps responded it was something around that and was told by the State that what the Borough had not submitted for reimbursement would roll over and be available for future projects.

Ms. LaPorta advised that the budget process was beginning, reaching out to department heads; also advised that there would be some routine financial resolutions for the year end at the next meeting; and with the change of the Reorganization meeting date she would be requesting authorization to make debt payments until the temporary budget was approved.

- X. Clerk's Report:** Ms. Smith also advised that Sergeant Tucci of the Police Department had contacted her regarding new law that requires the Police Department to provide means for the public to pay for fingerprinting services by credit card. Quote has been obtained from Municipay and working on getting second quote for action at the December 17th meeting so it was in place for the new year.

Dec. 17, 2020 Meeting Items:

1. Resolution setting the date for the 2021 Reorganization Meeting
2. Resolution awarding contract to V&B Auto Repair for 2020 services
3. Resolution authorizing Tax Sale Redemption #19-00002
4. Resolution authorizing Tax Sale Redemption #19-00012
5. Resolution authorizing refund for overpayment and tax court judgment
6. Resolution authorizing an Agreement with MCSPCA for Animal Control Services 2021
7. Receipt & Approval of Recreation Committee Minutes, Sept. 9, 2020
8. Receipt & Acceptance of Historical Committee Minutes, Oct. 8, 2020
9. Mayor & Council - Workshop - Jul 16, 2020 7:00 PM
10. Mayor & Council - Regular Meeting - Jul 16, 2020 7:30 PM
11. Mayor & Council - Workshop - Nov 5, 2020 7:00 PM
12. Mayor & Council - Regular Meeting - Nov 5, 2020 7:30 PM

Ms. Smith lastly invited questions or comments on the items for the 12/17 regular meeting and advised that the Workshop minutes for July 16th would be provided with that agenda. As there were no objections, those items were moved to the regular meeting agenda.

XI. Discussion Items:

1. Disposition of Recycling Materials – Mayor Coffey led discussion on the potential opportunity to save some money by disposing of recycling materials at another facility; discussion included topics on fluctuating markets and fluctuating prices per ton; securing a contract with a vendor that sets a ceiling on the costs should the markets rise; exception to the bidding laws; billing currently is about \$5,000 per month and at 25% savings would amount to about \$1,000 per month; pricing for single stream versus going back to separating types of materials, need to discuss with current collection contractor and re-educate the public; the current recycling collection contract was separate for this purpose – to allow the Borough to relook at this with changes where appropriate. Ms. Phelps will look into obtaining quotes from Mazza and Atlantic Fiber.
2. Resolution approving Eagle Scout Project - Fire Hydrants; Mayor Coffey briefly described the proposed project to refresh the identification of the fire hydrants. Consensus was that it was a good project and with no objections was moved to the 12/17 meeting for action.

XII. Mayor's Report: Mayor Coffey's report included updates on coronavirus orders and statistics; a recent Governor's order that exempted legislative and judicial bodies from the capacity limits but local agencies not permitted to set limits on their own; meetings virtually will likely to continue for the next 5-6 months; Federal government working on plans to disseminate the vaccine; tree lighting event was cancelled with the reduction in outdoor gatherings; acknowledged the passing of residents Jeff Oakes and Brian Ford and their contributions to the community.

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

Mark Patterson, 40 Itaska Place, asked a question about the bill list and the payment for Custom Care for lawn services charged to Open Space. Ms. LaPorta responded that only the portion for the maintenance of the Borough's parks was charged to open space – all other work, including the service done for the schools was paid through the operating budget.

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

XIV. Executive Session:

At 7:49 pm, the Mayor asked for a motion to approve Resolution #2020-253, authorizing the Governing Body to enter Executive Session, which was made by Councilman O'Brien, seconded by Councilman Keeshen. At Mr. Arnette's advise, the discussion could potentially involve the fire department so Council President Gallo would not join the executive session.

#2020-253 Resolution authorizing an Executive Session

Litigation, Negotiations and the Attorney Client Privilege N.J.S.A. 10:4-12(b)(7)
Length of Service Awards Program

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

At 8:47 pm, the Mayor & Council returned from Executive Session and the workshop meeting was reopened on a motion by Councilwoman Walker and seconded by Councilman Keeshen.

Motion to Reopen the Workshop Meeting

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

- XV. Adjournment:** As there was no further business, the meeting was adjourned at 8:48 PM on a motion by Councilman O'Brien, seconded by Councilman Tvrdik and approved by Council.

Respectfully submitted,

Jeanne Smith
BOROUGH CLERK

**BOROUGH OF OCEANPORT****MAYOR & COUNCIL****MINUTES • DECEMBER 17, 2020****Regular Meeting****REMOTE/VIRTUAL****7:00 PM****Municipal Building, 315 E. Main Street, Oceanport, NJ 07757**

- I. **Call to Order:** Mayor Coffey called the meeting to order at 7PM
- II. **Statement of Compliance with Open Public Meetings Act:** This meeting further complies with the Open Public Meetings Act by adequate notification on November 2, 2020 of this virtual/remote meeting and its location, date and time to the Asbury Park Press and the Star Ledger and by the posting of same on the municipal bulletin board and Borough's Web Site. This meeting is also being broadcast on the Borough's Local Public Access Channel, Verizon FIOS Channel 28. 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:** Due to a technical issue, there was no invocation by Borough Chaplain Deerin

V. **Roll Call:**

Attendee Name	Title	Status	Arrived
Jay Coffey	Mayor	Remote	
William Deerin	Councilman	Remote	
Richard Gallo	Councilman	Remote	
Bryan Keeshen	Councilman	Remote	7:14 PM
Michael O'Brien	Councilman	Remote	
Thomas Tvrdik	Councilman	Remote	
Meghan Walker	Councilwoman	Remote	
Jeanne Smith	Borough Clerk	Remote	
Donna M. Phelps	Borough Administrator	Remote	
Scott Arnette	Board Attorney	Remote	
Catherine D. LaPorta	Chief Financial Office	Remote	

- VI. **GUEST: FMERA Staff Monthly Update:** Mayor Coffey provided an update on Fort Monmouth matters including extension of time for completion of the Fitness Center, extension of time to complete parking lot for the church, approval of plan amendment #16 which the Borough provided comments for which provided an alternative development plan for the Barker's Circle parcel; status of Marina sale and issue with liquor license transfer and anticipate certificate of occupancy shortly for the municipal building.
- VII. **Administrators Report:** Ms. Phelps reported on items including third round of CARES funding for COVID expenses; additional expenses eligible for reimbursement and potential for the program to be extended; solutions for replacement of railroad ties at Community and Blackberry Bay Parks as requested by Councilman Deerin, quotes under pay to play threshold and available through State contract so no need for a resolution. She also obtained quotes to convert the roller hockey rink to pickle ball courts from two companies, both of which had concerns for the extent of cracks in the surface; quotes received range in mid-\$30,000 but vary in specifics – she will continue to work with Councilman Deerin and the Recreation Committee and borough Engineer to determine best course of action. Ms. Phelps also acknowledged a donation by Mr. George Maris of an original print commemorating the history of Fort Monmouth for dedication to the borough at the opening of the new municipal building. She will make arrangements for it to be suitable framed. Ms. Phelps concluded by recognizing the efforts over the past year of the Borough's dedicated employees through uncertain times and lots of unwanted changes. The Borough's residents were well served during the difficult times by all employees including Police, Public Works, Clerk's Office, Construction, Court and Finance who kept the Borough running smoothly and sacrificed their time to make that happen. Ms.

Phelps continued that while it was agreed early in the year that employees would be permitted to carry over one week's vacation, many of the staff have been unable to take all of their vacation and personal days. As the week of Christmas has traditionally been a slow and short week, and in order to allow staff to use their remaining time, Borough Hall will not be accessible to the public that week. Regular staffing will resume on Dec. 28th. Ms. Phelps extended her thanks to all of the employees, Mayor and Council and wished everyone a merry Christmas and happy, healthy new year.

VIII. Clerk's Report:

1. Online Payments

Ms. Smith reported that she continues to research the process for accepting online payments, provided details concerning associated fees, references from other municipalities and will work with the Administrator and CFO to finalize. Ms. Smith also wished everyone Merry Christmas and Happy New Year and thanked everyone for the new municipal building and looks forward to being able to get settled.

IX. Consent Agenda: Ms. Smith advised that while 11 items were listed on the agenda, one was a duplicate and asked for a motion on the 10 items.

Prior to the vote, Ms. Smith acknowledged that Councilman Keeshen entered the meeting.

- | | | |
|------------------|-----|--|
| #2020-254 | 1. | Resolution authorizing an Agreement with MCSPCA for Animal Control Services 2021 |
| #2020-255 | 2. | Resolution awarding contract to V&B Auto Repair for 2020 services |
| #2020-256 | 3. | Resolution authorizing Tax Sale Redemption #19-00012 |
| #2020-257 | 4. | Resolution authorizing Tax Sale Redemption #19-00002 |
| #2020-258 | 5. | Resolution authorizing refund for overpayment and tax court judgment |
| #2020-259 | 6. | Resolution setting the date for the 2021 Reorganization Meeting |
| #2020-260 | 7. | Resolution approving Eagle Scout Project - Fire Hydrants |
| | 8. | Receipt & Acceptance of Historical Committee Minutes, Oct. 8, 2020 |
| | 9. | Receipt & Acceptance of Minutes, Parks & Recreation Committee, Sept. 9, 2020 |
| | 10. | Receipt & Acceptance of Minutes, Parks & Recreation Committee, Oct. 14, 2020 |

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

X. Minutes:

1. Mayor & Council - Workshop - Jul 16, 2020 7:00 PM

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

2. Mayor & Council - Regular Meeting - Jul 16, 2020 7:30 PM

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

3. Mayor & Council - Workshop - Sep 3, 2020 7:00 PM

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

4. Mayor & Council - Regular Meeting - Sep 17, 2020 7:00 PM

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

5. Mayor & Council - Workshop - Nov 5, 2020 7:00 PM

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

6. Mayor & Council - Regular Meeting - Nov 5, 2020 7:30 PM

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

XI. Resolutions:**#2020-261** Resolution authorizing 2020 budget appropriation transfers

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

#2020-262 Resolution authorizing payment of BILL LIST 12-17-2020

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

#2020-263 Resolution authorizing a temporary budget - 2021 debt service

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

#2020-264 Resolution to amend 2020 budget for Drunk Driving Enforcement Grant

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

#2020-265 Resolution awarding a non-fair & open contract for an emergency generator

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

XII. Second Reading Ordinances:

#1031 Capital Ordinance providing for Radio Tower and Assoc. Equipment

Councilman Tvrdik called for the 2nd reading and Public Hearing of an ordinance adopting new Land Development Ordinance and asked the Clerk to read the affidavit of publication of the proposed ordinance by title only. **"CAPITAL ORDINANCE PROVIDING FOR THE ACQUISITION AND INSTALLATION OF A RADIO TOWER AND ASSOCIATED EQUIPMENT AT THE MUNICIPAL COMPLEX, BY AND IN THE BOROUGH OF OCEANPORT, IN THE COUNTY OF MONMOUTH, STATE OF NEW JERSEY; APPROPRIATING \$91,998 THEREFOR (\$91,998 FROM MONIES RECEIVED FROM THE SPORTS WAGERING ECONOMIC DEVELOPMENT AUTHORITY PROGRAM OF THE STATE OF NEW JERSEY) TO PAY FOR THE COST THEREOF"** was published one time in the Asbury Park Press on December 7, 2020.

PUBLIC HEARING: Mayor Coffey opened the meeting for public comment for this ordinance and gave the means by which to participate. As no one from the public presented to be heard, the public hearing was closed on a motion by Councilman Deerin and seconded by Councilman O'Brien.

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

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

XIII. Committee Reports:

1. Councilman Deerin, Parks and Recreation – Councilman Deerin wished everyone a Merry Christmas and that it has been a pleasure working with the Council and gave special thanks to DPW, Police, OEM, Fire and makes it all worthwhile. Councilman Deerin reported that the project for pickleball courts was moving forward, the home decorating contest had just completed and the town looked amazing with all the participants. Councilman Deerin lastly reported on the great loss to the Recreation Committee of long-time volunteer Mike MacStudy and listed the numerous credits to his service throughout the years. There is now a need for additional volunteers on the Committee and encouraged residents to volunteer.
2. Councilman Gallo, Public Works and Engineering – Councilman Gallo report included updates on water main improvements on Gooseneck Point Road, improvements to the intersection at E. Main and Oceanport Ave; thanked Public Works for their great efforts on the recent snow storm and wished everyone happy holiday.
3. Councilman Keeshen, Public Safety – Councilman Keeshen wished everyone a Merry Christmas; thanked Chief Kelly, Chief Lippolis and OEM Director Baldanza on their work this past year and looking forward to settling into the new location; the new extrication equipment for the fire department has been delivered and installed; new fire department radios have also been received and in the process of being set up and training scheduled. Thanked Chief Lippolis and his team for all the work they put in and gave a special thanks to Bobby Pascarella who assisted with the purchase. He looks forward to a more quiet year in 2021.

4. Councilman O'Brien, Finance and Administration – Councilman O'Brien extended his thanks to the Borough employees who have done a fantastic job, considering COVID, but regardless of COVID, we have employees that would do a fantastic job regardless of circumstances. He thanked the volunteers and acknowledged the loss of volunteer and former chief, Joe Centanni.
5. Councilman Tvrdik, Planning and Development Liaison – Councilman Tvrdik extended his deepest condolences to the family and friends of former owner of the Dug Out Bar William Furber on his passing as well as the Centanni family; and family of long-time resident of Oceanport Gardens resident Mrs. Corso who was always involved with the community groups at the senior building. Councilman Tvrdik next reported on the status of moving into the new buildings; progress on demolition at the former Fort Monmouth Commissary site – future development of the site is considering a ghost kitchen, possible brewery, warehouse and flex spaces, tech and research buildings. Councilman Tvrdik also provided a recap of his first year in office and as the Chair of Planning and Development and the accomplishments of the year including the completion of the new Land Use ordinance and thanked all the professionals and Jeanne Smith getting it finished; the New Jersey City University project is underway, the old borough hall property is underway; the former Fort Monmouth Dance Hall has obtained its approvals and building permits are submitted; the former Stapleton Auto Shop is being redeveloped; the financial agreement with KKF for the university was implemented which brought in taxes for what could have been an exempt property if brought in under the school directly; approved development for the vacant space at the old Commvault site; updates to the Borough's Fair Share Housing and settlement of the affordable housing litigation; transition to virtual meetings for Planning Board hearings and was one of the first Board's in the State to implement virtual and notice requirements for same; more than 30 applications processed by the Board - applications have mandatory time limits for decisions per statute; the board has met 21 times, conducting a total of 46 hours, and we'll have held by the year end four special meetings to accommodate the volume of applications; meetings of the Board are also broadcast on local TV access channel. These are just some of the achievements of the Planning and Development Committee – himself, Councilman Keeshen and Councilman Gallo and more importantly the Borough professionals, Bill White and hard work and effort of Planning/Zoning Board Secretary Jeanne Smith; a pleasure to work with all of the council members, our mayor, having an open dialog, and being able to achieve the ultimate goal in navigating through challenges and tasks together; thanked all of the hard work by the Borough staff on a day-to-day basis being done by Administrator Donna Phelps, CFO Katie LaPorta, and Borough Clerk and Planning Board Secretary Jeanne Smith, all of our Bureau employees, volunteers, police, fire, EMS and OEM. Lastly, he thanked the residents and volunteers for entrusting him to represent them as their Council representative, with their overwhelming support in last year's election.
6. Councilwoman Walker, Health and Human Services Liaison – Councilwoman Walker's report including status and updates on COVID health emergency, encouraging compliance with social distancing requirements; COVID testing arranged for Oceanport Gardens; schools remain virtual and the superintendent remains as interim until a new one has been appointed She thanked First Aid, Fire, Police, everyone at Borough Hall making it seem as everything hadn't been turned upside down and wished everyone happy holidays.

XIV. Mayor Coffey's Report:

1. Fort Monmouth - Allison Hall Parcel - Request for Determination of an Area in Need of Rehabilitation
Mayor Coffey gave a brief explanation of the intent of Oceanport residents who were under contract to purchase the site and part of the process to redevelop and seek a PILOT, whether granted by the Borough or not, was the first step of an investigation by the Planning Board that the area has a need of rehabilitation and invited Borough Redevelopment Attorney Matt Jessup to speak with more particulars. Mr. Jessup provided details on the process which was similar to the one done for the NJ university site done last year; explained the various steps and responsibilities by the Planning Board, study and report preparation, public hearing and recommendation back to the Governing Body. Mayor Coffey invited questions from the Council for which there were none.

Mayor Coffey's reported and commented on items including the loss of volunteers Mike MacStudy and Joe Centanni. He recounted the many accolades of Mike MacStudy's service to the Borough and the sports organizations and the countless hours he spent maintaining the Borough's fields for baseball; he has done so much for Oceanport that has gone unrecognized, his success as a coach for kid's baseball and overall a fabulous guy. Mayor Coffey also recognized Gina Mellish, an Oceanport Resident, who was named Miss New Jersey and reached 10th place in the Miss USA contest and what an accomplishment. Mayor Coffey also commented on the DPW work to make roads safe over this last storm; met with volunteers of OEM in

their new location which has been setup well will serve the Borough well; the people that serve us on OEM care about us and want to keep us safe and thanked Buzzy and his staff.

Mayor Coffey next commented that another positive thing for Oceanport is \$50 million of ratables coming on the books in 2021 from the Fort; and that's just the surface of what will be happening over at the Fort. At one time the Fort redevelopment had been considered a curse, however, the redevelopment process is ongoing and will look different from the rest of Oceanport but can't say enough about the current Council and all their work collegiately to make the process work. FMERA which once had been considered an adversary is now a proponent of Oceanport and has listened to the Borough's concerns and done what needed to be done which will make the difference over the next 10 years. Oceanport will now have a commercial sector and making the difference is that most of it will be owned by Oceanport residents. The Historical Committee continues to work on the 100th Anniversary which will make it possible to celebrate in 2021.

Mayor Coffey then asked the Clerk to read the resolution for the Allison Hall AIN study which was read in full for the record and received the following motions and roll call:

#2020-266 Resolution referring Block 110, Lot 1 (Allison Hall Parcel) to Planning Board - AIN Investigation

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

XV. Petitions from the public: Mayor Coffey opened the meeting to the public and provided the participation information. As there was no one else from the public, Mayor Coffey closed that portion of the meeting.

XVI. Adjournment: As there was no further business, the meeting was adjourned at 8:08 PM on a motion by Council President Gallo, seconded by Councilwoman Walker and approved by Council.

Respectfully submitted,

Jeanne Smith
BOROUGH CLERK