



BOROUGH OF OCEANPORT

MAYOR & COUNCIL

MINUTES • DECEMBER 17, 2020

Regular Meeting

REMOTE/VIRTUAL

7:00 PM

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

- I. **Call to Order:** Mayor Coffey called the meeting to order at 7PM
- II. **Statement of Compliance with Open Public Meetings Act:** This meeting further complies with the Open Public Meetings Act by adequate notification on November 2, 2020 of this virtual/remote meeting and its location, date and time to the Asbury Park Press and the Star Ledger and by the posting of same on the municipal bulletin board and Borough's Web Site. This meeting is also being broadcast on the Borough's Local Public Access Channel, Verizon FIOS Channel 28. Mayor Coffey then read the virtual/remote meeting advisory advising the public how to attend and participate during public portions of the meeting
- III. **Flag Salute:** Mayor Coffey led attendees and members of the Council in the flag salute.
- IV. **Invocation:** Due to a technical issue, there was no invocation by Borough Chaplain Deerin

V. **Roll Call:**

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

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

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

VIII. Clerk's Report:

1. Online Payments

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

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

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

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

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

X. Minutes:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

XII. Second Reading Ordinances:

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

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

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

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

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

XIII. Committee Reports:

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

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

XIV. Mayor Coffey's Report:

1. Fort Monmouth - Allison Hall Parcel - Request for Determination of an Area in Need of Rehabilitation
Mayor Coffey gave a brief explanation of the intent of Oceanport residents who were under contract to purchase the site and part of the process to redevelop and seek a PILOT, whether granted by the Borough or not, was the first step of an investigation by the Planning Board that the area has a need of rehabilitation and invited Borough Redevelopment Attorney Matt Jessup to speak with more particulars. Mr. Jessup provided details on the process which was similar to the one done for the NJ university site done last year; explained the various steps and responsibilities by the Planning Board, study and report preparation, public hearing and recommendation back to the Governing Body. Mayor Coffey invited questions from the Council for which there were none.
Mayor Coffey's reported and commented on items including the loss of volunteers Mike MacStudy and Joe Centanni. He recounted the many accolades of Mike MacStudy's service to the Borough and the sports organizations and the countless hours he spent maintaining the Borough's fields for baseball; he has done so much for Oceanport that has gone unrecognized, his success as a coach for kid's baseball and overall a fabulous guy. Mayor Coffey also recognized Gina Mellish, an Oceanport Resident, who was named Miss New Jersey and reached 10th place in the Miss USA contest and what an accomplishment. Mayor Coffey also commented on the DPW work to make roads safe over this last storm; met with volunteers of OEM in

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

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

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

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

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

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

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

Respectfully submitted,

Jeanne Smith
BOROUGH CLERK