



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