

REGULAR MEETING MINUTES

Oceanport, New Jersey
September 19, 2013

The Regular Meeting of the Oceanport Mayor and Council was called to order on September 19, 2013 at 7:20 P.M. with the Statement of Compliance with the Open Public Meetings Act given by Council President Irace.

"Adequate notice of this meeting has been provided by notice to the Asbury Park Press and The Link News on January 8, 2013, and by the posting of same on the municipal bulletin board and Borough Web Site."

PLEDGE OF ALLEGIANCE: Council President Irace led the audience and members of the Council in the flag salute.

MEMBERS PRESENT: Councilpersons Bertekap, Gallo, Ibex, Irace, Johnson, Kahle and Mayor Mahon (entered 7:38 p.m.)

OFFICIALS PRESENT: Administrator Philip D. Huhn, Borough Clerk, Jeanne Smith, Borough Engineer, William White and Attorney Christopher Ackerman for Borough Attorney, John O. Bennett, III

CONSENT AGENDA: The Clerk stated there were 9 items on the consent agenda and asked for a motion. Councilman Ibex made a motion to approve the consent agenda which was seconded by Councilwoman Kahle and approved by Council.

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| R-13-135 | 1. Resolution authorizing the payment of bills. |
| R-13-136 | 2. Resolution authorizing a Tax Refund Due to Appeal Block 41, Lot 7 |
| R-13-137 | 3. Resolution awarding contract for Specialized Architectural Services to L+C Design |
| R-13-138 | 4. Resolution authorizing NJDOT Grant Application for Port-Au-Peck Ave. Phase 4 |
| R-13-139 | 5. Resolution authorizing NJDOT Grant Application for Port-Au-Peck Ave. Phase 5 |
| | 6. Approval of Executive Session Minutes 08-15-2013 |
| | 7. Approval of Workshop Meeting Minutes 09-05-2013 |
| | 8. Approval of Regular Meeting Minutes 09-05-2013 |
| | 9. Approval of Executive Session Minutes 09-05-2013 |

ADMINISTRATOR'S REPORT: Mr. Huhn stated his items were for Executive Session.

COMMITTEES:

COUNCILMAN BERTEKAP: Councilman Bertekap reported that there was a vacancy on the Recreation Committee. They are looking for a member of public to join.

COUNCILMAN GALLO: Councilman Gallo had no Report

COUNCILMAN IBEX: Councilman Ibex had no Report

COUNCILMAN IRACE: Councilman Irace had no Report

COUNCILMAN JOHNSON:

1. Introduction of An Ordinance Adopting the 2012 International Property Maintenance Code

Councilman Johnson called for the introduction of an Ordinance adopting the 2012 International Property Maintenance code and then asked the Clerk to read the proposed Ordinance by title only, after

which Councilman Johnson asked for a motion to approve the Ordinance upon first reading and to hold the public hearing on the proposed ordinance at the Council meeting of October 3, 2013 and to advertise same in accordance with the law. Motion by Councilman Ibex, seconded by Councilwoman Kahle and approved by council

The Clerk called roll:

AYES: Bertekap, Gallo, Ibex, Irace, Johnson, Kahle
NAYES: None
ABSTAIN: None

The Clerk stated that the motion carried.

Councilman Johnson then reported that he attended the Two Rivers Mayors' meeting with Mayor Mahon that afternoon. FMERA was there and made a presentation regarding what's happening. As far as Oceanport was concerned, there are 53 families still living in the FEMA housing on the West Side of the fort whose 18 month lease with FEMA expiring on May 1, 2014. Councilman Johnson also advised that there would be a public bus tour of Fort Monmouth on October 29th with details available at fortmonmouthredevelopment.com.

COUNCILWOMAN KAHLE: Councilwoman Kahle had no report but added that the Fort Monmouth Bus tour would leave at 10 a.m. and was limited to 60 members of the public.

Councilman Irace stated that the Developer from Oceanport Village Center was expected to speak during the public portion of the meeting. Councilman Irace asked for a motion to recess until the Guest arrived. Council recessed at 7:25 p.m. on a motion by Councilman Ibex, seconded by Councilman Gallo and approved by Council.

Meeting resumed 7:38 p.m. with all Governing Body members present.

Mayor Mahon acknowledged Vic Gourkanti, Developer of the Oceanport Village Center whom provided an update for Mayor and Council on the progress of the center's construction, that work was approximately 50% done and expected completion early in 2014 with a drop dead date for his builder being March 30th.

Mayor Mahon asked how they are managing tenant occupancy both residential and retail side. Mr. Gourkanti responded that they have not yet hired a real estate company but was receiving solicitations which are being handled by the attorney. As far as retail occupants of the center, there was no specific marketing campaign with most inquiries by word of mouth. Mr. Gourkanti advised he could be reached through the trailer on site. Mr. Gourkanti expects that there will be both bank space and maybe a convenience store. He has been working on with perspective tenants for the bank space and has had discussions with 2 banks; Two River Community Bank and Rumson Fair Have which is currently in town and in the process of merging with another financial institution. Additionally, he had been contacted by a couple of convenience stores, a couple of independents and one national chain namely, 7-Eleven. And that there was no specific restaurant plans to date. Mr. Gourkanti's stated that it was his primary objective to keep it a neighborhood shopping plaza. As for the residential component, he was in discussions with 2 persons experienced with affordable housing to handle that aspect. When asked how many units Mr. Gourkanti advised there were 36 total units of which 18 are 1 bedroom, 9 are 2 bedrooms and 9 are 3 bedrooms with 9 units designated for affordable housing.

Mayor Mahon thanked Mr. Gourkanti for attending that evening and then opened the meeting for anyone from the public who wished to be heard.

PUBLIC:

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

Bill List Summary: Ad Hoc \$247.77 Capital Trust \$44,600.00 Dog Registry \$14.40 Escrow Trust \$237.50 Open Space Trust \$2,094.97 2012 Vouchers Paid \$333,505.29 2012 Vouchers Paid this Meeting \$2,325.00 Total 2012 Vouchers Paid \$335,830.29 2013 Vouchers Paid \$18,106,980.96 2013 Vouchers Paid this Meeting \$514,556.38 Total 2013 Vouchers Paid \$18,621,537.34

At 7:50 p.m. the Clerk read a Resolution authorizing the meeting to enter Executive Session for the purposes of land acquisition, litigation and contract negotiations, on a motion made by Councilman Ibex and seconded by Councilwoman Kahle and approved by Council.

At 8:43 p.m. the Council returned from Executive Session and re-opened the Regular Meeting on a motion by Councilman Johnson which was seconded by Councilman Ibex and approved by Council.

As there was no further business, the meeting was adjourned at 8:44 p.m. on a motion by Councilman Irace, which was seconded by Councilman Ibex and approved by Council.

Respectfully submitted,



JEANNE SMITH
BOROUGH CLERK