



BOROUGH OF OCEANPORT

MAYOR & COUNCIL

MINUTES • AUGUST 17, 2023

Workshop

Clement V. Sommers Municipal Building

7:00 PM

910 Oceanport Way, 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 adequate and electronic notification on January 5, 2023 of this meeting and its location, date and time to the Asbury Park Press and Two River Times and by the posting of same on the municipal bulletin board and Borough's Web Site.
- III. **Flag Salute, Statement to the Public:** Mayor Coffey led attendees and members of the Council in the flag salute.

IV. **Roll Call:**

Attendee Name	Title	Status
Jay Coffey	Mayor	Present
William Deerin	Councilman	Present
Richard Gallo	Councilman	Present
Bryan Keeshen	Councilman	Present
Michael O'Brien	Councilman	Present
Keith Salnick	Councilman	Absent
Thomas Tvrdik	Councilman	Present
Jeanne Smith	Borough Clerk	Present
Andrew Bayer	Board Attorney	Present
Donna M. Phelps	Administrator	Present
Catherine D. LaPorta	Chief Financial Officer	Present

V. **Clerk's Report:**

- Receipt of 2022 annual audit - Ms. Smith advised that she was in receipt of the 2022 Audit which had no recommendations. Audit will be distributed by email - please review for the minimum requirements for the September meetings.

Old Business:

1. An Ordinance Amending Chapter 331 Streets & Sidewalks – Ms. Phelps reviewed the proposed ordinance changes including the addition of an application fee, assignment to Public Works, addition of a penalty for moratorium openings. As the proposed ordinance had been provided in advance of the meeting and there were no questions, this item was moved to regular meeting for introduction.

New Business:

2. Resolution authorizing payment of BILL LIST 08-17-23 – reviewed and moved forward
3. Resolution appointing Kevin Moriarity as a Public Defender - Councilman Keeshen stated he had a conflict and would need to abstain. Ms. Smith stated that it would be removed from Consent during the Regular meeting and taken separately.
4. Resolution approving Fire Dept Membership - Wartel, Bryan – reviewed and moved forward
5. Resolution approving First Aid Membership - LaRosa, Salvatore – reviewed and moved forward
6. Resolution approving Fire Dept Membership - Ciaglia Sr, Michael – reviewed and moved forward
7. Resolution to amend 2023 budget for FMERA MOU Building 555 – reviewed and moved forward
8. Resolution awarding contract for Building 555 Demolition Project– reviewed and moved forward
9. Resolution authorizing Change Order #1 to Myrtle Ave Drainage Improvements- Lima Charlie– reviewed and moved forward
10. Resolution rescinding estimated 3rd Quarter 2023 tax bills – reviewed and moved forward
11. Resolution approving Special Event Permit for Bike New York– reviewed and moved forward
12. Resolution requesting FEMA to provide repetitive loss data – reviewed and moved forward
13. Resolution authorizing Bid Award for Case #OPRT-2201 to Four Star Developers – reviewed and moved forward
14. Resolution awarding contract to Grupo Borja for facility use management consulting – reviewed and moved forward
15. Resolution authorizing renewal of Commodity Resale Agreement with Monmouth County – reviewed and moved forward

16. Resolution for temp. permission for alcoholic consumption at 2023 Summer's End – reviewed and moved forward
17. An Ordinance Setting Salary Ranges for Various Positions – reviewed and moved forward
18. An Ordinance Amending Parks & Recreation 279 – Ms. Phelps reviewed the proposed ordinance changes that included an increase in the fees to reflect market rates, added rates of charge for pickleball courts, tennis courts and sports trainers. As the proposed ordinance had been provided in advance of the meeting and there were no questions, this item was moved to regular meeting for introduction.
19. Discussion: Ordinance Amending Land Development Chapter 390-27 "Portable on Demand Storage" - Ms. Smith reviewed the existing ordinance and requested to streamline the process for POD applications to come through the Zoning Officer and not Code Enforcement and the fee would change to the zoning permit fee. She would also like to add language to address dumpsters. With no objections, a draft ordinance for introduction would be ready for the September meetings.

Minutes:

20. Minutes of Dec. 15, 2022 7:00 PM - With no questions or corrections, this item was moved to the regular meeting without objections.

VI. Administrator's Report: Ms. Phelps reported on items including the upcoming NJLM Conference; paperwork for reimbursement on a Monmouth County open space grant completed and check for \$250,000 forthcoming; Chamber of Commerce; paperwork submitted to the State for the Community Rating System – worked with Mr. Baldanza and Mr. White to improve the community's rating and subsequently reduce insurance premiums for the borough's residents.

VII. Mayor's Report: Mayor Coffey's commented on further discussions with the developers for Monmouth Park to reduce the number of units, affordable unit obligations, reduces density, and by end of the meeting they knew clearly the Borough was not looking for something in excess of 300 units with only Kimberly Woods being of similar size and they will come back with a more definitive number; they were open to uses that work symbiotically with Gatta Park across the street such as a soccer complex or other recreational uses; will present to the Planning Board in September. Councilman O'Brien also commented that he believed the meeting with the developers was productive including working through the economics of alternative uses that were viable. Councilman Tvrdik further commented that Board discussion would include relocating buildings back from Port Au Peck Ave and reducing the number of stories for buildings near Port Au Peck and Oceanport Ave to 2 stories instead of 3.

VIII. Public Comment: Mayor Coffey opened the meeting for comments from the public.

Gary LaBruno, 50 Wyandotte Ave, asked questions about the POD storage ordinance being developed and asked if there was a provision to waive the fee in the event of a catastrophic event such as Sandy and did it need to be; asked questions about the facility use management consulting and what was its purpose. Councilman Keeshen responded that the contractor was brought in to maximize the use of the fields which they were already seeing the fruits. Mr. LaBruno asked but didn't the Borough hire someone to handle this. Mayor Coffey answered yes, but this contract would develop a system for staff to use and establish contacts with organizations. Mr. LaBruno also asked questions about the contract costs and term of the contract. Lastly he asked if there was a way to see the pending resolutions on the website. Ms. Smith explained where he could find it on the website.

Buzz Baldanza, 43 Algonquin, commented that there was State law that puts it on the Police department to regulate dumpsters in the street so might want to look into that with them.

Matt Zeniewicz, Turf Drive, asked questions about the resolution for the right to negotiate for Blackberry Bay Park and was advised that the public hearing on that ordinance would be opened in the regular meeting.

Irene Elliott, 64 Kimberly Way, asked if discussions about Monmouth Park included possibility of moving hotel back further from the street and if the buildings along Port Au Peck would be less stories or set back further away from the roadway.

Don Solecki, 1 Russel Ave, asked questions about the riverwalk that would run along Allison Hall, Pulte homes and East Gate and if there had been any discussions about the State or County taking possession of those areas. He also asked about the Netflix property would include a portion of the riverwalk on the Eatontown side and was it included in the purchase negotiations. Mayor Coffey responded that there are discussions and would mostly likely be the County that would have control for both Oceanport and Eatontown sections. Still very preliminary at this time. Mr. Solecki commented that there has been unrest with his community because of the costs to maintain that while still permitting public access.

Diane Schmidt, 485 Port Au Peck Ave, expressed extreme concern for the speeds at which vehicles are travelling down her road. Mayor Coffey responded, yes, they are aware of it and police are cognizant having done a traffic study that showed data about 10 vehicles in excess of 50mph but the average speed was 31mph. They are looking at purchasing addition speed limit warning signs this year and hopefully more next year. Ms. Schmidt respectfully disagreed that it was not likely for the portion from

Monmouth Blvd to Pocano. Mayor Coffey responded that they would look into that. She also asked that students be warned about speeding through.

Frank Picciolo, 43 Genesee Ave, commented that used mobile speed limit signs could be had for about a \$1,000 not \$10,000; asked questions about whether those funds could be better used elsewhere. Mayor Coffey advised that the funds were donated by the Lions Club and was requested to be used for speed control; spoke at length about the rowing agreements for use at Blackberry Bay Park and expressed concerns about the storage of the skulls, the times when they are rowing; parking capacity and why couldn't it be paved (needs to be a pervious surface); further commented on the EV proposal and that their shouldn't be digital billboards.

Priscilla Picciolo, 43 Genesee Ave, appealed to the Council concerning the sycamore trees along the road and asked for assistance with maintenance of the trees – neighbors are arguing. She submitted a letter with signatures from the neighborhood petitioning the Mayor & Council to get involved and provide assistance. Mayor Coffey responded that the ordinance presently requires the adjacent neighbors to maintenance trees in the Borough's right of way and it would be the Council's discussion whether or not to consider changing the ordinance and budget funds to cover the cost to do so. Ms. Picciolo submitted the petition to the Borough Clerk for placement on a future agenda for discussion. Ms. Picciolo also asked questions about the rentals of the fields and if it were covering all the expenses which Mayor Coffey confirmed that it is paying for itself. Ms. Picciolo insisted that there had to be funds somewhere to cover the costs for the tree issue.

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

- IX. Adjournment:** As there was no further business, the meeting was adjourned at 8:09 PM on a motion by Councilman O'Brien, seconded by Councilman Deerin and approved by Council.

Respectfully submitted,

Jeanne Smith
BOROUGH CLERK