BOROUGH OF OCEANPORT

MAYOR & COUNCIL

AGENDA ● DECEMBER 17, 2020

Regular Meeting **REMOTE/VIRTUAL** **7:00 PM**

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

I. Call to Order

II. Statement of Compliance with Open Public Meetings Act: *This meeting complies with the Open Public Meetings Act by notification on January 6, 2020 this location, date and time to the Asbury Park Press and the LINK News and by the posting of same on the municipal bulletin board and Borough Web Site.*

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.

Members of the general public can register for meetings from the Borough website at www.oceanportboro.com <http://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 <mailto: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 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 <http://www.oceanportboro.com> .

III. Flag Salute

IV. Invocation

V. Roll Call

VI. GUEST: FMERA Staff Monthly Update

VII. Administrators Report

VIII. Clerk's Report

1. Online Payments

IX. Consent Agenda

#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 CommitteeMinutes, Oct. 8, 2020
9. Receipt & Approval of Recreation Committee Minutes, Sept. 9, 2020
10. Receipt & Acceptance of Minutes, Parks & Recreation Committe, Sept. 9, 2020
11. Receipt & Acceptance of Minutes, Parks & Recreation Committe, Oct. 14, 2020

X. Minutes

1. Workshop Minutes, July 16, 2020
2. Regular Meeting Minutes, July 16, 2020
3. Workshop Minutes, September 3, 2020
4. Regular Meeting Minutes, September 17, 2020
5. Workshop Minutes, November 5, 2020
6. Regular Meeting Minutes, November 5, 2020

XI. Resolutions

#2020-261 Resolution authorizing 2020 budget appropriation transfers
#2020-262 Resolution authorizing payment of BILL LIST 12-17-2020
#2020-263 Resolution authorizing a temporary budget - 2021 debt service
#2020-264 Resolution to amend 2020 budget for Drunk Driving Enforcement Grant
#2020-265 Resolution awarding a non-fair & open contract for an emergency generator

XII. Second Reading Ordinances

#1031 2nd Reading and PUBLIC HEARING of Capital Ordinance providing for Radio Tower and Assoc. Equipment

XIII. Committee Reports

1. Councilman Deerin, Parks and Recreation
2. Councilman Gallo, Public Works and Engineering
3. Councilman Keeshen, Public Safety
4. Councilman O'Brien, Finance and Administration
5. Councilman Tvrdik, Planning and Development Liaison
6. Councilwoman Walker, Health and Human Services Liaison

XIV. Mayor Coffey's Report

1. Fort Monmouth - Allison Hall Parcel - Request for Determination of an Area in Need of Rehabilitation

XV. Petitions from the public

XVI. Adjournment

**RESOLUTION OF THE BOROUGH OF OCEANPORT
AUTHORIZING RENEWAL OF SERVICE AGREEMENT WITH THE
MONMOUTH COUNTY SPCA FOR ANIMAL CONTROL SERVICES**

Resolution #2020-254
12/17/20

WHEREAS, the Monmouth County S.P.C.A., being a duly authorized agency for animal control and animal shelter under the authority of New Jersey State Law Title 4, and having such authority within the County of Monmouth to act as so, shall enter into a "Memorandum of Understanding (MOU)" for animal control services with the Borough of Oceanport, being a duly authorized Municipality within the County of Monmouth.

WHEREAS, the Borough of Oceanport has a need for animal control services in the Borough of Oceanport as its current agreement is expiring December 31, 2020; and

WHEREAS, the Borough currently uses the Monmouth County SPCA for its animal control services and is extremely satisfied with the services provided; and

WHEREAS, Monmouth County SPCA has submitted a proposal dated October 13, 2020 to renew the agreement at a cost of $5,100.00 annually billable at $425.00 per month to be paid from the Borough's Animal Control Fund (no increase over last year).

NOW, THEREFORE, BE IT RESOLVED by the Governing Body of the Borough of Oceanport that the Service Agreement with the Monmouth County SPCA is hereby approved and the Mayor and Borough Clerk are hereby authorized to sign contract.

CERTIFICATION OF FUNDS

I, Catherine D. LaPorta, Chief Financial Officer, of the Borough of Oceanport, do hereby certify that funds in the amount of $5,100.00 are available in the Animal Control Fund for the purpose stated herein.

Catherine D. LaPorta, CFO

I certify that the foregoing Resolution #2020-254 was adopted by the Oceanport Governing Body at the Regular Meeting held December 17, 2020

JEANNE SMITH, RMC
BOROUGH CLERK

Monmouth County
SPCA

NOT-FOR PROFIT
ORGANIZATION
Founded in 1945

260 Wall Street
Eatontown, NJ 07724

732.542.0040
Fax 732.542.4552

BOARD OF TRUSTEES

Ross Licitra
Executive Director

Christine Hanlon Esq.
President
Andrew Grossman
Vice President

Gary Goldfarb
Secretary

SERVICES

Animal Shelter
Bereavement Counseling
Cruelty Investigations
Dog Obedience Training
Flea & Tick Products
Humane Education
Humane Law Enforcement
Lost & Found
Low Cost Spay/Neuter
Pet Adoptions
Pet Pantry
Pet Therapy Program
Thrift Store
TNR Program
Veterinary Clinic
Volunteer Program
Wildlife Rescue

October 13, 2020

Jeanne Smith RMC, QPA
Borough of Oceanport
Borough Clerk
315 East Main Street
Oceanport, New Jersey 07757

Ref: Animal Control Bid for 2021

Dear Ms. Smith,

The Monmouth County SPCA, , is pleased to submit a contract proposal for the 2021 calendar year for animal control services for the Borough of Oceanport. If accepted, the Monmouth County SPCA is looking forward to working with the Borough of Oceanport by providing exceptional service.

Some points in the contract that I would like to highlight are as follows:

- No cost for "in house" medical services
- Municipal Ordinance enforcement as well as NJ Title 4
- Private property response on a police officer's request
- TNR option to provide a cost savings to the Borough

Sincerely,

Ross Licitra
Executive Director
Monmouth County SPCA

MONMOUTH COUNTY MCSPCA

SOCIETY FOR PREVENTION OF CRUELTY TO ANIMALS
LAW ENFORCMENT DIVISION
260 WALL STREET, OCEANPORT, NEW JERSEY 07724
732-542-0040
FAX: 732-542-4552

THIS AGREEMENT, made this day of by and between the **MONMOUTH COUNTY SOCIETY FOR THE PREVENTION OF CRULETY TO ANIMALS**, a non-profit 501(c) 3, government entity created under New Jersey State law, having principal offices at 260 Wall Street, Eatontown, New Jersey, hereinafter referred to as the "MCSPCA " and the Borough of Oceanport , a municipal corporation of the State of New Jersey, having principal offices at 315 East Main Street, Oceanport, New Jersey 07757, hereinafter, referred to as the "Municipality".

WHEREAS, the Municipality wishes to retain the services of the MCSPCA for animal control for a period beginning the 1st day of January, 2021 and ending on the 31st day of December, 2021 .

NOW THEREFORE, in consideration of the mutual agreements set forth below, it is agreed that:

1. The MCSPCA shall make their services as independent contractor, as an animal service provider, as hereinafter described, available to the Municipality on a daily basis, during standard business hours, as needed, five (5) days a week. Weekends, Holidays and Night emergency services (after standard day time business hours), will also be provided when necessary on the terms stated. Services are defined as the rescue, custody and care of

injured animals, trapped animals, sick animals, animals whose lives are endangered or animals present a danger to humans, including those who have bitten a person.

For the purpose of this Agreement, marine mammals, feral cat colonies and dead deer are specifically excluded, neither shall the MCSPCA trap, rescue, or relocate or care for geese unless same is in need of veterinary care.

Upon the Municipality's request, or in the case for the need of animal humane and/or Services as defines herein, feral cat colonies will remain the responsibility of the person "caretaker" caring for the cats. If there is a sick, rabid, or injured cat, the MCSPCA will provide services and assistance, and shall be entitled to be reimbursed for all the costs and expenses to said feral cat colony. If the colony is abandoned by the caretaker and the MCSPCA is called to remove any and/or care for the colony, the costs and expenses incurred by the MCSPCA will be in addition to the cost for Services and will be the responsibility of the Municipality. If the Municipality enters into a Memorandum of Understanding (MOU) with the MCSPCA for the purpose of TNR, then all terms of the MOU shall be set forth as agreed upon by the MCSPCA and the Municipality and shall supersede certain terms in the contract.

2. The Municipality will pay the MCSPCA the sum of $5,100.00 said sum to be prorated on a monthly basis of $425.00. Payment for all services, including additional costs and expenses as stated herein, and unless express terms to the contrary are agreed, are due thirty (30) days after presentment of invoice and/or Municipality voucher executed by appropriate party, time is of the essence.
3. It is expressly understood, except as otherwise stated, the services include all the costs and expenses incurred by the MCSPCA or its animal control officer in the maintenance of custodial facilities and vehicle to be used by the animal control officer.

4. Upon a request from the Municipality, the MCSPCA shall respond to an emergency as defined herein. Emergency veterinary treatment will be provided to an ill or injured animal as required by the State Law regulation. The MCSPCA reserves the right in its sole discretion to determine that if the animal requires transportation to an emergency clinic on nights, weekends, or holidays, when our own veterinarians are not available.

   If there is no known owner, the cost of in house services shall be covered by the MCSPCA any expense incurred by the MCSPCA for outside veterinary services will be the responsibility of the Municipality. If the owner is known, the cost and expenses will be bore by the owner.

5. The MCSPCA shall, at the request of an owner of an unwanted animal, render assistance in delivery of said animal to an appropriate humane shelter, including a shelter maintained by the SPCA. The MCSPCA will be paid for the cost and expenses of such assistance, which shall be the responsibility of the owner.

6. The MCSPCA shall use reasonable efforts to impound any stray, abandoned or unlicensed dog or cat, running at large on public property within the municipality. When such impoundment occurs, the dog or cat shall be put up for adoption or humanly disposed of, at the sole and exclusive discretion of the SPCA, after seven (7) day statutory hold period. It is expressly understood, once the MCSPCA accepts any animal and takes it into custody; it shall become the property of the MCSPCA for the disposition a stated above. The MCSPCA Animal Control Officer (ACO) or MCSPCA Humane Law Enforcement Officer shall issue summons for Municipal Ordinances and NJ Title 4 pertaining to all animal laws that apply under the scope of the ACO's employment. (ie: Dog/Cat licensing, animals running at large, dangerous dog)

7. Upon proof of ownership, any person may redeem his/her animal from the MCSPCAupon payment to the MCSPCA and shall be responsible to pay for any vaccinations and/or necessary medical treatment that the medical team deemed necessary. Once the ownership is established, and the animal is no longer a stray, regular boarding rates at $20.00 per day shall be paid to the MCSPCA by the owner prior to the release of the animal. No release or redemption shall be honored unless the owner provides proof of ownership and produces a current municipal dog/cat license if applicable. If an animal is unclaimed after seven (7) days, the MCSPCA shall by law take ownership of the animal and offer the animal for adoption, humanly disposed or any other disposition that the MCSPCA deems humanely appropriate.
8. Any stray dog, cat or any other animal taken into the custody of the MCSPCA and charged with biting a human being, shall be quarantined for the required period of ten (10) days. The cost and expenses incurred during this period shall be the responsibility of the owner. If no known owner, the costs shall be absorbed by the SPCA.
9. Transportation of the head of the animal suspected of rabies to the State department shall be provided by the MCSPCA under the condition that the said animal expired on the premises before the ten (10) day quarantine period referred to above. The fee for removal of the head and deliver for rabies examination will be paid by the owner of the animal or absorbed by the MCSPCA if the owner is unknown.
10. The animal control officer shall be an employee of the SPCA. The MCSPCA shall indemnify and hold the Municipality harmless from and against any damage caused by the animal control officer, expressly excluded damage caused by the animal.

11. Removal of an animal, including wildlife, inside a home, apartment building, garage, roof, etc., "residence", is not covered under this agreement. The MCSPCA reserves the right to answer/respond to those calls; however, the owner of the premises will be charged $90.00 per hour during standard business hours and $118.00 after standard hours. If the nature of the call is deemed by a police officer to pose a public safety risk, the MCSPCA shall respond and handle the call at no cost to the homeowner.
12. The MCSPCA shall not be responsible for handling deer or any wildlife carcasses; however the MCSPCA shall retrieve infirmed/ injured deer or wildlife at the SPCA's discretion.
13. The Municipality will be charged at an additional charge, a boarding fee of $20.00 per day, payable monthly, for any animal which, upon request of the Municipality as part of a court process or upon order from a court shall impound an animal. The Municipality agrees to expressively seek reimbursement from the costs uncured by the MCSPCA as any judgement from the owner, in the absence as such; the costs shall be the responsibility of the Municipality.
14. The signatory of this document represents that it/he/she possess the requisite authority to bind the public entity further represents the execution of the Agreement is authorized by Municipality.
15. Except for non-payment, this Agreement contract may be determined during the Term by either party upon sixty (60) days written notice by Certified Mail, Return Receipt Requested, to the other party, in its sole discretion the terminating party may provide an opportunity to cure.
16. It is expressively agreed that the MCSPCA is not obligated to incur any cost, expense or legal fees as a consequence of the failure of the Municipality to timely and fully remit all payment due hereunder; such costs, expenses, legal fees shall be the sole responsibility of the Municipality.

17. The Parties hereto shall indemnify and hold the other harmless from and against any claim, award, cost, expense by any third party, not affiliated in any way employed by either party for any damage or injury caused by the act or omission of the indemnifying party or its agents.

THIS AGREEMENT is a sole expression of the understanding between the parties and may only be modified by a written amendment signed by both parties.

MONMOUH COUNTY SOCIETY FOR THE PREVENTION OF CRUELYTY TO ANIMALS

BY:_____

Ross Licitra
Executive Director

MUNICIPALITY

BY:_____

_____

ATTEST

RESOLUTION OF THE BOROUGH OF OCEANPORT AWARDING A NON-FAIR AND OPEN CONTRACT FOR AUTO REPAIR SERVICES BETWEEN V&B AUTO REPAIR LLC AND THE BOROUGH OF OCEANPORT

Resolution #2020-255
12/17/20

WHEREAS, the Borough of Oceanport has a need to obtain auto repair services by means of a non-fair and open contract pursuant to the provisions of N.J.S.A. 19:44A-20.B; and,

WHEREAS, the Borough has determined that the value of the services will exceed $17,500.00.

WHEREAS, the anticipated term of this contract is the period January 1, 2020 through December 31, 2020; and

WHEREAS, V&B Auto Repair LLC has completed and submitted a Business Entity Disclosure Certification and Political Contribution Disclosure Form which certifies that V&B Auto Repair has not made any reportable contributions to a political or candidate committee in the Borough of Oceanport in the previous one year, and the contract will prohibit V&B Auto Repair from making any reportable contributions through the term of the contract, and;

WHEREAS, V&B Auto Repair submitted multiple quotes for the performance of services which in total will exceed $17,500 for the current year,

NOW THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Oceanport, County of Monmouth, State of New Jersey that:

1. V&B Auto Repair is hereby appointed to provide auto repair services for calendar year 2020 for an amount not to exceed Thirty thousand dollars ($30,000).

2. V&B Auto Repair is prohibited from making any contribution to a political or candidate committee during the term of this appointment.

3. The Purchasing Agent is hereby authorized to contract for services on behalf of the Borough of Oceanport subject to the availability of funds encumbered by purchase order on an as needed basis pursuant with N.J.A.C. 5:30-5.4

BE IT FURTHER RESOLVED that the Business Disclosure Entity Certification and Political Contribution Disclosure Form be placed on file with the Borough Clerk with said contract.

BE IT FURTHER RESOLVED that a summary of the above shall be published in Asbury Park Press as required by law within 10 days of its passage.

I certify that the foregoing Resolution #2020-255 was adopted by the Oceanport Governing Body at the Regular Meeting held December 17, 2020

_____
JEANNE SMITH, RMC
BOROUGH CLERK

BUSINESS ENTITY DISCLOSURE CERTIFICATION
FOR NON-FAIR AND OPEN CONTRACTS
Required Pursuant To N.J.S.A. 19:44A-20.8
BOROUGH OF OCEANPORT

Part I – Vendor Affirmation

The undersigned, being authorized and knowledgeable of the circumstances, does hereby certify that V+B Auto Repair has not made and will not make any reportable contributions pursuant to N.J.S.A. 19:44A-1 et seq. that, pursuant to P.L. 2004, c. 19 would bar the award of this contract in the one year period preceding *January 2020* to any of the following named candidate committee, joint candidates committee; or political party committee representing the elected officials of the Borough of Oceanport as defined pursuant to N.J.S.A. 19:44A-3(p), (q) and (r).

John F. Coffey	Meghan Walker
William Deerin	Oceanport Republican Committee
Richard Gallo	Oceanport Democratic Committee
Bryan Keeshen	
Michael O'Brien	
Thomas Tvrdik	

Part II – Ownership Disclosure Certification

☐ I certify that the list below contains the names and home addresses of all owners holding 10% or more of the issued and outstanding stock of the undersigned.

Check the box that represents the type of business entity:

☐Partnership ☐Corporation ☐Sole Proprietorship ☐Subchapter S Corporation

☐Limited Partnership ☒Limited Liability Corporation ☐Limited Liability Partnership

Name of Stock or Shareholder	Home Address

Part 3 – Signature and Attestation:

The undersigned is fully aware that if I have misrepresented in whole or part this affirmation and certification, I and/or the business entity, will be liable for any penalty permitted under law.

Name of Business Entity: V+B Auto Repair
Signature of Affiant: [signature]
Title: Owner Printed Name of Affiant : Robert Ippolito
Date: 11-4-2020

Subscribed and sworn before me this 4 day of November, 2020

My Commission expires:

KIMBERLY PARENT
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires 6/25/2024

Kimberly Parent
(Witnessed or attested by)

(Seal)

RESOLUTION OF THE BOROUGH OF OCEANPORT
AUTHORIZING REDEMPTION OF TAX SALE CERTIFICATE #19-00012 FOR
BLOCK 142, LOT 12 KNOWN AS 153 S. PEMBERTON AVE

Resolution #2020-256
12/17/20

WHEREAS, at the Borough Tax Sale held on October 24, 2019, a lien was sold on Block 142 Lot 12 otherwise known as 153 S Pemberton Ave; and

WHEREAS, this lien, known as Tax Sale Certificate 19-00012 was sold to US Bank Cust/Pro Cap 8 at an interest rate of 0% and;

WHEREAS, the owner has redeemed certificate 19-00012 in the amount of $942.89.

NOW, THEREFORE, BE IT RESOLVED that the CFO be authorized to issue a check in the amount of $942.89 payable to US Bank cust/ProCap 8, Pro Capital Mgt II, 50 S 16th St Suite 2050, Philadelphia PA 19102 for the redemption of Tax Sale Certificate 19-00012.

BE IT FURTHER RESOLVED, that the CFO be authorized to issue a check in the amount of $1,100 (Premium) to the aforementioned lienholder.

I certify that the foregoing Resolution #2020-256 was adopted by the Oceanport Governing Body at the Regular Meeting held December 17, 2020

_____
JEANNE SMITH, RMC
BOROUGH CLERK

RESOLUTION OF THE BOROUGH OF OCEANPORT
AUTHORIZING REDEMPTION OF TAX SALE CERTIFICATE #19-00002 FOR
BLOCK 44, LOT 8 KNOWN AS 23 MONMOUTH BLVD.

Resolution #2020-257
12/17/20

WHEREAS, at the Borough Tax Sale held on October 24, 2019, a lien was sold on Block 44 Lot 8 otherwise known as 23 Monmouth Blvd; and

WHEREAS, this lien, known as Tax Sale Certificate 19-00002 was sold to US Bank Cust/Pro Cap 8 at an interest rate of 0% and;

WHEREAS, the owner has redeemed certificate 19-00002 in the amount of $1,480.83.

NOW, THEREFORE, BE IT RESOLVED that the CFO be authorized to issue a check in the amount of $1,480.83 payable to US Bank cust/ProCap 8, Pro Capital Mgt II, 50 S 16th St Suite 2050, Philadelphia PA 19102 for the redemption of Tax Sale Certificate 19-00002.

BE IT FURTHER RESOLVED, that the CFO be authorized to issue a check in the amount of $100 (Premium) to the aforementioned lienholder.

I certify that the foregoing Resolution #2020-257 was adopted by the Oceanport Governing Body at the Regular Meeting held December 17, 2020

_____
JEANNE SMITH, RMC
BOROUGH CLERK

RESOLUTION OF THE BOROUGH OF OCEANPORT
AUTHORIZING REFUND FOR OVERPAYMENT AND TAX COURT
JUDGMENT FOR BLOCK 70, LOT 7.01 KNOWN AS 31 MOHAWK AVE

Resolution #2020-258
12/17/20

WHEREAS, the following property is due a refund due to a successful State Tax Court judgment and an overpayment from the property owner; and

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

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

Block 70 Lot 7.01 Jennifer R Jacobus, Trustee
For Reilly, Michael & Jody
201 Littleton Rd 1st Floor
Morris Plains NJ 07950

Comparison of assessment which was agreed upon in settlement:

	Old Assessment	New Assessment	Refund
2018	$2,233,800	$2,100,000	$ 2,393.68
2019	$2,252,000	$2,175,000	$ 1,386.77

I certify that the foregoing Resolution #2020-258 was adopted by the Oceanport Governing Body at the Regular Meeting held December 17, 2020

_____
JEANNE SMITH, RMC
BOROUGH CLERK

RESOLUTION OF THE BOROUGH OF OCEANPORT
SETTING THE DATE FOR THE ANNUAL REORGANIZATION MEETING FOR 2021

Resolution #2020-259
12/17/20

WHEREAS, pursuant with the Borough's By-Laws, the Governing Body shall hold its annual reorganization meeting within the first seven (7) days of January of any year,

NOW THEREFORE, BE IT RESOLVED by the Governing Body of the Borough of Oceanport, County of Monmouth, State of New Jersey that the date established for the 2021 Annual Reorganization Meeting shall be Thursday, January 7, 2020, at 7:00pm.

BE IT FURTHER RESOLVED that the 2021 Reorganization Meeting shall be conducted virtually due to the ongoing COVID health emergency and the Borough Clerk is hereby directed to advertise said meeting in accordance with law.

I certify that the foregoing Resolution #2020-259 was adopted by the Oceanport Governing Body at the Regular Meeting held December 17, 2020

_____
JEANNE SMITH, RMC
BOROUGH CLERK

**RESOLUTION OF THE BOROUGH OF OCEANPORT
AUTHORIZING AN EAGLE SCOUT COMMUNITY SERVICE PROJECT FOR
MAINTENANCE AND UPDATED IDENTIFICATION OF THE BOROUGH'S
FIRE HYDRANTS**

**Resolution #2020-260
12/17/20**

WHEREAS, Oceanport Scout Kyle Crochet requests permission to perform maintenance and updated identification requirements of the Borough's fire hydrants as his Eagle Scout Community Service Project; and

WHEREAS, Oceanport Fire Chief Michael Lippolis has provided a detail of the maintenance and identification needs along with his support of the project by letter dated November 12, 2020 for said improvements to the Borough's hydrants which are a critical tool to preventing property damage and life safety of the Borough and its residents; and

WHEREAS, the Governing Body having considered this request and finds that the proposed improvements are necessary,

NOW, THEREFORE, BE IT RESOLVED that the Mayor and Council of the Borough of Oceanport hereby approves a project for the maintenance and updated identification of the Borough's fire hydrants as outlined in the Fire Chief's letter of support dated November 12, 2020 as Kyle Crochet's Eagle Scout community service project.

I certify that the foregoing Resolution #2020-260 was adopted by the Oceanport Governing Body at the Regular Meeting held December 17, 2020

_____
JEANNE SMITH, RMC
BOROUGH CLERK

BOROUGH OF OCEANPORT

DEPARTMENT OF FIRE **2020** **CHIEF MICHAEL LIPPOLIS**

OCEANPORT HOOK & LADDER CO.
315 EAST MAIN ST.
1ST ASST. PAUL VANBRUNT

PORT-AU-PECK CHEMICAL HOSE CO.
OCEANPORT

OCEANPORT FIRE POLICE
NEW JERSEY 07757
2ND ASST. FRANCIS LIPPOLIS

11/12/20

To whom it may concern,

While responding to an emergency call, identifying a visible hydrant is one of the most important tools and lifelines critical to preventing property damage and life safety. Over the years, our hydrants have become faded and chipped in the Borough of Oceanport. It serves as an aesthetic, but more importantly a useful tool on the fire scene. Different main sizes warrant different gallon flow per minute. To identify these different flowing hydrants, in years past, the bonnet top of the hydrant was painted to reflect the proper flow of water. A BLUE top means that the water flow rate is over 1500 GPM. GREEN is for a flow rate of 1,000 - 1,499 GPM. ORANGE is a rate of 500 - 999 GPM. Finally, RED is a flow rate of below 500 GPM. Paint, as well on the three-inch side connections hold a reflective marker. Many hydrants have a reflective marker that sits on the side of the connection followed by the cap screwed on to be helpful in nighttime operations where hydrants are less visible. Some have deteriorated or have gone missing over the years.

This project would be borough wide including all hydrants, estimated between 190-200 hydrants. This can be achieved by obtaining a correct mapping from NJAW of flow rates as well as a map of our borough hydrants supplied by the fire department. Four colors of paint for the bonnet sections, and reflective markers donated by the fire department for the side connections. Let me know how to proceed when the project is approved.

Respectfully,

Michael Lippolis
Chief
Oceanport Fire Department
732-618-5283

APPROVED
MINUTES OF THE OCEANPORT HISTORICAL COMMITTEE MEETING HELD 10/08/20

The Oceanport Historical Committee met on Thursday, October 8, 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
Paula Lombardo
Mike MacStudy
Ric Siciliano
Toni Sverapa

Guests: Pat Pfleger

(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
Review financial status
Review status of magnets and holiday ornaments
Review action items from previous meeting
Discuss gift to Wolf Hill School in memory of Nadine Jeffrey
Review status of inputs to history book
Other items and open discussion
Verify new action items and adjourn

We voted to approve the Minutes from the last meeting. Rosanne will prepare them in final form and submit them to Jeanne Smith at the Borough.

Toni informed us that as of the date of the meeting, we had $20,426.62 including encumbrance for the deposit on the ornaments ($967.50) and the deposit for the magnets ($616.00).

So far, Toni has sold approximately 100 magnets. They are selling good. She's giving out free Oceanport bag with each purchase. Renita is looking into the 15 magnets the supplier did not ship. The magnets are selling for $5.00 apiece.

Toni ordered the ornaments, and they are in production. She paid $967.50. We are going to sell them for $20.00 each. We talked about selling them online (Facebook), and maybe in local stores. Mike said it was tricky to do that, and we discussed that. If out-of-towners want ornaments, we will have to charge them shipping charges.

Rosanne will put a note in the Oceanport Bulletin about the ornaments and magnets. Toni added that she has some youth size large and adult size small sweatshirts left to sell for $20.00 each. We also still have the old "Oceanport in Retrospect" books to sell.

We reviewed the action items from the last meeting, which were as follows:

1. Rosanne will prepare the Minutes from the August 13, 2020 meeting in approved form and submit them to Jeanne Smith. This was done.
2. Tom will talk to Skip at Skip's Sports to see if we owe him any money. This was done – Skip says we don't owe him any money.
3. Toni will submit an order for 200 Christmas ornaments. This was done.
4. Toni will submit an order for 250 car magnets, and will let us know if there is a set-up cost. This was done, and there was no set-up cost.
5. Rosanne will send Tom the old photos she has for the section on the urban renewal. This was done.

We discussed the status of the gift to Wolf Hill School in memory of Nadine Jeffrey. We do want to get a plaque with a picture of Nadine on it to hang in the sensory hallway we will dedicate in her name. Tom with check with Skip at Skip's Sports to see if he does that sort of thing, similar to the plaque to Jeremiah Regan outside the library at Maple Place School. We discussed obtaining a photo to be used, and decided contacting the family would be the best bet. Toni suggested having one photo of her that shows her dressed up as Mother Goose, as that was her thing when she was teaching. Everyone loved that idea. Rosanne suggested perhaps getting a street sign with Nadine's name on it (Nadine Jeffrey Avenue, etc.), and she will look into that. Overall, we decided that between Covid and the renovations at Wolf Hill, we will continue to revisit this each month until we can do it. Frank has been in touch with Debbie Blair at Wolf Hill about what cost would be involved for us, and this has to be revisited as well.

We talked a little about the Gala in October 2021. Toni told us that Council needs to pass a Resolution at their next meeting extending the date for us to conduct the Gala on that date. Mike suggested extending the deadline beyond the date of the Gala, especially since we'd like to continue with the Holiday Home Tours. Toni said Katie LaPorta will fax the State the following day after Council passed the Resolution for an extension. Also, Toni mentioned that the Borough attorney has a problem with the liability for the liquor for the Gala. Toni said she'd ask Donna Phelps, the B.A., if we can extend the date further.

We also discussed asking Council to assign $1,000.00 a year as a line item to the Historical Committee. After the Centennial celebration is over, we plan to put up the signs around town regarding historical places/events, so we'll need some money.

Our discussion turned to the book. Mike will get us the section on Foggia's. Ric said he gave Frank a section on Wolf Hill Park. Frank will get us the names of articles and the history of the parks.

Frank was unable to find the list of Oceanport Council member from 1970 through 1984, so he re-created the list. We figured out from Tom that George Wright took John D'Amico's place in 1984. Carl Gallina is missing from the list. He was elected in 1985. Maryann Becker is also missing. Rosanne will work on this to make sure we have everyone from 1970 through 2020, and Frank wants the month, day, and year they took office. Frank will send Rosanne what information he has so far.

Rosanne will send Toni some of the pieces she has so that Toni can help with some of the editing for content.

Frank sent some information and photographs that he prepared over to all of the businesses on Fort Monmouth and he asked them to review and edit them. He hasn't heard from any of them. We are therefore going to use what he prepared.

Pat had sample book copies for us to look at showing some of the material Frank had already sent her. We all agreed it looked great. We each got a copy to take home and review.

Rosanne began a list of the brick-and-mortar businesses in Oceanport proper only, and so far there are 60. She still has to get the businesses that are on the old Commvault property and in both shopping plazas on East Main. We decided to just list them in the book.

Paula will provide a list of names of people who provided articles to us so that we can give them credit in the book.

Tom said he was including Oceanport Gardens in the redevelopment section.

We wrapped up the discussion after that, and we would all work on our specific sections before the next meeting.

Our next Book Committee meeting will be Thursday, October 22nd at 7:00 p.m. at the Blackberry Bay Pavilion. Our next regular meeting will be Thursday, November 12th 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 September 10, 2020 meeting in approved form and submit them to Jeanne Smith.
2. We will all review the book prototype that Pat provided.
3. Frank will send Rosanne the list of Council members, which she will work on.
4. Toni will follow up with the Borough about the Gala and the Trust.
5. Rosanne will put a note in the Bulletin about the magnets and ornaments.
6. Tom will check with Skip's Sports to see if they do plaques.
7. Rosanne will look into a street sign with Nadine Jeffrey's name on it.
8. Mike will get us his section of the book on Foggia's.
9. Rosanne will send Toni some of the articles she has for editing for content.
10. Rosanne will complete the list of Oceanport brick-and-mortar businesses.
11. Paula will provide the names of people who submitted articles for the book.

OCEANPORT RECREATION COMMITTEE
MEETING MINUTES
September 9, 2020

Minutes of the regular meeting of the Oceanport Recreation Committee held on Wednesday evening, September 9, 2020

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

Open Meeting/Flag Salute
Meeting called to order by Joanne Hunt at 7:30pm. Motion to open the meeting was made by Jay Silverman and seconded by Dave Walker.

Approval of Minutes
The August 2020 meeting minutes were reviewed. The motion to approve the meeting minutes was made by Jay Silverman and seconded by Dave Walker. All were in favor.

Correspondence:
Joanne Hunt reported on the following items of correspondence:
A thank you letter from Marine Science for the summer programs
Email to Mrs. Snifen requesting the wording for a new bench plaque- Joanne Hunt asked Public Works to see about replacement.
Thank you note from “Kids fighting Cancer” for the baseball tournament.

Public Comments: Motion to open to the public was made by Jay Silverman and seconded by Mike MacStudy at 7:30 pm. As there were no members of the public

present, in a motion made by Mike MacStudy and seconded by Jay Silverman, the meeting was closed to the public at 7:30 pm.

Recreation Coordinator Report- Joanne Hunt
Report Highlights:
Tennis lights- there has been an issue with the lights that has been reported to DPW.
Fall sports program US Sports Institute- 40 total. This was just advertised but was well received.
Movie night scheduled for 9/25/20. Joanne Hunt will confirm final choice. Boy Scouts will be camping out that night.

Revenue:
2020 Boat Permits $10,670.00
2020 Field Revenue $6860.00

Field Requests- all were approved:
Boys Scouts Camp Out
LAX Kids
Peninsula Soccer
Spanish Soccer

Council Liaison Report:
Bill Deerin reported on the following:
Bill Deerin reported that the 2020 Open Space Grant was submitted for Community Center Park. It did not include safety surfacing. The Recreation Committee was disappointed in this but agreed that if the grant is not awarded that funds from the Sports Foundation or open space should be used to do this repair. Bill also reported that there is a tree down at Evergreen that needs to be moved. There was also a discussion regarding the batting cage at BBB. Mike MacStudy verified that DPW was in receipt of the items.

Subcommittee Reports:
Subcommittee & Officer Review Panel- Scott Marcantanio- no report
Nominations- Mike MacStudy- no report

Sonny Giordano Award- Greg Lockwood- no report
Egg Scramble- Beth Watkins-no report
Mini Golf- Mike MacStudy-requested a thank you note be sent.
Memorial Day Parade Committee- Beth Watkins –not present, no report
Movies- Joanne Hunt- previously reported
Summer's End-Jay Silverman- no report
Halloween- Dave Walker was assigned this event. The Committee will need to wait to see what the restrictions will be but we are proposing a trunk or treat and parade following all the guidelines. Joanne Hunt will discuss with the Mayor and BA. We would need to control who gives out candy and how. After discussing the idea of a tent, the Committee decided this will be a "good weather" only event.

Tree Lighting- Spencer Carpenter- No report – we will discuss at next meeting.
Decorating Contest- Jay Silverman- Jay feels that this event is one we can easily do.
Disc Golf- Scott Marcantanio – spring 2021
Grants/Parks- Joanne Hunt – Previously discussed

Finance Report- Greg Lockwood- Not present, report appears unchanged

Old Business:
Pickle Ball Update- the Recreation Committee asked Bill Deerin to reach out for estimates for a wide range of options including paving or complete resurfacing. The discussion brought up again regarding a hitting wall. Spencer Carpenter reminded everyone that one of the towns removed the wall as it was too noisy.

Open Space Grant- previously reported.

Sports Foundation Funding- A discussion was held regarding what we should do with these remaining funds. Suggestions were a new backstop at Community Center or safety surfacing.

SUP/Kayak Storage- Beth Watkins was not present but there was a discussion regarding this. Jay Silverman raised the question of charging fees and assuming lability for this service.

Field Fees- Joanne Hunt raised the issue as to whether we can clarify the "For Profit Camp" fee of $500 to make it more clear for programs that are for profit but may not qualify as a "camp" or fit in the defined time frame of "no more than 5 days/40 hours". Mike MacStudy and Jay Silverman do not fee that this should be

changed. Beth Watkins requested (via text) that we consider shorter programs and redefine the wording of the application. Therese Wollman added that the initial application for fields was complicated at the time as they tried to accommodate all situations.

New Business:
The following issues were raised which Joanne Hunt will report to DPW:
Boat Ramp- Jay Silverman reported that the boat ramp itself had loose screws.
Community Center- ant hills in grass and field
Blackberry- sunshade ropes

Adjourn: Motion to adjourn was made by Therese Wollman and seconded by Jay Silverman at 9:06 pm. Next meeting: October 14, 2020.

Respectfully submitted, Joanne Hunt

OCEANPORT RECREATION COMMITTEE
MEETING MINUTES
September 9, 2020

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	David Walker
	Therese Wollman
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New Business:
The following issues were raised which Joanne Hunt will report to DPW:
Boat Ramp- Jay Silverman reported that the boat ramp itself had loose screws.
Community Center- ant hills in grass and field
Blackberry- sunshade ropes

Adjourn: Motion to adjourn was made by Therese Wollman and seconded by Jay Silverman at 9:06 pm. Next meeting: October 14, 2020.

Respectfully submitted, Joanne Hunt

OCEANPORT RECREATION COMMITTEE
MEETING MINUTES
October 14, 2020

Minutes of the regular meeting of the Oceanport Recreation Committee held on Wednesday evening, October 14, 2020

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

Open Meeting/Flag Salute
Meeting called to order by Beth Watkins at 7:30pm. Motion to open the meeting was made by Beth Watkins and seconded by Therese Wollman.

Approval of Minutes
The September 2020 meeting minutes were reviewed. 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 she received a request to allow the PTO to sell lawn signs at the Trunk or Treat event. All approved this request.

Public Comments: Motion to open to the public was made by Jay Silverman and seconded by Greg Lockwood at 7:34 pm. As there were no members of the public present, in a motion made by Mike MacStudy and seconded by Greg Lockwood, the meeting was closed to the public at 7:34 pm.

Recreation Coordinator Report- Joanne Hunt
Report Highlights:

Movie night 9/25/20. Very well attended. All agreed that we should do movies in the future. "Trolls" and "Sing" were suggested.
Halloween Trunk or Treat 10/25/20
Joanne outlined the COVID -19 protocols. We are still looking for 'trunkers'. Joanne confirmed supplies, fliers, postings and set up. She will also purchase gift cards and bag up the extra candy. Joanne will reach out to Dave Walker.

Revenue:
2020 Boat Permits $10,700.00
2020 Field Revenue $8340.00

Field Requests
Shore Youth Lacrosse- approved
Rumson DAWGS football- The Committee was concerned about the field damage at BBB as Gatta was not available. Joanne will let Kim know they were denied.

Council Liaison Report:
Bill Deerin reported on the following:
Council is in favor of both a hitting wall and pickleball area at BBB. Mike MacStudy stated that he was not a fan of the wall as discussed before. Spencer Carpenter has had experience with walls and in one town it was torn down.
Pickleball- Bill White is going to submit options.
Bill also noted the request for the old sunshade poles/bolts to be removed at BBB.
Trinity Trees have been noted as requiring removal.
Bill Deerin reported that the 2020 Open Space Grant was submitted.

Subcommittee Reports:
Subcommittee & Officer Review Panel- Scott Marcantanio- 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- No report – we will discuss at next meeting.
Decorating Contest- Jay Silverman- Jay suggested we advertise registration via the OPRec email- all agreed.

Disc Golf- Scott Marcantanio **–** no report
Grants/Parks- Joanne Hunt – Grant submitted. Scott Marcantanio also reminded everyone he will resend the "park" report with a sample to follow. Joanne will compile a report and of course send forward anything that needs immediate attention.

Finance Report- Greg Lockwood- Greg reviewed the current budget with the Committee.

Old Business:
Pickle Ball Update- Previously discussed.
Fee Structure- Beth Watkins suggested an alternate (new) program fee to accommodate program that are not "camps". Mike MacStudy stated that the current policy was designed for sports. Spencer Carpenter agreed that we should look to make the process easier to accommodate future program growth. Scott Marcantanio agreed that the current "camp" fee does not work. In a motion made by Beth Watkins and seconded by Scott Marcantanio, the Recreation Committee will be
" exploring the possibility of proposing a flat or hourly fee to accommodate programs in the parks". 5 were in favor, 2 were opposed.

Membership- Beth Watkins reiterated that we need 2 new members. All agreed and Mike MacStudy suggested that Beth send a letter to both Chris Macioch and Kristen Karlson to resign. Beth agreed and she will send these out.

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:
No new business

Adjourn: Motion to adjourn was made by Beth Watkins and seconded by Therese Wollman at 9:09 pm. Next meeting: December 9, 2020.

Respectfully submitted, Joanne Hunt

BOROUGH OF OCEANPORT

MAYOR & COUNCIL

MINUTES ● JULY 16, 2020

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

2 Maple Place, Oceanport, NJ 07757

I. Meeting Called to Order: Council President Gallo called the meeting to order at 7:08 PM. Ms. Smith advised that Mayor Coffey was attending to technical issues with the Borough's local access channel.

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. Borough Clerk Smith then read the virtual/remote meeting advisory advising the public how to attend and participate during public portions of the meeting

III. Flag Salute: Council President Gallo led the attendees and Council members in the flag salute.

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

V. Roll Call:

Attendee Name	Title	Status	Arrived
Jay Coffey	Mayor	Remote	7:48 PM
William Deerin	Councilman	Remote	
Richard Gallo	Councilman	Remote	
Bryan Keeshen	Councilman	Remote	
Michael O'Brien	Councilman	Remote	
Thomas Tvrdik	Councilman	Remote	
Meghan Walker	Councilwoman	Absent	
Jeanne Smith	Borough Clerk	Remote	
Donna M. Phelps	Borough Administrator	Remote	
Scott Arnette	Board Attorney	Remote	
Catherine D. LaPorta	Chief Financial Office	Remote	

Council President Gallo requested to change the order of the meeting so that Mayor Coffey would be present for the FMERA Update to which there were no objections by the Council.

VI. Administrator's Report: Ms. Phelps reported on items including the 7 change orders for the municipal complex – thanked Mayor Coffey, Councilmen Tvrdik & Keeshen and Borough representative Bob Iamello for their efforts in getting these to the table and thanked Ms. LaPorta and Ms. Smith in getting them ready for action this evening; FEMA and Monmouth County reimbursements have been received for the municipal complex and COVID19 expenses; Clean Communities grant came in for $12,992.94; NJ League of Municipality Conference scheduled for Atlantic City in November and asked that anyone interested in attending contact her; a letter from Oceanport PBA President John Weir to Mayor and Council was hand-delivered on July 8th to begin negotiations of next contract – she will work with Councilman O'Brien to put together; receipt of resignation of Allen Parker, Housing Inspector for personal reasons and working to fill that position; participated in exit interview with auditors for the 2019 audit which is anticipated to be received without any comments and therefore no corrective action plan and congratulated Ms. LaPorta on doing a great job. Ms. Phelps next sought Council's direction regarding staff and the challenges related to COVID19, limited in-office hours with no change in workload and inability to utilize vacation time and requests to carry unused vacation time to next year; in discussing with Councilman O'Brien her recommendation was to have staff submit a request in writing to carry a maximum of 5 days of vacation time that would need to be used before March 30, 2021 but would also

encourage employees to take as much of their well deserved time off as they can. Councilman O'Brien commented that she touched on some important topics as far as employees taking time. We're all working from home its not obvious necessarily that you need the time particularly when you see how busy the borough is so to that extent he believes employees should be encouraged to take the time but if they can't when they feel like they don't have proper outlet to use days as they see fit then the Council should be somewhat flexible in allowing them to carry over five days. Consensus was to allow staff to request carry of up to 5 vacation days to be taken by March 31, 2021. Ms. Phelps would notify department heads.

At 7:28 PM Council unanimously approved a 5-minute recess to address technical issues.

At 7:37 PM the meeting resumed with all previous members present.

VII. Clerk's Report: Ms. Smith asked for any questions on the items listed for the regular meeting; any corrections for the minutes to which there were none. Ms. Smith brought up a request from the members of the Port Au Peck Firehouse regarding Pop Warner's request to resume their meetings there which had been pre-empted by the Mayor's closure of all borough buildings for COVID. Firemen have no issues. Only involves 5-7 people and they would wear there masks.

Mayor Coffey entered the meeting at 7:48 pm

There was discussion as to whether social distancing requirements could be met by the building's capacity; whether that would involve opening other Borough buildings; potential liabilities; perhaps requiring a hold harmless; perhaps the group could hold their meeting outside as it was a nice time of year. Mr. Arnette advised that he agreed with Ms. Phelps and that there didn't appear to be such a compelling need for such a liability and the group could meet outside or in a backyard. As there were no objections Ms. Smith would report back that the Borough was not comfortable with opening any Borough buildings.

VIII. GUEST: FMERA Staff Monthly Update: Bruce Steadman, Executive Director of FMERA, appeared along with Kara Kopach Director of Real Estate. Mr. Steadman and Ms. Kopach provided an update on redevelopments at the Fort including progress at the Fitness Center, the chapel parking lot currently before the Planning Board; progress at Squier Hall and the long-term lease for NJ City University with planned opening of Fall 2021 due to a number of delays including COVID19; RPM Developers is close to completing both the North and South officers sites; the Dance Hall currently in the permit process with the County and Borough; both Alison Hall and Lodging parcels are under contract and have been through FMERA's review process and currently working through historic preservation approvals with closing anticipated for 2021 for Lodging parcel – both are in process for approvals with the town and planning board; challenges due to staff furloughs at the State level have slowed some of the approvals from the State; other parcels under contract include Barker's Circle, Nurses Quarters and Commissary/Post Office/Warehouse parcel. Mr. Steadman lastly discussed the 400 area and the market change due to COVID and most recent feedback is that the idea for transit village may change but would continue to entail some 230 residential units and may look to provide more open space – no specific plans at this time but will keep the Borough informed. There has also been some interest in the MacAfee Center which an RFOTP was being prepared for end of year. Future issues to address will be the boundary with Eatontown, a monthly ad-hoc committee meeting to discuss streets and liquor licensing.

Councilman O'Brien asked about the 400 area may require changes and how does that change the high-density housing as he never quite understood the number of housing being put in. Mr. Steadman explained that the Reuse Plan was established with input for the three towns and set the required number of residential units for the Oceanport area at 720 – a result from legal ramifications with Fair Share housing lawsuit – and given the number of acres available in the 400 area would sufficiently provide for the remaining number of 230+ units.

Councilman Keeshen asked who would be responsible for the infrastructure improvements for utilities and streets, etc. Mr. Steadman advised that FMERA was working to replace all the sewer and working with NJ American Water to replace water lines and they continue to work with JCP&L to establish a new substation for the area; as for the streets – a couple of streets were taken by Tinton Falls "as is where is" as well as the County; in general if there's valuable property and tax revenue from a development would

be best suited for the municipality to handle the roads improvements with the additional tax revenue that would come in from those developments. FMERA does not have a budget for such infrastructure improvements. Councilman Keeshen expressed concern for the Borough being responsible for potential financial impacts for severely aged infrastructure. Mayor Coffey commented that the roads have been a long-known issue and that FMERA knows where the Borough stands as to that responsibility and would be addressed as they come along. Ms. Kopach commented that they would like to see the ad-hoc meet to begin identifying those streets of concerns and being discussions on those topics.

IX. Discussion Items:

1. Resolution authorizing an extension of Agreement with OPBOE for lawn maintenance and snow plowing

   Ms. Phelps advised that the schools were seeking to renew the agreement again; the Borough has not had an increase from the lawn servicer and recommended renewing the agreement for the same cost. As there were no objections, resolution would be acted on in regular meeting.

2. Resolution assigning Land Use Ordinance Project to Kendra Lelie, Borough Planner

   Councilman Tvrdik reported on the changes in staff and Borough Planner firms and would allow for the same professional at another firm to continue the Borough's work on its updated development ordinance and summarized some of the areas that would be addressed and updated. As there were no questions or objections, item would be acted on in regular meeting.

3. 2019 LOSAP, Councilman Keeshen

   Councilman Keeshen advised that a review is being conducted by Ms. Smith and committee members and would be forthcoming hopefully for the August 20th meeting.

4. Ordinance Approving a Financial Agreement with KKF Enterprises

   Mayor Coffey gave a brief explanation of the intent of the agreement which had been reviewed by the Borough's financial advisor. Mayor Coffey acknowledged representatives from KKF Enterprises. Brian Nelson spoke to the project's focus on financial terms, described the public/private partnership for the development of the university site; discussed the potential revenue generated by the proposed development and renewed the terms proposed for the Borough, the project requires virtually no municipal services from the Borough – no school generated impacts, no trash or recycling services, etc.; the agreement includes a special default provision that if the current use changes, KKF could be held in default and the financial agreement be discontinued – a unique provision for this type of agreement.

   Mayor Coffey asked how the triple net lease burden falls on the tenant. Mr. Nelson advised that it was a pass through to the tenant and KKF would not realize any direct benefit from the agreement. Keep in mind the project is unique because the project was for a public school which would not be subject to local taxes.

   Councilman O'Brien asked how the term of the PILOT was determined. Mr. Nelson advised that 30 years was the maximum term and typically aligns with the financing of the project term, provides certainty that the tenant's expenses under the lease remain certain. There was discussion concerning the set rate payments during first 5 years and varying rates thereafter and structured so that it was formulated for the entire lease; comparisons with other developments of similar size; administrative charges back to the Borough. Councilman O'Brien asked if it was uncommon to have escalators that would match the increases of the Borough. Mr. Nelson explained yes, as a PILOT was based more on income approach then based on the property value. Councilman O'Brien asked additional questions about the transferability of the PILOT; the annual minimum charge if there were no tenant and no rent; and how the 15.7% was established which was higher end of typical PILOTS – almost near full taxation. Mayor Coffey added that was why the Borough's financial advisor reviews and determines if there's "money left on the table".

   Councilman Gallo asked what was the annual service charge. Mr. Nelson advised that is what the annual payment in lieu of the tax payment is officially called under the statute.

   Councilman Keeshen asked if NJCU defaulted then KKF was responsible for the first year payments and was told yes, there was no instance where there would be a "0" payment.

   Councilman Gallo asked about other buildings on the site in the future. Mr. Nelson advised any new buildings would need a separate financial agreement, or a new negotiated PILOT.

   Councilman Keeshen asked if the university adds on and increases build out that would mean an increase in rent to KKF which would result in a higher PILOT payment to the borough and was told yes.

Councilman Keeshen also asked if another use was wanted for the site they can't just put in a Burger King. Mr. Nelson answered correct – the use must relate to an educational use.

Mayor Coffey stated next steps was waiting for review by the Borough's financial advisor, Acacia, and go from there depending on the results of the review and a public hearing on the agreement at next month's meeting and what the process involved should the agreement need to be changed.

Councilman Deerin asked with the virus and schools being remote and online – does it affect the revenue stream. Mr. Nelson responded that was something that would have to be explored and would definitely have to be taken into account in the lease between NJCU and KKF. Mr. Wersinger added that most colleges in the State have no reduced tuition as a result of online instructions.

Councilman Gallo asked one additional item regarding the agreement language that refers to affordable housing and asked if that could come out. Mr. Nelson said that could certainly be stricken as far as they were concerned as the project had no housing.

5. Resolution approving Special Event Permit for Drive In Concert - Almost Queen
6. Resolution approving Special Event Permit for Drive In Concert - Comedian Liza Schlesinger

Mayor Coffey commented that the first two events at the track had gone well with traffic being the only adjustment and was successful and heard nothing but good things about it. Mayor Coffey asked if anyone had a problem with the additional events going forward.

Councilman O'Brien stated he was supportive but there had been some traffic issues near Wolf Hill and Port Au Peck which could have done with some police presence to control traffic from Eatontown Blvd. Councilman Keeshen commented that he had spoken to Chief Kelly and Southside Johnny ran late and the gates didn't open on time so there were some growing pains.

Councilman Deerin asked if there were any numbers on the donations to First Aid and Fire yet? Mayor Coffey answered not yet but ordinance minimum was $200

7. Fort Monmouth Plan Amendment #15

Councilman Tvrdik asked Ms. Smith to speak to the amendment process. Ms. Smith summarized the plan amendment which would provide an alternative use for the Commissary/Warehouse parcels – presently calling for a residential component and a school site which had been reallocated to other areas on the Fort. The amendment was referred to the Borough's officials, Boards and professionals. Councilman Tvrdik advised that the Planning Board was quite adamant that a traffic study be provided. Mayor Coffey added that the Borough Planner had provided a 5-page analysis which would also be attached. Ms. Smith highlighted some of their recommendations regarding traffic analysis, concept plan, open space. Other responses received were from the Environmental Committee questioned impacts to density with the reallocation of the residential untis to other areas. There was discussion that yes it would. As there were no additional comments, Ms. Smith drafted a preliminary resolution with the comments received which would be added to the regular agenda.

X. Mayor's Report: Mayor Coffey wished resident Buddy Brocklebank a Happy Birthday!

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 else from the public presented, Mayor Coffey closed that portion of the meeting.

XII. Adjournment: As there was no further business, the meeting was adjourned at 9:18 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 ● JULY 16, 2020

Regular Meeting **REMOTE/VIRTUAL** **7:30 PM**

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

I. Call to Order: Mayor Coffey called the meeting to order at 9:23 PM

II. Statement of Compliance with Open Public Meetings Act: This meeting complies with the Open Public Meetings Act by notification on January 6, 2020 this location, date and time to the Asbury Park Press and the LINK News and by the posting of same on the municipal bulletin board and Borough Web Site. This meeting further complies with the Open Public Meetings Act by adequate 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 the attendees and members of the Council in the flag salute

IV. Invocation: Borough Chaplain Stacy Deerin gave the invocation in the earlier workshop meeting.

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	Absent	
Jeanne Smith	Borough Clerk	Remote	
Donna M. Phelps	Borough Administrator	Remote	
Scott Arnette	Board Attorney	Remote	
Catherine D. LaPorta	Chief Financial Office	Remote	

VI. Consent Agenda:

#2020-157 1. Resolution authorizing payment of BILL LIST 07-16-2020
#2020-158 2. Resolution awarding Contract to Maser Consulting - 2020 Road Program
#2020-159 3. Resolution assigning Land Use Ordinance Project to Kendra Lelie, Borough Planner
#2020-160 4. Resolution authorizing Tax Sale Redemption #19-00003
#2020-161 5. Resolution authorizing refund for overpayment and tax court judgment
#2020-162 6. Resolution authorizing an extension of Agreement with OPBOE for lawn maintenance and snow plowing *- Added on Late*
#2020-163 7. Resolution approving Special Event Permit for Drive In Concert - Almost Queen
#2020-164 8. Resolution approving Special Event Permit for Drive In Concert - Liza Schlesinger
9. Approval of Fire Department Membership Application, William Reger
10. Approval of Fire Department Membership Application, Angelo Ciaglia
11. Receipt and Acceptance of Minutes - Historical Committee, March 12, 2020
12. Receipt & Acceptance of Historical Committee Minutes, June 2020
13. Receipt & Acceptance of PAP Captain's Report, March 2020

14. Receipt & Acceptance of PAP Captain's Report, May 2020
15. Receipt & Acceptance of PAP Captain's Report, June 2020

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

VII. Minutes:

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

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

2. Mayor & Council - Regular Meeting - May 21, 2020 7:00 PM

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

VIII. Resolutions:

#2020-165 Resolution authorizing Change Order #18 to Benjamin Harvey Co. Contract

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

#2020-166 Resolution authorizing Change Order #19 to Benjamin Harvey Co. Contract *- Added on Late*

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

#2020-167 Resolution authorizing Change Order #20 to Benjamin Harvey Co. Contract *- Added on Late*

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

#2020-168 Resolution authorizing Change Order #21 to Benjamin Harvey Co. Contract *- Added on Late*

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

#2020-169 Resolution authorizing Change Order #22 to Benjamin Harvey Co. Contract *- Added on Late*

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

#2020-170 Resolution authorizing Change Order #23 to Benjamin Harvey Co. Contract *- Added on Late*

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

#2020-171 Resolution authorizing Change Order #24 to Benjamin Harvey Co. Contract *- Added on Late*

RESULT:	**ADOPTED [4 TO 1]**
MOVER:	Thomas Tvrdik, Councilman
SECONDER:	Bryan Keeshen, Councilman
AYES:	Gallo, Keeshen, O'Brien, Tvrdik
NAYS:	Deerin
ABSENT:	Walker

#2020-173 Resolution concerning Fort Monmouth Reuse Plan Amendment #15 *- Added from Workshop*

As the resolution was not distributed prior to the meeting, Ms. Smith read the resolution in full:

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

IX. First Reading Ordinances:

#1028 Introduction of Ordinance Approving a Financial Agreement with KKF Enterprises

Councilman Tvrdik called for the introduction of **"ORDINANCE OF THE BOROUGH OF OCEANPORT, IN THE COUNTY OF MONMOUTH, NEW JERSEY APPROVING AN APPLICATION FOR A LONG TERM TAX EXEMPTION AND AUTHORIZING THE EXECUTION OF A FINANCIAL AGREEMENT WITH KKF UNIVERSITY ENTERPRISES URBAN RENEWAL, LLC"** 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 August 20, 2020 and to advertise same in accordance with the law, which was seconded by Councilman Keeshen.

RESULT:	**APPROVED OF FIRST READING [UNANIMOUS] Next: 8/20/2020 7:30 PM**
MOVER:	Thomas Tvrdik, Councilman
SECONDER:	Bryan Keeshen, Councilman
AYES:	Deerin, Gallo, Keeshen, O'Brien, Tvrdik
ABSENT:	Walker

X. Second Reading Ordinances:

#1027 An Ordinance to provide for on-street parking for a portion of Crescent Place

Councilman Tvrdik called for the 2nd reading and Public Hearing of an ordinance limiting use of single-use plastics and asked the Clerk to read the affidavit of publication of the proposed ordinance by title only. "**ORDINANCE OF THE BOROUGH OF OCEANPORT, COUNTY OF MONMOUTH, STATE OF NEW JERSEY, AMENDING ORDINANCE § 64-3 AND §64-33 TO AUTHORIZE THE RECONFIGURATION AND CONSTRUCTION OF PUBLIC, ON-STREET PARKING ALONG THE WIDTH OF BLOCK 127, LOT 4 AND TO PERMIT PARKING DURING CERTAIN TIMES ON CRESCENT PLACE**" was published one time in the Asbury Park Press on July 2, 2020.

PUBLIC HEARING: Mayor Coffey opened the meeting for public comment for this ordinance. As no one from the public presented to be heard, the public hearing was closed on a motion by Council President Gallo and seconded by Councilman Keeshen.

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
ABSENT:	Walker

XI. Committee Reports:

1. Councilman Deerin, Parks and Recreation -

   Councilman Deerin reported on items including the decision that the Summer's End Festival would not be held this year; provided details for the Mini-Golf Tournament sponsored by Rec at the Blue Grass Mini-Golf; Evergreen Park basketball court surface to be painted in the approved color; commented on the improvements over the last couple years and glad to see residents using the parks.

2. Council President Gallo, Public Works and Engineering

   Council President Gallo reported that the 2019 Road Program has been completed including paving of Milton Ave, Relwolf, Phase II of Main Street; work by County continues at the intersection of Main and Oceanport Ave; 2020 Road Program was approved that evening and advised of the roads to be improved.

3. Councilman Keeshen, Public Safety

   Councilman Keeshen reported OEM continues to update COVID matters; has begun reporting for hurricane season; police department have been targeting areas for speeding and urged residents with concerns for speeding in their neighborhood to call the non-emergency number for the police; there's been an increase in through traffic due to the increased numbers of users of area beaches and be mindful; concerts at Monmouth Park have not produced any safety issues and looks forward to more successful events.

4. Councilman O'Brien, Finance and Administration

   Councilman O'Brien reported on the recently set tax rate which was slightly higher than the set for the estimated tax bills; reviewed the changes in county, school and municipal budgets; new tax bills will likely be sent out towards end of August. Councilman O'Brien also commented on pending legislation at the State level for funding that could total up to $9.9 billion which was being contested by Republicans as

unconstitutional as funding this size should go to the voters; has potential to increase property taxes by a separate tax bill on properties directly from the State and urged residents to remain vigilante with that.

5. Councilman Tvrdik, Planning and Development Liaison

   Councilman Tvrdik wished Mr. Parker, housing inspector, on his retirement, that he would be missed and very hard to replace. Councilman Tvrdik also reported that the Planning Board remains busy and thanked Ms. Smith for her work and preparation to get things in front of the Board. He also thanked the Construction Department for their efforts despite challenging times and looking at all options to get them back to full staff. Councilman Tvrdik also reported on progress at the municipal complex – police station hopeful for end of August. Councilman Tvrdik concluded his report with comments concerning the number of change orders and wanted to be clear that they are not for *wants* but for needs and were things that were missed – roof, storm drains; hopeful to get into municipal building end of November with the exception of the court.

6. Councilwoman Walker, Health and Human Services Liaison (Absent) – Due to the loss of mother-in-law.

XII. Mayor Coffey's Report: Mayor Coffey had no additional report.

XIII. Petitions from the public: Mayor Coffey opened the meeting to petitions from the public. Public was advised to click button on “raise hand” if one wanted to speak or call the meeting line at 732.272.8337.

As no one from the public presented, Mayor Coffey closed that portion of the meeting.

XIV. Adjournment: As there was no further business, the meeting was adjourned at 10:03 PM on a motion by Councilman O’Brien, seconded by Council President Gallo and approved by Council.

Respectfully submitted,

Jeanne Smith
BOROUGH CLERK

BOROUGH OF OCEANPORT

MAYOR & COUNCIL

MINUTES ● SEPTEMBER 3, 2020

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

2 Maple Place, Oceanport, NJ 07757

I. Meeting Called to Order: Mayor Coffey called the meeting to order at 7:14 PM

II. Statement of Compliance with Open Public Meetings Act: This meeting complies with the Open Public Meetings Act by adequate notification on January 6, 2020 of this location, date and time to the Asbury Park Press and LINK News and by the posting of same on the municipal bulletin board and Borough website. This meeting further complies with the Open Public Meetings Act by adequate and electronic notification on August 27, 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 as detailed on the meeting agenda.

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

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

V. Roll Call:

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

VI. Resolutions:

#2020-184 Resolution granting permission to the TRWRA for use of Sommers Park

Mayor Coffey read the resolution in full as changes had been made at the request of Councilman Gallo at the last meeting.

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

The following 9 resolutions were taken as a Consent Agenda:

#2020-198 Resolution authorizing payment of BILL LIST 09-03-2020

#2020-199 Resolution authorizing agreement with Rumson for use of courtroom facilities

#2020-200 Resolution authorizing agreement with Little Silver for use of courtroom facilities

#2020-201 Resolution authorizing compensation adjustments - Arlene Welch

#2020-202 Resolution authorizing purchase of 2 vehicles for Police Dept through State Contract

#2020-203 Resolution authorizing purchase of radio equipment for the fire department

#2020-204 Resolution authorizing purchase of extrication equipment for the fire department

#2020-205 Resolution accepting donation of 1995 Rescue Fire truck from Eatontown

Councilman Tvrdik expressed his appreciation and thanks to the Borough of Eatontown for the donation.

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

VII. Second Reading & Public Hearing Ordinances - Continued from August 20, 2020:

#1028 Ordinance Approving a Financial Agreement with KKF Enterprises

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. " **ORDINANCE OF THE BOROUGH OF OCEANPORT, IN THE COUNTY OF MONMOUTH, NEW JERSEY APPROVING AN APPLICATION FOR A LONG TERM TAX EXEMPTION AND AUTHORIZING THE EXECUTION OF A FINANCIAL AGREEMENT WITH KKF UNIVERSITY ENTERPRISES URBAN RENEWAL, LLC**". Ms. Phelps read the public notice which advertised the hearing for the August 20, 2020 meeting and was subsequently carried to the September 3, 2020 meeting.

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 Deerin. Councilman Gallo commented on the motion that the amendment he had requested to remove affordable housing which was done and had one concern about the mention of rental units which Ms. Phelps had explained was more towards vendors with a kiosk – not a residential rental. He was satisfied with the changes. Councilman Keeshen added for confirmation that if they rent out space to a book store vendor and increased the rent which ultimately increased the payment to the Borough.

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

VIII. PUBLIC HEARING: Monmouth County Municipal Open Space Grant Application:

Mayor Coffey advised the public on how they could participate and ask questions or offer comments on he application once the presentation was completed. Notice of the hearing was published in the Asbury Park Press on August 24, 2020 and posted on the Borough's website and municipal bulletin board.

Kelsey Howard and William White of Maser Consulting, Borough Engineer presented a proposed project for improvements to Community Center Park's existing recreational facilities, the ball field, the parking lot, tennis court fence and ADA accessibility improvements. The County's annual grant program would pay up to 50% of eligible construction costs up to $250,000. A location map was displayed and referring to same, Ms. Howard described the characteristics of the park, the deteriorating backstop, benches, bleachers; highlighted the areas proposed for improvement, described replacement of the existing railroad ties with concrete curb in the parking lot and install ADA accessible features, landscape improvements to replace empty tree wells, topsoil and seeding to prevent stormwater erosion, grading and fencing around the tennis courts.

Councilman Deerin thanked Ms. Howard and commented that past improvements at the park amounted to basically putting a band-aid on it. He believes the most important part for the improvements is the grading as each time the fields have had some improvements its all gone away after the first rainstorm its back in the

road and urged that this time the park improvement include grading for the entire park to be sure its done the right way.

Mr. White commented further that in the past the field was merely renovated, never regraded, just more clay brought in and this would be the opportunity to do it right and bring it up to ADA accessible standards.

Mayor Coffey commented that the last time the entire park was done was when Tom Cavanaugh was Mayor. The basketball court was fixed in 2006.

Ms. Kelsey advised the total cost estimate for the concept improvements was $350,000 so the grant application would be seeking the 50% maximum of $175,000.

Councilman Tvrdik commented that a member of the public had asked if there could be lights at the basketball court and if the water fountain could be upgraded to a bottle refill station. Mayor Coffey commented that the water fountains were donated by the Sports Foundation about 14-15 years old and there has been problems because the lines would freeze and were placed lower underground.

Councilman O'Brien asked if any of the improvements would be at the playground. Mr. White answered, it would have ADA access. Councilman Deerin added that there would probably be new wood chips.

Councilman O'Brien asked which organizations were the primary users of the park. Mayor Coffey answered the recreation softball, the school's team, little league/rec baseball for a practice field. The preferred fields are at Blackberry, but at times when those fields are under water, they play at Community but the infield is hard. Even with rain its still hard because the water drains off into the street taking most of the good stuff away.

Councilman Gallo commented that a resident asked him if there could be a hose bib in order to dampen the field when its dry. Mayor Coffey commented that was something that could be looked at with the fountain behind home plate.

Additional discussion included setting funding aside for maintenance, dragging the field on a regular basis, the use of the field as a practice field for school teams, whether to install a fence like the field at Wolf Hill which would hinder the multi-use by different groups as well as Action Camp.

Ms. Howard advised that the County usually makes decision in December and awards sometime around February.

As there was no one else from the public with questions or comments, Mayor Coffey closed the public hearing on a motion by Councilman Tvrdik, second by Councilman O'Brien and approved by the Council.

#2020-206 Resolution authorizing application for the 2020 MC Open Space Grant Program

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

IX. Administrator's Report:

Ms. Phelps reported that the State had increased the bid threshold for agencies with a Qualified Purchasing Agent from $40,000 to $44,000 and as the Borough has a QPA she requested that the Clerk prepare a resolution to increase same for the next meeting which met with no objections. Ms. Phelps also reported on items including reimbursements for COVID19 expenses; JCP&L notification for rate increases and public hearing scheduled; the Borough's Tax Sale is scheduled for October 2, 2020 and posted on the website; an advertisement has been published for an additional administrative assistant to assist the construction department due to increase in filings with Fort Monmouth and those working from home during COVID; she continues to work with Councilman Keeshen and Gallo on the installation of the Borough message board and coordination of other components for technology, installation, and power to the Board. Once costs are determined she will be in touch with the Oceanport Lions as they have once

again agreed to assist the Borough with defraying the costs. Ms. Phelps also reported on progress at the new municipal complex, and asked everyone to consider the interior signage particularly how the Council meeting room would be labeled as it has multiple uses and make any suggestions.

X. Clerk's Report:

1. Receipt of 2019 Municipal Audit

   Mayor Coffey reported that the audit had been received and was distributed to the governing body for review in order to accept the audit at the next meeting.

2. Annual Town-wide Yard Sale

   Mayor Coffey reported that a decision had been made to move forward with the yard sale weekend which was held outdoors unless anyone had any issues because of COVID. There were no objections; registration is available on the website, by email or by calling Borough Hall.

September 17, 2020 Meeting Items:

1. Resolution authorizing Refund for Overpayment, Block 96, Lot 1
2. Resolution authorizing permit for Facility Use
3. Resolution acknowledging receipt of 2019 annual audit
4. Resolution to amend 2020 budget for Drunk Driving Enforcement Grant
5. Mayor & Council - Workshop - Jun 4, 2020 7:00 PM
6. Mayor & Council - Regular Meeting - Jun 18, 2020 7:00 PM
7. Mayor & Council - Special Meeting - Jun 25, 2020 7:00 PM
8. Approval of Executive Session Minutes, June 4, 2020
9. Receipt & Acceptance of Minutes, Historical Committee, July, 2020
10. Receipt & Acceptance of Minutes from Recreation Committee, May 8, 2020
11. Receipt & Acceptance of Minutes from Recreation Committee, June 10, 2020
12. Receipt & Acceptance of Minutes from Recreation Committee, July 8, 2020

Mayor Coffey asked if there were any questions on the regular meeting items for which there were none.

XI. Discussion Items:

1. Yoga in Charles Park

   Mayor Coffey advised that a resident had submitted a facility use request to use Charles Park to hold outdoor yoga classes because indoor classes had been limited in light of COVID circumstances. She estimate class size will range from 1 to 10 persons and initially she would offer free classes or donate any funds. There would be no music, fairly benign use. Mr. Arnette requested that the appropriate insurance coverage be submitted which was a standard condition. There were no objections.

2. An Ordinance to Amend the Salary Ordinance

   Councilman O'Brien advised that when reviewing the salary increases for the year, some positions needed to have the salary ranges adjusted. Councilwoman Walker asked what the highlighting signified and was advised those were the positions that needed adjustments. There were no objections.

XII. Mayor's Report: Mayor Coffey reported on his visit to the new municipal complex and pleased to see the progress on the police building, only outstanding issue is the floor for the jail cells that requires an application but offices are in good order; municipal building parking lots look great, plantings around the buildings and starting to look real good. Goal is to be in the municipal building by December so COVID permitting the Reorganization meeting could be held there and maybe get to see Buddy Brocklebank there.

XIII. Petitions from the Public: Mayor Coffey opened the meeting to petitions from the public. Public was advised to click button on "raise hand" to speak, use the public comments email or call the public comments line at 732-272-8337.

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

Mayor Coffey noted that Public Works has completed the brush pickup from the last storm and no additional pickups would be made so residents need to stop putting brush out unless tied and bundled properly for the garbage collection. Also, the Borough is still providing bulk pickup – just need to schedule with public works. Councilman O'Brien commented that was one of the considerations on the contract award which took a lot of thought to be sure that there were no changes in services – just changes in behavior. Councilwoman Walker also asked to note that the Board of Education had noticed a special meeting to accept the resignation of the Administrator.

XIV. Adjournment: As there was no further business, the meeting was adjourned at 8:25 PM on a motion by Councilman O'Brien, seconded by Councilman Deerin and approved by Council.

Respectfully submitted,

Jeanne Smith
BOROUGH CLERK

BOROUGH OF OCEANPORT

MAYOR & COUNCIL

MINUTES ● SEPTEMBER 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 7:03 PM

II. Statement of Compliance with Open Public Meetings Act: This meeting complies with the Open Public Meetings Act by adequate and electronic notification on August 27, 2020 of this virtual/remote meeting, 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 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 Council in the flag salute.

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

V. Roll Call:

Attendee Name	Title	Status	Arrived
Jay Coffey	Mayor	Remote	
William Deerin	Councilman	Remote	
Richard Gallo	Councilman	Remote	
Bryan Keeshen	Councilman	Late	7:37 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: Executive Director Bruce Steadman provided an update on Fort Monmouth parcels including progress on Squier Hall has begun once again, PILOT in place, plans to occupy Fall of 2021 and remain on schedule; Fitness Center and thanks to the Governing Body and Mr. Johnson on efforts to keep them on track – grand opening hoped for early 2021; sale and closing on the Commissary parcel was planned for September and looks to be a great project; Lodging Area has submitted to the Planning Board and remain optimistic on the residential market demand and looking forward to moving forward; closing on the marina was imminent with minimal items to resolve; Nurses Quarters site included in a forthcoming Plan Amendment with only minor adjustments anticipated regarding ingress and egress as it comes into the public comment period; contract purchaser for Barker's Circle eager to begin – waiting on response from State Historic Preservation Office; additional updates given on 400 area, efforts to begin testing autonomous vehicle busses through Rutgers and a federal DOT grant program which will be held in a warehouse in the 400 area over an 8-month period; increase in interest in the McAfee complex – companies looking to get out of the NYC area for a more suburban campus. Councilman Tvrdik thanked Mr. Steadman for the update and offered comments on the closing of the other properties and asked if FMERA would consider bearing the demolition of those buildings in the 400 area which would make it cleaned up and more of interest to developers. Mr. Steadman answered they would love to do that but the concept of just in time applies to their finances – they don't spend until it comes in – Howard Commons was another site they would love to do but they don't have the funds so both sites were being sold "as is/where is". Mr. Steadman reported that they had some cash and have used it to work on water line improvements.

Councilman Gallo asked if the southern boundary with Eatontown had been resolved yet and was told not yet. Councilman Keeshen entered the meeting at 7:27 PM

Mr. Steadman moved on to the issue of the drainage coming off of east side of Main Street coming through to the commissary parcel. Kristy Dantes, FMERA, displayed a map of the drainage systems and described the locations, the conditions of the piping, manholes were buried/covered over by the Army, now cleared, open and working; and the need for a formal easement from the Borough and importance of memorializing the path now that parcels are being sold to third parties, i.e., AcuteCare and eventually granting to Denholtz – the contract purchaser for the commissary parcel and warehouse parcel where the drainage flows through those parcels. As there were no questions Mayor closed that portion of the meeting.

VII. Administrators Report: Ms. Phelps reported on Governor proposals in the annual appropriation act to redirect funding for recycling and clean communities programs, both of which the Borough receives funding for and the potential impacts; gave details on the upcoming League conference which would be held virtually and asked for persons to contact her for registration; submittal of Round 2 reimbursements for the Monmouth County coronavirus relief fund for $15,000 (Round 1 was for $27,575) for a total of $43,133 in reimbursements; thanked staff members Kim Parent, Jason Sutton and Katie LaPorta for their efforts in keeping things running smoothly during the absence of the Clerk and welcomed Ms. Smith back.

VIII. Clerk's Report: Ms. Smith thanked Mayor and Council, Ms. Phelps, Ms. LaPorta, Mr. Sutton and Ms. Parent for stepping out while she was out for neck surgery; she further thanked those residents who were amazing in reaching out to her with well wishes, dinners and cards and expressed thanks for a great community.

1. General Election

Ms. Smith next reported in the midst of her leave that she has been active in attending several conference calls with the Board of Elections, Superintendent of Elections and the Monmouth County Clerk concerning the upcoming general election; the impacts of the Governor's orders on the process and the public, assured the public that Oceanport would have two (2) polling locations for this election – one for each side of town; information is on the website along with a link to the Monmouth County Votes website, ballots would be accepted by mail, a sealed drop box currently being placed by the County which would be posted to the website once completed; hand delivery to the Board of Elections in Freehold; and after feedback from the primary election – voters will also be able to hand-deliver their ballot to the polling location on election day.

2. Health Insurance Renewal

Ms. Smith also attended the Central Jersey Health Insurance Fund virtual meeting and advised that the renewal rate for next year's coverage would be reduced 2.45% and that if the Borough maintained the current subscribers it amounts to a savings of approximately $20,000 next year. Due to a reduction in claims and the ability to close out a prior year, the CJHIF had also made the decision to issue a dividend to its members with Oceanport receiving approximately $142,000.

Ms. Smith advised that Chief Kelly had received a last-minute request for a special event to hold a block party which was not received in time for the agenda and asked if there were no objections a resolution could be added to the agenda for action.

Ms. Smith next reported on demands in the Clerk's office, reduced staffing hours due to COVID circumstances; the increases in public records requests; increased numbers of development applications; public inquiries, inspection of documents and her request to appoint an experienced part time person to assist fill budgeted position not functioning since COVID. As there were no objections, the resolution was added to the agenda to be read in full for action.

Mayor Coffey asked to confirm that there are two (2) polling locations for the general election – Ms. Smith responded yes – one at Blackberry Bay Park Pavilion and the other at the Hook & Ladder Firehouse.

IX. Consent Agenda:

#2020-207 1. Resolution authorizing payment of BILL LIST 09-17-2020

#2020-208 2. Resolution authorizing permit for Facility Use

#2020-209 3. Resolution authorizing use of Charles Park for yoga instruction

#2020-210 4. Resolution to amend 2020 budget for Drunk Driving Enforcement Grant

#2020-211 5. Resolution acknowledging receipt of 2019 annual audit

#2020-212 6. Resolution authorizing Refund for Overpayment, Block 96, Lot 1
#2020-213 7. Resolution renewing membership in the Monmouth Municipal Joint Insurance Fund
#2020-214 8. Resolution Approving 2020-2021 Liquor Licenses
9. First Aid Membership Application, Douglas Goldsmith
10. Receipt & Acceptance of Minutes, Historical Committee, July, 2020
11. Receipt & Acceptance of Minutes from Recreation Committee, May 8, 2020
12. Receipt & Acceptance of Minutes from Recreation Committee, June 10, 2020
13. Receipt & Acceptance of Minutes from Recreation Committee, July 8, 2020

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

X. Minutes:

1. Mayor & Council - Regular Meeting - Jun 18, 2020 7:00 PM

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

2. Mayor & Council - Special Meeting - Jun 25, 2020 7:00 PM

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

XI. Resolutions:

#2020-215 Resolution appointing an Administrative Assistant to the Police Dept.

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

#2020-216 Resolution approving certified LOSAP lists for 2019

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

#2020-217 Resolution authorizing participation in DOD 1033 Program for Specific Property Types

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

#2020-218 Resolution approving Special Event Permit for Residents of Werah Place for Block Party *- Added*

RESULT:	**ADOPTED [5 TO 0]**	**READ IN FULL FOR RECORD**
MOVER:	Michael O'Brien, Councilman	
SECONDER:	Richard Gallo, Councilman	
AYES:	Deerin, Gallo, Keeshen, O'Brien, Walker	
ABSTAIN:	Tvrdik	

#2020-219 Resolution appointing an Administrative Assistant to the Clerk's Office *- Added*

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

XII. First Reading Ordinances:

#1029 Introduction of An Ordinance to Amend the Salary Ordinance

Councilman Tvrdik called for the introduction of "**AN ORDINANCE OF THE BOROUGH OF OCEANPORT, COUNTY OF MONMOUTH, STATE OF NEW JERSEY SETTING THE SALARY RANGES OF CERTAIN BOROUGH OFFICERS AND BOROUGH EMPLOYEES**" 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 October 15, 2020 and to advertise same in accordance with the law, which was seconded by Councilman O'Brien.

RESULT:	**APPROVED OF FIRST READING [UNANIMOUS] Next: 10/15/2020 7:00 PM**
MOVER:	Thomas Tvrdik, Councilman
SECONDER:	Michael O'Brien, Councilman
AYES:	Deerin, Gallo, Keeshen, O'Brien, Tvrdik, Walker

XIII. Committee Reports:

1. Councilman Deerin, Parks and Recreation

   Councilman Deerin gave details on the upcoming event Movie Night – Zootopia, bring a lawn chair; Parks & Recreation is discussing hosting a "trunk or treat" with more details to come; parks are looking clean thanks to Public Works but encouraged residents to clean up after themselves with water bottles, jackets, etc.

2. Councilman Gallo, Public Works and Engineering

   Council President Gallo gave a status report on the bulk pickup numbers and comparison with last year and by doing the bulk in-house, it appears that there has been a savings and after initial bumps in getting residents used to it things were working smoothly; cautioned residents to be aware not to use garbage containers that are too large/heavy; gave an update on the 2020 road program which was waiting for NJDOT review and approval which was taking longer than usual due to COVID; bid documents will include improvements for a number of Borough roads; the 2021 road program for Comanche Drive Phase II has been submitted to DOT for grant funding and hope to hear from that in 2021; also brush pickup from the last storm is being picked up and they are working on getting leaf equipment ready for fall pickup.

3. Councilman Keeshen, Public Safety

   Councilman Keeshen congratulated members of the First Aid Squad – Karen, Erika and Alexandra on completing their EMT courses; congratulated Glenn Mannino now patrolman that was sworn in on Tuesday; police are urging residents to keep their homes and vehicles locked.

4. Councilman O'Brien, Finance and Administration

   Councilman O'Brien reported that early stages of negotiations with the police department regarding new contracts had begun and they will begin budget conversations with various departments in the new few months. Councilman O'Brien also wished Council President Gallo a happy birthday as well as Councilman Deerin.

5. Councilman Tvrdik, Planning and Development Liaison

   Councilman Tvrdik reported on progress at the new municipal complex – site work, curbing, sidewalks; former Borough Hall site development coming along; there's been positive feedback from residents on the newer SDL system for permitting with the building department making it easier; updates on applications before the Planning Board; and improvements at school posted on Facebook look great; lastly reported that he had spoke with longtime residents who miss the meetings and looks forward to live meetings again.

6. Councilwoman Walker, Health and Human Services Liaison

   Councilwoman Walker reported on Water Watch water testing results; environmental committee noted that stormwater management report will require updating this spring; at the State level the ban on plastic bags has been re-introduced and moved through Committee and now waiting for full assembly vote; she also provided an update on the school boards and questions from residents concerning the status of the districts' finances – qualified for CARES Act funding for expenses related to COVID; the district faces $42,000 in cuts to their State funding; short falls have already been balanced out and remain whole; State funding is separate from debt service numbers and the Governor will not release debt service aids until after his February State of the State address so there's nothing new to report there; renovation projects continue – transformations of gyms and bathrooms are remarkable; completed to date projects have come in under budget by $500,000; rededications of the Maple Place basketball court and gym are planned as well as the new Wolf Hill School library to Mary Bova who served as librarian and recently passed at age of 96.

XIV. Mayor Coffey's Report: Mayor Coffey's report included transformations at old borough hall site; 4 closings on Fort Monmouth by end of year as well as moving into new municipal complex; improvements at the schools look amazing; concert series at Monmouth Park w/Count Basie Theater and Blu Grotto series wen well and a fabulous donation to the First Aid Squad and he is expecting more from Count Basie which proves that the track site can have ancillary entertainment venues; Centennial Committee continues to work on events for after COVID – banners up on Main Street, work continues on updated book; congratulated new police officer and said hello to Buddy Brocklebank and like Mrs. Long looks forward to getting back to in-person meetings.

XV. 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.

Doug Glassmacher, 16 Iselin Lane, in the Jockey Club, their Board asked for an update on the resolution requesting the Governing Body to amend the zoning requirements for generator setbacks and hopes that Mayor and Council will find time to move ahead on this issue. Mayor Coffey responded that the next workshop was going to have a discussion on the issue, ongoing weather issues will continue and bring need for this as the Jockey Club has smaller lots that necessitates a variance and plan is to have an ordinance introduced to address and vote on in November. Mr. Glassmacher expressed his thanks for their efforts.

Jenna Jungfer, 27 Horicon Ave, presented her concerns regarding speeding problems in the Port Au Peck section of town, several experiences while walking in the neighborhood and negative exchanges with motorists; she proposes a radar sign to be placed at the bottom f the bridge prior to entering Comanche Drive; possibly both side of Comanche Drive; speed bumps on Comanche Drive, stop signs and possibly an unmanned marked police car parked to slow motorists down and urged the governing body to take a proactive approach in addressing the issue. Mayor Coffey commented on the various options which had been

looked at. There was discussion on the logistics and possible options to further consider addressing the issue. Ms. Jungfer asked why sidewalks had not been put along Comanche Drive like was done on Port Au Peck Ave. Mayor Coffey responded that it was a possible solution but this was done on the lower part of Comanche Drive with bump outs and there are still people speeding and neighbors complained about the loss of land for the sidewalks. Mayor Coffey reiterated that they are very aware of the problem and the police were actively addressing.

Debbie Peterson, 164 Comanche Drive, also offered her comments on the speeding issues which after COVID seems to have increased – not just young people; her request was that something move forward somehow for a solution; she realizes the Borough has looked at several solutions and doesn't know what the answer is but hopes that something moves forward. Mayor Coffey commented that they know that the electric speed signs work and they would be looking at getting those; speed bumps have been proven to not work and does cause damage with snow plows; there's only so many officers for town and they can't be everywhere. Councilman Deerin asked hasn't research shown that the majority of speeders are Oceanport residents and was told yes. Councilwoman Walker asked what the status was of the electric signs. Mayor Coffey answered there's one that is moved through out town and they are looking to get three more. There have been offers to donate funds for them as well and would be mobile so they could be moved around.

Natalie Corlett, 17 Horicon Ave, expressed her concern for the same issue – Comanche is like a highway with no sidewalk for pedestrians to walk on and was an accident waiting to happen and needs to be addressed. Mayor Coffey responded they are aware of it and agreed with her and asked Councilman Gallo if they could look at installing sidewalks on that portion of Comanche. Efforts in the past have been made by the police department and issuing tickets and the electric signs but sidewalks would provide some safety. Stops signs have to be approved by the State department of transportation and would require traffic studies but he would speak with Chief Kelly to see if some type of traffic control device could be put in place. Councilman Gallo added that the north portion planned for Comanche did not currently plan for sidewalks but he could look into it although not sure if the funding would be there for this coming year.

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

XVI. Adjournment: As there was no further business, the meeting was adjourned at 8:46 PM on a motion by Councilman O'Brien, seconded by Councilman Keeshen and approved by Council.

Respectfully submitted,

Jeanne Smith
BOROUGH CLERK

BOROUGH OF OCEANPORT

MAYOR & COUNCIL

MINUTES ● NOVEMBER 5, 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 7:00 PM

II. Statement of Compliance with Open Public Meetings Act: This meeting complies with the Open Public Meetings Act by notification on January 6, 2020 this location, date and time to the Asbury Park Press and the LINK News and by the posting of same on the municipal bulletin board and Borough Web Site. This meeting further complies with the Open Public Meetings Act by notification on November 2, 2020 of this virtual/remote meeting, 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 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.

V. Roll Call:

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

VI. Administrator's Report:

1. Safety Coordinator Update- Ms. Phelps reports that the annual motor vehicles municipal inspection for employees who operate are done and completed. Per new regulations currently, designated an employee representative policy that the Borough adopted, motor vehicles checks were done through National Clearinghouse for our DPW Employees, who hold a CDL license, and were all returned with no issues. The MEL-JIF sends Safety Bulletins on a regular basis, these bulletins are forwarded to our DPW foreman for their information and distribution. The loss control service resulted in no issues within the DPW trailer, the garage, and the Fire Department. On October 28th Governor Murphy signed executive order 192 which will provide mandatory health and safety standards to protect both New Jersey's workers during the ongoing 2019 COVID pandemic. All employees must wear face masks, and get temperature taken daily logging into the book.
2. Policy for the Protection & Safe Treatment of Minors- The ML has developed a model policy and procedures manual, Ms. Phelps worked with Chief Kelly and Borough Attorney Scott Arnette on the Borough's policy and procedure manual to address this recent legislation and developed the policy included in their agenda packets. As there were no objections, this item was approved for action during the regular meeting.

Ms. Phelps next reported on the most recent Governor's Order for mandatory health and safety standards to implement to protect New Jersey workers during COVID pandemic. She has reached out to all Department Heads and put in place as of that morning the requirement for face masks when entering the Borough building and when not at one's desk. A system has been set up for taking temperatures and completing a monitoring log with questions. She extended a thank you to OEM Coordinator Buzz Baldanza, Katie LaPorta and Kim Parent for their assistance in putting everything in place.

Ms. Phelps also reported that she has not heard back from FEMA regarding the Borough's scope of work change for the new complex. She has reached out to Congressman Pallone's office who will reach out to FEMA on behalf of the Borough.

There has been no update on the sports-wagering tax reimbursement.

There has been vandalism at the Blackberry Bay, due to all of the costs and manpower of the up-keep, the town is looking to install cameras. Discussion ensued on whether to purchase or rent, where cameras would be located to avoid vandalism, the ability to relocate cameras to another location if no longer needed at the site and how to fund the project. Afterwards it was decided to pursue purchase and installation with costs to be charged to Open Space Trust Fund as well as monthly monitoring and look into the possibility of providing internet to the location.

NJDCA has authorized the extension of the Centennial Trust rider. She continues to work with the Borough Attorney, insurance provisions are met and hopes to authorize the two contracts with Merri-makers for the 12/3 meeting.

Ms. Phelps continues to work with OEM, Fire Department and Police to provide for personal protective equipment; the Borough initially budgeted for $60,000 for COVID19 expenses and asked CFO LaPorta to provide additional details. Ms. LaPorta consulted with the auditor and advised that the recommendation is to continue to do as a budget reimbursement with the grant monies from the County and continue to spend from that line item and request additional reimbursements.

VII. Clerk's Report:

Regular Meeting Items:

1. Resolution authorizing payment of BILL LIST 11-05-2020
2. Resolution authorizing 2020 budget appropriation transfers
3. Resolution amending the 2020 salary resolution
4. Resolution to amend 2020 budget for Drunk Driving Enforcement Grant
5. Resolution authorizing refund due to tax appeal - Block 49, Lot 2
6. Resolution authorizing a Tax Exemption for Joseph W. Van Sant
7. Resolution authorizing Tax Sale Redemption #18-00006
8. Resolution designating Oceanport as a stigma-free community
9. Resolution renewing SCAT agreement with Monmouth County for 2021
10. Resolution awarding contract for 2019 Road Program - Main St Phase 3 & Bridgewaters Dr
11. Resolution awarding contract for 2020 Road Program
12. Resolution authorizing settlement of costs associated with Hazen Drive Water Main Break
13. Resolution appointing Bernadette Schikschneit to fill a vacancy in the Clerk's Office
14. Resolution adopting a Information Technology Policy & Cyber Incident Response Plan
15. Resolution authorizing a Shared Services Agreement with Monmouth County to provide CRS Mgmt Software
16. Resolution authorizing a Shared Services Agreement with County for Flood Warning Program
17. Resolution adopting the updated Multi-Jurisdictional Hazard Plan
18. Receipt & Acceptance of Minutes, Historical Committee, Sept. 10, 2020
19. Receipt & Acceptance of Minutes, Parks & Recreation Committee - August 12, 2020
20. Mayor & Council - Workshop - Jun 4, 2020 7:00 PM
21. Mayor & Council - Workshop - Oct 1, 2020 7:00 PM
22. Mayor & Council - Regular Meeting - Oct 15, 2020 7:00 PM

23. Approval of Fire Department Membership, Salvatore LaRosa
24. Approval of Fire Department Membership - Frederick Santi

Ms. Smith reported that the Clerk's office had processed 175 OPRA requests thus far for 2020. The requests are continuing to strain our staff with record requests, but we have been able to get them out in a timely manner, thankfully our residents have been patient with us. Ms. Smith asked for any questions or comments on the items listed for action at the regular meeting. As there were no questions or objections, Items 1-24 were moved forward to the Consent Agenda for action.

VIII. Discussion Items:

1. Request to Purchase 15' Right of Way Between Block 109, Lot 5 and Lot 6 (Horseneck Point Road

   Ms. Smith advised that she was in receipt of correspondence to the Governing Body from resident Thomas Kelly who was seeking to purchase the 15' right of way adjacent to his property on Horseneck Point Road. The right of way provides access to the river, however, Mr. Kelly was presently before the Planning Board for variance relief and is required by law to attempt to purchase additional land to in order to reduce the non-conformity of his lot. There was brief discussion, however, the governing body unanimously agreed to continue the policy of maintaining water access and directed the Clerk to respond to the resident that the Borough was not interested in vacating the right of way.

2. Request for temporary waiver of overnight parking ban - 17 Springfield Ave

   Ms. Smith stated that Mayor Coffey received a letter through an email from a daughter of the resident of 17 Springfield Ave, asking if they could park an RV on the street from November 22nd through the 27th due to poor health conditions of the parents and COVID related reasons and quarantine requirements. Ms. Smith spoke with Chief Kelly who joined the meeting and confirmed that his recommendations was to approve subject to review by traffic safety for size of vehicle and narrowness of street. After the discussion with Governing Body, Ms. Smith was authorized to add the drafted resolution with conditions on for action in the regular meeting authorizing a temporary waiver of the code.

3. Fort Monmouth Reuse Plan Amendment #16

   Councilman Tvrdik, Mayor Coffey and Ms. Smith led discussion on the proposed amendment to the Fort's Reuse Plan, concerns expressed by the planning board for front yard setback, changing look of main street, adding a larger brewery, and parking issues; comments by the Borough Planner that amendment should be updated to include required language for affordable housing, comments by the Fire Chief, Environmental Committee and Borough Historian Frank Barricelli. There was some discussion concerning the number of affordable housing units required, the availability of parking and was there a sufficient amount. The draft resolution was amended to include two highlighted points by the Borough Planner and attach all comments provided. As there were no objections, the resolution as amended was approved for action in the regular meeting.

4. Introduction of Land Development Ordinance

   Councilman Tvrdik asked Ms. Smith to handle this item as he needed to exit the meeting at 7:51 pm

   Ms. Smith summarized the work of the ordinance committee consisting Borough Planner Kendra Lelie, Borough Engineer Bill White, Zoning Officer John Johnson and Planning Board Chairman and Vice-Chairman, provided a detail of the updates including compilation of several ordinances, updates the 1975 code, updates setbacks for accessory structures and others. Introduction of the ordinance was on for action at the regular meeting with no objections.

IX. Mayor's Report: Mayor Coffey recognized the passing of Richard Joline, a regular attender of their meetings; Mayor Coffey commented that Halloween went off without a hitch and better than anyone predicted – Recreation Committee did a phenomenal job on their event.

X. 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.

Stuart Briskey, 46 Werah Place, stated he was questioning item number 12 the resolution authorizing settlement costs associated with Hazen Drive, he wanted to know the full details and where the money

was coming from? Mayor Coffey responded several years ago incident with FMERA by one of our fire trucks hitting a fire hydrant, it was a $33,000 claim. There was three parts to the claim, one was for damage of the pipe and hydrant, the second was for the water usage, and the third was for main work. Discussion ensued on opinions of the settlement and how it should have been handled, who was responsible, why wasn't the hydrant marked, was there permission for the hydrant, exchange of services with FMERA and the decision was to settle the claim for 1/3 the cost.

Counciman Tvrdik re-entered meeting at 7:58 pm

Hank Wollman, 16 Center Street, I want to thank the entire council for the professional dedication for a thankless job and for their thoroughness in attacking the issues and just wanted to reiterate his appreciation for them and for the Borough staff. Mr. Wollman asked about the Nurse's Quarters and was it a historic district and was told no – it was not, could be knocked down but proposal was to reutilize. He commented that he thought units that close to the street would be out of character with the neighborhood and was unreasonable to ask persons to park at the rear of the existing buildings.

Lindsey Orosz, 49 Gooseneck Point Rd., new residents, submitted email which Ms. Smith read into the record which complained of the poor conditions of their road, poor water drainage and the Boroughs failure to address the overgrown trees and blind spots at the entrance by the bridge. Councilman Gallo responded that in 2021 the town will be starting the project of repairing that roadway over a two-year project period due to the length of the road subject to financing of the project, and the water company will be there replacing the lines. Ms. Orosz was able to connect and asked if there was any financial support they could provide or what could they do to ensure that the project was funded. Mayor Coffey advised that the brush overgrowth was on County property and would have the Borough reach out to them to address.

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

XI. Adjournment: As there was no further business, the meeting was adjourned at 8:18 PM on a motion by Councilwoman Walker, seconded by Council President Gallo and approved by Council.

Respectfully submitted,

Jeanne Smith
BOROUGH CLERK

BOROUGH OF OCEANPORT

MAYOR & COUNCIL

MINUTES ● NOVEMBER 5, 2020

Regular Meeting **REMOTE/VIRTUAL** **7:30 PM**

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

I. Call to Order: Mayor Coffey called the meeting to order at 8:25 pm.

II. Statement of Compliance with Open Public Meetings Act: This meeting complies with the Open Public Meetings Act by adequate notification on January 6, 2020 this location, date and time to the Asbury Park Press and the LINK News and by the posting of same on the municipal bulletin board and Borough Web Site. This meeting further complies with the Open Public Meetings Act by adequate notification on November 2, 2020 of this virtual/remote meeting, 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 Web Site.

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

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

V. Roll Call:

Attendee Name	Title	Status	Arrived	Departed
Jay Coffey	Mayor	Remote		8:49 PM
William Deerin	Councilman	Remote		
Richard Gallo	Councilman	Remote		
Bryan Keeshen	Councilman	Remote		
Michael O'Brien	Councilman	Remote		
Thomas Tvrdik	Councilman	Remote		
Meghan Walker	Councilwoman	Late	8:41 PM	
Jeanne Smith	Borough Clerk	Remote		
Donna M. Phelps	Borough Administrator	Remote		
Scott Arnette	Board Attorney	Remote		
Catherine D. LaPorta	Chief Financial Officer	Remote		

VI. GUEST: FMERA Staff Monthly Update: Bruce Steadman, FMERA Executive Director and Kara Kopach, FMERA Director of Real Estate Development provided updates on developments of the Oceanport section of the former Fort including the commissary parcel and warehouse parcel. Plans for commissary parcel include renovation of existing commissary building, demolition of rest of existing buildings, plans for ghost kitchen, catering from commercial kitchens and provision of new jobs. Mr. Steadman added that expected investment is between $80-90 million dollars.

Mr. Steadman also addressed comment from the public made during the earlier workshop meeting concerning the broken hydrant; several hard discussions with the Mayor on the matter over the last couple years; FMERA has undertaken other projects that benefitted the Borough for the new municipal complex and they approach it as a two-way street that they work with the Borough. Examples of this were the spaces provided for the police department and DPW departments mentioned by the Mayor.

Mr. Steadman continued the update with an explanation of the plan amendment process, the public comment period, host municipality input and State review and approval. Ms. Kopach further detailed why the plan amendment, while minimal impact, is at time lengthy in order to tie into circulation, infrastructure, land use and environmental or historical impact issues. Mr. Steadman asked the Mayor if there were any other areas he wanted addressed. Mayor Coffey said no, just the 45-day comment period and the ability to comment during it. Mr. Steadman commented that the comments that come in are not *fe de acompli*. They want the comments and if there's something substantive, they want to address it and if necessary amend the plan amendment - its meant to be a give-and-take in order to bring in a development that's positive for all parties.

Additional updates were provided concerning the Fitness Center status with anticipated completion in February 2021 and opening planned for June next year; Squire Hall delays due to funding, PILOT negotiations and COVID impacts but are moving forward with initial opening targeted for Fall 2021; Marina anticipated closing that month or end of year at latest, working through utility easements required for site, stormwater line for 400 area to be preserved; FMERA continues to work remotely as ordered by the State.

Councilman Deerin asked about the gym – was it the original owners from the beginning – was told same primary 3 members but others have joined and highlighted some of the wellness programs and basketball programs planned for next year. Council President Gallo asked about the 400 area.

Mr. Steadman responded initially it was planned for a transit village format but with COVID it may be going in a different direction as people seek more suburban than urban environments, will still provide for the remainder of residential units required to meet the plan; good thing is there are still developers interested just not so much in transit oriented plans. Council President Gallo asked about the marina if there was a 2nd part to their project – build a hall? Ms. Kopach answered, initially they had hoped to add on but in terms of the project they were actually complete but because the Army held on for so long, the marina was actually done once they closed. If they want to do additional improvements they would go through another process but had no requirements to do so. Councilman Tvrdik asked about any interest in the McAfee Center. Mr. Steadman advised they were working with the State on one interested party for a campus and was hoped to go out to bid in the next 60-90 days for RFOTP. Parcel B in Eatontown was first in the next 30-60 days. Councilman Tvrdik asked about what price they were hoping to put it out at and was told the minimal appraisal value was about $18M but would depend on how much acreage was drawn on for the final build out. One challenge was the boundary with Eatontown that goes through the parcel. Council President Gallo asked about the clearing of the trees near the bowling alley. Mr. Steadman advised the army had several dump areas, this being one, that were being managed, capped and carried into the future. The trees needed to be removed in order to move that site forward with the capping. Councilman O'Brien commented that when one drives through from Rt. 35 through Eatontown to Oceanport, the properties look dilapidated and need of maintenance and asked who was ultimately responsible for maintaining those. Mr. Steadman answered some of the sites were under contract but ultimately FMERA was responsible. Because they are on a cash-in, cash-out basis they don't have a lot of funds; they do have an agreement with the County but the funding is limited but they try to hit it a couple of times a year but if there were certain complaints they do try to jump in and cut it back the best they can with the limited resources they had. Councilman O'Brien asked was there a funding mechanism should the cashflow stop. Mr. Steadman stated good question and because they are State, ultimately they are backed by the State. Councilman Keeshen asked about the goal to create jobs by the new developments on the Fort and asked if there were assurances that projects are completed timely. Mr. Steadman answered yes, as the Master Developer they put timeframes within the developer's agreement but they are also ready to accept the unexpected because sometime its worse to make someone do what they can't do and have to retake the property and put it back out versus allowing delays and extensions. So they are built into the agreements but they are flexible with the developers depending on the circumstances. But there are some such as Parcel B in Eatontown and the former shooting range in Tinton Falls where they did have to be tough and pulled out from the agreements.

VII. Consent Agenda:

#2020-228	1.	Resolution authorizing 2020 budget appropriation transfers
#2020-229	2.	Resolution amending the 2020 salary resolution
#2020-230	3.	Resolution to amend 2020 budget for Drunk Driving Enforcement Grant
#2020-231	4.	Resolution authorizing refund due to tax appeal - Block 49, Lot 2
#2020-232	5.	Resolution authorizing a Tax Exemption for Joseph W. Van Sant
#2020-233	6.	Resolution authorizing Tax Sale Redemption #18-00006
#2020-234	7.	Resolution designating Oceanport as a stigma-free community
#2020-235	8.	Resolution renewing SCAT agreement with Monmouth County for 2021
#2020-236	9.	Resolution awarding contract for 2019 Road Program - Main St Phase 3 & Bridgewaters
#2020-237	10.	Resolution awarding contract for 2020 Road Program
#2020-238	11.	Resolution authorizing settlement of costs associated with Hazen Dr Water Main Break
#2020-239	12.	Resolution appointing Bernadette Schikschneit to fill a vacancy in the Clerk's Office

#2020-240 13. Resolution adopting a Information Technology Policy & Cyber Incident Response Plan
#2020-241 14. Resolution authorizing a Shared Services Agreement with Monmouth County to provide CRS Mgmt Software
#2020-242 15. Resolution authorizing a Shared Services Agrmt with County for Flood Warning Program
#2020-243 16. Resolution adopting the updated Multi-Jurisdictional Hazard Plan
#2020-244 17. Resolution adopting a policy for the Protection & Safe Treatment of Minors
18. Receipt & Acceptance of Minutes, Parks & Recreation Committee - August 12, 2020
19. Receipt & Acceptance of Minutes, Historical Committee, Sept. 10, 2020
20. Approval of Fire Department Membership - Frederick Santi
21. Approval of Fire Department Membership, Salvatore LaRosa

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

VIII. Minutes:

1. Mayor & Council - Workshop - Jun 4, 2020 7:00 PM

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

2. Mayor & Council - Workshop - Oct 1, 2020 7:00 PM

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

3. Mayor & Council - Regular Meeting - Oct 15, 2020 7:00 PM

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

IX. Resolutions:

#2020-245 Resolution authorizing payment of BILL LIST 11-05-2020

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

#2020-246 Resolution concerning Fort Monmouth Reuse Plan Amendment #16
Councilman Tvrdik made a motion to adopt the resolution with amendments to include comments as discussed in Workshop which was seconded by Councilwoman Walker.

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

#2020-247 Resolution requesting temporary waiver of 64-34(C) - 17 Springfield Ave *- Added from Workshop*
As the resolution was not previously distributed, Ms. Smith read the resolution in full.

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

X. First Reading Ordinances:

#1030 Introduction of Ordinance Codifying the Land Development Ordinance

Councilman Tvrdik called for the introduction of **"AN ORDINANCE OF THE BOROUGH OF OCEANPORT, COUNTY OF MONMOUTH, STATE OF NEW JERSEY ADOPTING & CODIFYING THE LAND DEVELOPMENT ORDINANCE OF THE BOROUGH OF OCEANPORT"** 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 3, 2020 and to advertise same in accordance with the law, which was seconded by Councilman Keeshen.

RESULT:	**APPROVED OF FIRST READING [UNANIMOUS]**	**Next: 12/3/2020 7:00 PM**
MOVER:	Thomas Tvrdik, Councilman	
SECONDER:	Bryan Keeshen, Councilman	
AYES:	Deerin, Gallo, Keeshen, O'Brien, Tvrdik, Walker	

XI. Committee Reports:

1. Councilman Deerin, Parks and Recreation

   Councilman Deerin reported on items including the success of the Trunk or Treat event; Recreation Committee is in need of volunteers; and reports of lots of garbage being left in the parks especially Blackberry Bay Park and urged residents to respect for borough property.

2. Councilman Gallo, Public Works and Engineering

   Council President Gallo reported meeting with Borough Administrator Donna Phelps, Borough engineer Bill White, and NJ American Water regarding planned infrastructure improvements; work is expected to begin November 9, 2020 on Gooseneck Point Road, Shore Road, and Blackberry Drive. NJ American Water was to send mailers; and the Borough will do a reverse 911 call, information is also posted on Borough website. NJ American water has advised they are going to keep noise to a minimum and any damage to residents' property will be addressed. Bids received and contract approved tonight to complete the 2019 road program - Main Street Phase #3 and 2020 road program awarded as well for Comanche Drive Phase I and several other roadways. The improvements to the intersection of Main Street and Oceanport Ave are waiting on county to receive light stanchions and plans are to re-pave by Thanksgiving. Wished everyone a safe and healthy Thanksgiving.

3. Councilman Keeshen, Public Safety

   Councilman Keeshen reported on items including tour of the new Police Station is nearly completed and Eatontown will be delivering donated rescue truck shortly; also First Aid sending out fundraiser mailer and encouraged residents for their support.

4. Councilman O'Brien, Finance and Administration

   Councilman O'Brien reported that they are continuing to explore shared services and may potentially lead to some new relationships with municipalities; work continues on building organizational chart; job descriptions and possible hiring of new positions for the Borough; Wished everyone Happy Thanksgiving and congratulated Councilman Gallo and Councilman Keeshan on a successful campaign and relection.

5. Councilman Tvrdik, Planning and Development Liaison

   Councilman Tvrdik reported on items including an extra meeting by our planning/zoning board, just to get ahead of the applications coming in. As you heard, we had Plan Amendment 16 come through for Barker Circle and the nurse's quarters coming up next. Jail cells are being shipped 11/9/20. Walked through police building and just punch list items remain. Spoke with Mayor regarding maybe a tour for public to see building in the beginning of December. Wished everyone a Happy Thanksgiving and congratulated Councilman Gallo and Councilman Keeshan on reelection, looks forward to continue working with them; welcomed the 2 new volunteer firefighters.

6. Councilwoman Walker, Health and Human Services Liaison

   Councilwoman Walker reported on items including improvements at school – installation of plexiglass barriers due to a super successful campaign by the PTO and the generosity of Oceanport residents. It looks like more than two thirds of the barriers were covered via donations. The plan to open Wolf Hill as scheduled on November 9th, for four half days a week, Wednesday will be a virtual day for deep cleaning. They will remain virtual at Maple until at least November 13th, but they're working towards moving to a model, to the live stream format for the virtual learning. The superintendent search is ongoing. This should have some significant news report about that soon. I think, at the regular November board meeting, there is a special meeting. This upcoming Wednesday, November 11th, at 6 30, which will be for the purpose of an executive session, related to the Superintendent search. Wished everyone Happy Thanksgiving.

XII. Petitions from the public: Council President Gallo opened the meeting to petitions from the public. Public was advised to click button on "raise hand" to want to speak, email to public.comments@oceanportboro.com or call the meeting line at 732.272.8337.

While waiting for the public to respond, Councilman Tvrdik extended condolences for the Jolene Family and partner Karen Long who regularly attended the meetings and will be missed.

As no one from the public presented, Council President Gallo closed that portion of the meeting.

XIII. Adjournment: As there was no further business, the meeting was adjourned at 9:32 PM on a motion by Councilwoman Walker, seconded by Councilman Tvrdik and approved by Council.

Respectfully submitted,

Jeanne Smith
BOROUGH CLERK

RESOLUTION OF THE BOROUGH OF OCEANPORT
AUTHORIZING 2020 BUDGET APPROPRIATION TRANSFERS

Resolution #2020-261
12/17/20

WHEREAS, it shall become necessary to expend for some of the purposes specified in the Budget an excess of the respective sums appropriated, and

WHEREAS, there is an excess in one or more appropriations over and above the amount deemed necessary to fulfill the purposes of such appropriations, and

WHEREAS, the transfers about to be authorized do not affect an appropriation to which or from which transfers are prohibited under the statutes.

NOW, THEREFORE, BE IT RESOLVED the following transfers between appropriations be authorized pursuant to N.J.S.A. 40A:4-58:

BUDGET TRANSFERS - 12/17

FROM:		**AMOUNT**	**ACCOUNT**
	Electricity	$ (5,000.00)	01-201-31-430-201
	Water/Sewer	$ (5,000.00)	01-201-31-430-204
	Gasoline & Oil	$ (10,000.00)	01-201-31-430-208
	Municipal Court OE	$ (20,000.00)	01-201-43-490-200
		$ (40,000.00)	
TO:	Public Buildings & Grounds	$ 15,000.00	01-201-26-310-200
	Sanitation & Dumping Fees	$ 25,000.00	01-201-31-465-200
		$ 40,000.00	

BE IT FURTHUR RESOLVED that a copy of this resolution be filed forthwith with the Borough's Chief Financial Officer.

I certify that the foregoing Resolution #2020-261 was adopted by the Oceanport Governing Body at the Regular Meeting held December 17, 2020

_____
JEANNE SMITH, RMC
BOROUGH CLERK

RESOLUTION OF THE BOROUGH OF OCEANPORT
AUTHORIZING PAYMENT OF BILL LIST FOR
DECEMBER 17, 2020

Resolution #2020-262
12/17/20

WHEREAS, the Governing Body has considered the payment of said bills as set forth on the bill list at its public meeting of December 17, 2020.

BE IT RESOLVED, by the Mayor and Council that the bills be paid as on the attached bill list dated December 17, 2020 totaling $2,327,104.49.

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

I certify that the foregoing Resolution #2020-262 was adopted by the Oceanport Governing Body at the Regular Meeting held December 17, 2020

JEANNE SMITH, RMC
BOROUGH CLERK

RESOLUTION OF THE BOROUGH OF OCEANPORT
ESTABLISHING A TEMPORARY BUDGET - 2021 DEBT SERVICE

Resolution #2020-263
12/17/20

WHEREAS, N.J.S.A. 40A:4-19 provides authority for appropriating in a temporary resolution the permanent debt service requirements for the coming fiscal year; and,

WHEREAS, a temporary budget for calendar year 2021 is scheduled to be adopted at the reorganization meeting of the Borough of Oceanport on January 7, 2021, and,

WHEREAS, the Borough has a debt payment that must be made prior to the adoption of the temporary budget, and

WHEREAS, the principal and interest will be due on January 1, 2021; and,

WHEREAS, the total emergency temporary appropriations adopted for the year 2021 pursuant to the provisions of N.J.S.A. 40A:4-19 included in this resolution total $97,374.99

NOW, **THEREFORE, BE IT RESOLVED** that following appropriations be made to cover debt service from January 1 through January 7, 2021 for the Borough of Oceanport.

DEBT SERVICE -	
Payment of Bonds	$ 95,000.00
Interest on Bonds	$ 2,375.00
Less funds on deposit	$ (.01)
	$ 97,374.99

I certify that the foregoing Resolution #2020-263 was adopted by the Oceanport Governing Body at the Regular Meeting held December 17, 2020

_____
JEANNE SMITH, RMC
BOROUGH CLERK

**RESOLUTION OF THE BOROUGH OF OCEANPORT
REQUESTING APPROVAL OF THE DIRECTOR OF THE DIVISION OF LOCAL GOVERNMENT SERVICES AMENDING THE 2020 MUNICIPAL BUDGET PER N.J.S.A. 40A:4-87 FOR DRUNK DRIVING ENFORCEMENT FUND**

Resolution #2020-264
12/17/20

WHEREAS, N.J.S.40A:4-87 provides that the Director of the Division of Local Government Services may approve the insertion of any special item of revenue in the budget of any county or municipality when such item shall have been made available by law and the amount thereof was not determined at the time of the adoption of the budget; and

WHEREAS, said Director may also approve the insertion of any item of appropriation for equal amount,

NOW, THEREFORE, BE IT RESOLVED that the Mayor and Council of the Borough of Oceanport hereby request the Director of the Division of Local Government Services to approve the insertion of an item of revenue in the budget of the year 2020 in the sum of $220.00 for 11/7/2020 DWI which item is now available as a revenue from Drunk Driving Enforcement Fund pursuant to the provisions of statute; and

BE IT FURTHER RESOLVED, that a like sum of $220.00 be and the same is hereby appropriated under the caption of Drunk Driving Enforcement Fund, $220.00.

BE IT FURTHER RESOLVED, that the Chief Financial Officer file this resolution electronically with the Division of Local Government Services.

I certify that the foregoing Resolution #2020-264 was adopted by the Oceanport Governing Body at the Regular Meeting held December 17, 2020

_____
JEANNE SMITH, RMC
BOROUGH CLERK

COUNTY OF MONMOUTH
FREEHOLD, N.J. 07728-1256

REMITTANCE ADVICE

Vendor: OCE00017 BOROUGH OF OCEANPORT PD
PO: 20-77983 DESC: 11/7/2020 DWI SVCS;C.PETRILLO 220.00
INV: C.PETRILLO DWI AMT: 220.00

Check Date: 11/24/20 Check Amount: $********220.00

RECEIVED

BOROUGH OF OCEANPORT
By: _____

THE ATTACHED CHECK IS IN PAYMENT OF INVOICES LIST PLEASE DETACH FOR YOUR RECORDS

****
* *
* CHECKS THAT ARE $10,000 AND ABOVE WILL BE RETURNED BY THE BANK IF THEY ARE NOT PROPERLY ENDORSED. *
* *
****

TO REMOVE LIFT CHECK, FOLD, CREASE AND TEAR ALONG PERFORATION

COUNTY OF MONMOUTH
FREEHOLD, N.J. 07728-1256

REMITTANCE ADVICE

Vendor: 00418200 BOROUGH OF OCEANPORT
PO: 20-78013 DESC: POLLING PLACE RENTAL 200.00
INV: 11/3/2020 AMT: 200.00

Check Date: 11/24/20 Check Amount: $********200.00

RECEIVED

BOROUGH OF OCEANPORT
By: _____

THE ATTACHED CHECK IS IN PAYMENT OF INVOICES LIST PLEASE DETACH FOR YOUR RECORDS

****
* *
* CHECKS THAT ARE $10,000 AND ABOVE WILL BE RETURNED BY THE BANK IF THEY ARE NOT PROPERLY ENDORSED. *
* *
****

TO REMOVE LIFT CHECK, FOLD, CREASE AND TEAR ALONG PERFORATION

RESOLUTION OF THE BOROUGH OF OCEANPORT AWARDING A NON-FAIR AND OPEN CONTRACT FOR AN EMERGENCY GENERATOR BETWEEN COOPER POWER SYSTEMS AND THE BOROUGH OF OCEANPORT

Resolution #2020-265
12/17/20

WHEREAS, the Borough of Oceanport has a need to replace the emergency generator at the Port Au Peck Firehouse by means of a non-fair and open contract pursuant to the provisions of N.J.S.A. 19:44A-20.B; and,

WHEREAS, two quotes were received; and

WHEREAS, Cooper Power Systems submitted a proposal dated December 11, 2020 to provide those services at a cost of $26,535.00; and

WHEREAS, it is recommended by the Borough's Qualified Purchasing Agent to award the contract by means of a non- fair and open process, per N.J.S.A. 19:44A-20.4 et seq.; and

WHEREAS, this contract is being awarded in accordance with the requirements of the New Jersey "Pay-to-Play" Law, N.J.S.A 19:44A-20.5 et seq.; and

WHEREAS, Cooper Power Systems has completed and submitted a Business Entity Disclosure Certification certifying that it has not made any reportable contributions to any political or candidate committee in the Borough of Oceanport in the previous one-year period, and the subject contract will prohibit said corporation from making any reportable contributions during the term of this contract,

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Oceanport, in the County of Monmouth, that Cooper Power Systems is hereby awarded a contract to provide for a Kohler Generator and accessories for the replacement of the emergency generator at the Port Au Peck Firehouse for a total cost of $26,535.00.

BE IT FURTHER RESOLVED that the Chief Financial Officer has certified that funds are available in Account number _____ of the 2020 municipal budget.

BE IT FURTHER RESOLVED that notice shall be published in the official newspaper of the Borough stating the nature, duration, service and amount of the contract and that copies of this resolution and the contract are on file and available for inspection in the office of the Borough Clerk.

CERTIFICATION OF FUNDS

As required by N.J.A.C. 5:34-5.1 et. seq., I, Catherine D. LaPorta, Chief Financial Officer of the Borough of Oceanport, hereby certify sufficient funds are available in Account # **01-201-26-310-252-5** not to exceed $26,535.00 for the purposes stated herein.

Catherine D. LaPorta, CFO

I certify that the foregoing Resolution #2020-265 was adopted by the Oceanport Governing Body at the Regular Meeting held December 17, 2020

JEANNE SMITH, RMC

BOROUGH CLERK

COOPER POWER SYSTEMS
a division of cooperelectric

Sales. Service. Rentals.
42 Cindy Lane, Ocean NJ 07712
cooper-electric.com * coopergenerators.com

Date: December 11, 2020
Attn: Estimating
Subject: Equipment Proposal

FOLIO # 49673NJ
Project: Port au Peck Chemical and Hose

Cooper Electric is pleased to offer the following quotation for **Kohler Generators** and accessories for the above referenced project

GENERATOR SET MODEL: 80REOZJF

- Standby Rated 83 kW, 120/208 volt, three phase, 4 wire, 60 Hz, 1800 RPM
- 4R9X Alternator, PMG, 288 amps
- FUEL**:** Diesel

- **CONTROLLER: APM402**
  - Auto start/stop
  - 2 input/ 5 output module
  - RS-485 Modbus port
  - Digital display and pushbutton/rotary selector dial to provide easy local access to data
  - Measurements selectable in metric or English units
  - Scrolling display shows critical data at a glance
  - Digital display of power metering kW and kVA
  - Integrated hybrid voltage regulator providing ±0.5% regulation
  - Time delay engine cooldown
  - Overvoltage protection
  - Built-in alternator thermal overload protection
  - Status indicators:
    - Generator switch not in auto
    - System ready
  - Alarm indicating lights
    - Battery charger failure
    - Fuel, low level or pressure
    - Low oil pressure
    - Low engine temperature
    - High engine temperature
    - High battery voltage
    - Low battery voltage
  - Shutdown indicator lights:
    - Emergency stop
    - Low coolant level
    - Overcrank
    - Overspeed
    - High engine temperature
    - Low oil pressure

- **COOLING SYSTEM ACCESSORIES**
  - Jacket water heater – 1500W, 120V, single phase
  - Standard duty air intake
  - Unit mounted Radiator 50 degree C
  - Radiator drain valve

- **Steel Sound Attenuating Weather Protective Enclosure**
  - Internal mounted critical silencer and flexible exhaust connector
  - Skid Mounted, steel construction with hinged doors.
  - Lockable, flush-mounted door latches.
  - Fade, scratch and corrosion resistant finish.
  - Sound Attenuated: 69 dB(A) @ 23' in a free-field environment

- **EXHAUST SYSTEM**
  - Critical grade exhaust silencer
  - Flexible exhaust connection

- **ENGINE ELECTRICAL ACCESSORIES**
  - Battery Charger – 6 amp
  - 12 volt lead acid starting battery
  - Battery Rack & Cables
  - Generator strip heater

- **CIRCUIT BREAKER**
  - 300 amp, 80% rated, thermal magnetic trip, one auxiliary contact

- **ENGINE AND GENERATOR ACCESSORIES**
  - One set of operation and maintenance manuals
  - Lube oil & coolant installed
  - Electronic isochronous governor
  - Run relay, dry contact
  - Local emergency stop button

- **Fuel Tank Base:**
  - UL142 Listed Double Wall
  - 24- Hour Supply
    - 209 gallons
  - Mechanical Fuel Gauge
  - Low Level and Leak Detection Float Switches
  - Extended Fill with Lockable Cap
  - Flexible Fuel Line

- **Steel Base Frame Assembly:**
  - Carbon Steel Base Assembly
  - Conduit access stub up area below breaker package
  - 6 or 8 point lift lug
  - (2) Ground lugs at either end of the base (external)
  - Vibration Isolators

- **AUTOMATIC TRANSFER SWITCH (shipped loose, install by other than Cooper)**
  - Qty (1) 400 amp, 3 pole, 208 volt, Standard Transition, three phase, 4 wire, 60Hz, solid neutral, furnished in a NEMA 1 enclosure

- **WARRANTY**
  - Genset: One - year warranty
  - ATS: One - year warranty
  - Warranty period for equipment begins upon completion of Startup Service, or 18 months from ship date, whichever occurs first.

- **TESTING**
  - 0.8PF Factory Test with report

- **LABOR**
  - Start up and alarm verification by a certified trained technician same day

TOTAL NET COST…$ 26,535.00 (tax not included)
FOB Factory, with freight allowed to first destination. Offloading by other than Cooper.

Notes:

1. The Proposal is based on collaboration with the Customer and is limited to the listed Bill of Materials.
   a. Drawings: none provided
   b. Specification Sections: none provided
2. Note: Warranty period for equipment begins upon completion of Startup Service, or 18 months from ship date, whichever occurs first. If warranty is to begin upon project completion, please coordinate startup date accordingly.
3. Note: COVID-19 has impacted and is expected to continue to impact all levels of the supply chain for the foreseeable future. The resulting product shortages, manufacturing delays, increased lead times and costs, shelter-in-place orders, border closures, and reallocations of supply by national, local, and foreign governments, among others, are all unforeseeable events outside of our control. Moreover, the ultimate duration and scope of these and other still unknown effects remain unclear. Accordingly, we must treat this pandemic as a force majeure event, which means that, for example, prior approaches, terms, conditions, commitments, and/or schedules, among others, may in certain circumstances require adjustment as we work together to navigate and mitigate the effects of this pandemic.

Respectfully,

Harold Besmanoff
Industrial Sales Engineer
Cooper Power Systems
(732) 481-4625
Harold.Besmanoff@cooper-electric.com

Folio # 49673NJ

COOPER POWER SYSTEMS (CPS)
TERMS AND CONDITONS OF SALE

1. If plans and specifications are not provided, CPS' proposal is limited to the Bill of Materials listed.
2. All Permits and Code Compliance (e.g. noise, plumbing, and/or electrical) is the responsibility of the Customer and/or installer.
3. The estimated dates for material completion and/or delivery are estimates only and are subject to change due to market conditions. CPS is not responsible for changes in factory lead times or any associated costs resulting from lead time changes.
4. Neither CPS nor its suppliers are responsible for any Liquidated Damages or costs for rental generators which may be incurred by the customer due to lead time changes or equipment warranty issues.
5. Material will ship direct from the manufacturer to Customer's designated shipping address via Common Carrier in a closed top truck – unless otherwise specified at the time the order is placed. Freight terms for orders shipped from the manufacturer are FOB Factory. Title to the equipment will transfer to the Customer at the time of shipment from the manufacturer. Obtaining weights for lifting/rigging and the offloading/rigging of material is the responsibility of the customer.
6. In the event material is re-consigned to an address other than the address on the order and the manufacturer or the Common Carrier assesses re-consignment charges, these additional fees will be the responsibility of the customer.
7. All Industrial and Commercial equipment is non-cancellable once released for production.
8. Prices do not include federal, state, or local sales, use, property, or excise taxes. If any such taxes are imposed, CPS will bill them at time of invoicing as a separate charge item. If the Customer or the Project is exempt from Sales Tax, the appropriate Tax Exempt Certificate must be provided at the time the order is placed or released.
9. If the Project is Bonded, copies of the Bond must be provided at the time the order is placed or released.
10. CPS is not responsible for the installation of any equipment or loose parts, such as silencers or housing hoods.
11. Providing fuel for the generator is the responsibility of the customer.
12. For Customers who have an established line of credit with Cooper Electric Supply Co. (CESCO), full and final payment is due and payable thirty (30) days after delivery or prior to the start-up of the generator – whichever occurs first. Jobsite services and warranty will not be provided until payment is received.
13. For Customers on a Cash Basis, all orders must be accompanied by a deposit payment of 50%. No material will be shipped or delivered unless all invoices are paid in full. If a COD delivery is scheduled, payment must be in the form of a Certified/Bank Check. COD orders shipping direct from the manufacturer must be paid in full at least 30 days prior to the scheduled shipping date from the factory.
14. Retainages are not permitted.
15. The pricing included with this proposal is valid for 30 days from the date of this quotation.
16. All rights and liabilities hereunder shall be determined in accordance with New Jersey laws.
17. Warranty period for equipment begins upon completion of Startup Service, or 18 months from ship date, whichever occurs first

Accepted By:

Signature: _____

Print Name: _____

Date: _____

BLUE STAR
Power Systems Inc.

Sales Quote

Quote Date:	**9/9/2020 12:03:00 PM**
Quote Number:	**0059341-1**
Project Title:	**Oceanport Fire 433 Myrtle ave**
Prepared for	**R & J Control Inc.**

Unit Model	**PD100-01**	**Standby / Prime**	**Emergency Stationary Standby**
kWe Rating	**100 kWe**	**UL 2200 Listed**	**Yes**
Fuel	**Diesel**	**CSA Approved**	**Yes**
EPA	**Tier 3**	**Paint Color**	**Gray**

Engine Model:	Perkins 1104D-E44TAG2 100kW Standby Power Rating at 1800 RPM Governor - Electronic Isochronous
Voltage:	208/120V 3 Phase 60 Hz 0.8 PF
Gen Model:	Marathon 363CSL1607 12 Lead Wired 208V 3 Phase Low Wye 80°C Rise Over 40°C Ambient
Voltage Regulator:	Marathon SE350 Automatic Voltage Regulator
Control Panel:	Blue Star DGC-2020 Microprocessor Based Gen-Set Controller Mounted Facing Left from Generator End (Unless Specified Otherwise) Standard Features: Low Oil Pressure, High Coolant Temp, Overspeed, Overcrank Shutdowns Emergency Stop Pushbutton, Audible Alarm Buzzer with Silencing Switch Optional Features Include: Generator Protection (Undervoltage, Overvoltage, Underfrequency, Overfrequency, Overcurrent),15 Contact Outputs, RS-485 Communications
Control Panel Options:	Low Water Level Sensor with Shutdown
Unit Color:	Gray
Enclosure:	Level 2 (Weather Proof Enclosure with Foam) Powder Coated 14 Gauge Steel Rugged and Durable 200 MPH Wind Rated Enclosure Pitched Roof for Increased Structural Integrity and Improved Watershed Punched Intake with Baffle and Punched Exhaust Openings Keyed Alike Lockable Doors with Draw Down Latches and Stainless Steel Component Hinges Additional 1.5” Thick Polydamp Type D Acoustical Foam (PAF) Formed Steel Base with Mounting and Lifting Holes Includes Vibration Mounts to Isolate Unit from Base Rail
Sound Attenuation Foam:	Sound Attenuation Installed in Enclosure
Enclosure Options:	Gravity Exhaust Louver Mounted
Cooling:	Unit Mounted Radiator (50°C Ambient)
Oil Drain Extension:	Plumbed to Bulkhead Fitting in Base
Mainline Breaker:	350 Amp 3 Pole 240 Volt Breaker Mounted & Wired in a NEMA 1 Enclosure
Jacket Water Heater:	Engine Block Heater 1500W 120VAC Rated for -20°F Heater Installed with Isolation Valves and Wired to Terminal
Air Cleaner:	Dry Single Stage
Air Restrictor Indicator:	Installed in Air Filtration System
Silencer:	Critical Grade Compact (CPJ Series) Silencer Mounted to Engine
Battery:	12 Volt System with Rack and Cables
Battery Charger:	12 Volt 6 Amp Mounted and Wired to Terminal

Fuel Tank:	48 Hour / 500 Gallon UL 142 Listed Sub-Base Fuel Tank with Stub-up Area Double Wall Construction with Secondary Containment Standard Includes: Supply & Return Connections, Fuel Level Gauge, Fuel Leak Switch and Fill & Vent Plumbing
Factory Test:	Standard Commercial Testing Includes: Verification of Alarm Shutdowns, Voltage Settings, Block Loading to Rated kWe and PF
Owner's Manual:	Print Copy (Qty 1)
Warranty:	2 Year / 2000 Hour Limited

Notes:

Additional Options (Not Included in Price):

Unit Price (QTY 1)	**$27,208.50**
Freight	**$2,000.00**
Installation	**$8,500.00**
Startup	**Not Included**
Sales Tax	**To Be Determined**

Total Price **37,708.50**

Payment Terms:	Due Upon Receipt
Lead Time:	10-12 Weeks (Contingent on component availability)

Terms & Conditions

- This quote is valid for a period of 30 days.
- This proposal is our interpretation of your requirement. It includes only the items listed on this quotation. Should there be other requirements or specifications, we will re-quote accordingly.
- Units are shipped wet to include lube oil and 50/50 water and antifreeze mix unless otherwise noted in this quotation.
- All extended piping, wiring, or other than listed above is performed by “others”.
- Seller is not quoting, offloading, job site startup, personnel instructions, field testing, or unit installation.
- Quoted prices include normal testing, packaging, and instructional literature.
- It is the distributor/purchaser and end user’s responsibility to ensure that this equipment is operated in accordance with all applicable local, state, and federal laws and regulations governing the use and operation of this equipment.

Distributor Terms & Conditions

ORDINANCE #1031

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

WHEREAS, the Borough of Oceanport, in the County of Monmouth, State of New Jersey (the "Borough"), wishes to undertake the acquisition and installation, as applicable, of a radio tower and associated equipment at the municipal complex; and

WHEREAS, the cost of said improvements or purposes is estimated to be $91,998; and

WHEREAS, the Borough desires to authorize the appropriation and expenditure of $91,998 from monies received from the Sports Wagering Economic Development Authority Program of the State of New Jersey to undertake said improvements.

BE IT ORDAINED AND ENACTED BY THE BOROUGH COUNCIL OF THE BOROUGH OF OCEANPORT, IN THE COUNTY OF MONMOUTH, STATE OF NEW JERSEY (a majority of the full membership thereof affirmatively concurring)**, AS FOLLOWS**:

SECTION 1. The capital improvements or purposes described below are hereby authorized as general capital improvements to be undertaken by the Borough. For the said improvements or purposes, there is hereby appropriated the amount of $91,998 from monies received from the Sports Wagering Economic Development Authority Program of the State of New Jersey.

SECTION 2. The capital improvements or purposes hereby authorized are the acquisition and installation, as applicable, of a radio tower and associated equipment at the municipal complex; and also including all engineering and design work, construction planning, preparation of plans and specifications, permits, bid documents, inspections and contract administration; and all work, materials, equipment, labor and appurtenance necessary therefor or incidental thereto. All expenditures for such improvements or purposes shall comply with Local Public Contracts Law N.J.S.A. 40A:11-1, et. seq.

SECTION 3. The expenditures for the improvements or purposes set forth in Section 2 hereof are hereby authorized and approved. The Mayor, the Clerk, the Chief Financial Officer or any other official/officer of the Borough is each hereby authorized and directed to execute, deliver and perform any

agreement to undertake the improvements or purposes set forth herein and to effectuate the transaction contemplated hereby.

SECTION 4. The capital budget of the Borough is hereby amended to conform with the provisions of this capital ordinance to the extent of any inconsistency herewith and a resolution in the form promulgated by the Local Finance Board showing full detail of the amended capital budget and capital programs as approved by the Director of the Division of Local Government Services, New Jersey Department of Community Affairs is on file in the Office of the Clerk and is available for public inspection.

SECTION 5. This ordinance shall take effect immediately after final adoption and approval by the Mayor as described in N.J.S.A. 40:49-2

APPROVED ON FIRST READING
DATED:

JEANNE SMITH
Clerk of the Borough of Oceanport

ADOPTED ON SECOND READING
DATED: December 17, 2020

JEANNE SMITH
Clerk of the Borough of Oceanport

APPROVAL BY THE MAYOR ON THIS _____DAY OF _____.

JOHN F. COFFEY, II
Mayor