



BOROUGH OF OCEANPORT

MAYOR & COUNCIL

MINUTES • JULY 19, 2018

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 7:05 P.M.
- II. **Statement of Compliance with Open Public Meeting Act:** Mayor Coffey gave the Statement of Compliance with the 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 2, 2018, and by the posting of same on the municipal bulletin board and Borough Web Site."
- III. **Flag Salute:** Mayor Coffey led the audience 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	Arrived
Jay Coffey	Mayor	Present	
Patty Cooper	Councilwoman	Present	
William Deerin	Councilman	Present	
Richard Gallo	Councilman	Absent	
Joseph A. Irace	Council President	Present	
Robert Proto	Councilman	Present	
Stephen Solan	Councilman	Present	
Raymond Poerio	Borough Administrator	Present	
Jeanne Smith	Borough Clerk	Present	
Scott Arnette	Board Attorney	Present	

Police Chaplain Appointment: Mayor Coffey asked if there were any objections to making the appointment for Police Chaplain to which there were none and invited the Honorable John A. Patti to swear in Pastor Stacy Deerin as the Oceanport Police Department Chaplain. Judge Patti administered the oath of office for Police Chaplain to Pastor Deerin. Pastor Deerin introduced Chaplain Gary Holden, President, founder and CEO of the Chaplain Program of the United States, who congratulated Chaplain Deerin and said a prayer for her in her new position. Mayor Coffey also offered his congratulations to Chaplain Deerin.

VI. **Maser Consulting Presentation:**

1. Roadways

Mayor Coffey invited William White, Borough Engineer, from Maser Consulting to make a presentation regarding road programs. Mr. White provided a PowerPoint presentation regarding new technologies available for pavement preservation, the effects of UV rays on flexible asphalt, microsurfacing and infra-red sealing. He outlined the benefits and costs of each of the types of paving. He explained the Borough's long-term maintenance plans for current roads in the Borough and new maintenance of roads on the former Ft. Monmouth property with crack treatment and microsurfacing to extend the life of the pavement.

Mr. Poerio asked Mr. White to explain the difference between metal and concrete pipe wastewater lines. He stated that complaints revolve around sinkholes near catch basins. Mr. White stated that corrugated metal pipe was a less expensive alternative to concrete back in the 70's. That corrugated metal pipe is adversely affected by salt water, causing the sinkholes. The replacement plastic piping is more durable.

Mayor Coffey recognized staff members from the Fort Monmouth Economic Revitalization Authority (FMERA), Bruce Steadman, and Kara Kopach who appeared and provided an update on redevelopment progress of Oceanport properties on the former Fort property. Initially, Mr. Steadman thanked Mayor Coffey, Mr. Poerio and members of the Police and Fire Departments and EMS members for their recent meeting, where emergency, first aid, and fire responses, fire hydrants and water capacity were discussed. First responders will tour buildings to understand facility and hydrant layout and plans for replacement hydrants. Council President Irace asked if agreements were in place for emergency services on the former Fort. Mayor Coffey replied there is an intercession agreement that was issued in 2006, which puts jurisdiction on the 3 host municipalities., but no formal agreements are in place with the host municipalities.

Mr. Steadman provided some history of the parceling off of the former Fort property and explained the distribution of proceeds from sales between the Army and FMERA. He stated the primary mission is to find ways to help others create jobs. He did not have a specific number of jobs created. Mr. Steadman introduced Kara Kopach, FMERA Manager of Real Estate Development.

Ms. Kopach described Phase 2, which is the Oceanport section of the former Fort, and which was purchased through the Monmouth County Improvement Authority. FMERA closed with the Army on Phase 2 in November of 2016, and since that time, 7 properties have closed, 3 properties are either under contract or approved for execution, and 4 other parcels are in negotiations to go to contract before FMERA. She stated that there are several parcels in the Borough in various stages of the purchase procedure. She described sales of leftover equipment and furniture, which brought in approximately \$1 million to FMERA to use for sewer/water infrastructure, landscaping and maintenance of the properties.

Ms. Kopach advised that FMERA recently received offers for the commissary, post office and warehouse district, which, after review, will lead to negotiations with the lead proposer. She explained FMERA's anticipated tax revenue, which could be approximately \$250 million based on anticipated or actual purchase prices and capital improvements that are proposed as part of the contract. After an aggregate of 10 years, FMERA anticipates between \$9 and \$18 million in next tax revenue. She reviewed the Acute Care, Russel Hall, McAfee Center, Oceanport's Municipal Complex, the lodging area, Barker Circle, and warehouse district parcels. She described challenges facing FMERA including functionally obsolete buildings, asbestos, lead paint, infrastructure for sewer and water pipes, environmental concerns and landfills with construction debris.

Mr. Steadman expanded on addressing the environmental concerns, stating there are approximately 70 acres throughout the former Fort which are called carve outs, and the Army is actively working on those. A large concern is the use of pesticides by the Army in the past. He discussed the BRAC reuse and redevelopment plan, which is essentially the Master Plan. He noted that retail development isn't as desirable as it was 10 years ago when the reuse plan was created.

Councilwoman Cooper asked if the river walk is still in the plan for the entirety property. Mr. Steadman replied that the plan was still active, and the hope was to make the river walk from

Oceanport Ave. to Route 35. Ms. Kopach added that lodging parcel is contractually obligated to build a 12 foot river walk. Allison Hall is between the lodging parcels, and that will also have a contractual obligation to construct a 12 foot river walk. She explained that behind the RPM development there's approximately 8 acres of land to potentially fill out bike and walking trails.

Council President Irace stated that infrastructure was a concern not only for the new municipal complex, but for other potential developers and asked for information about what type of plan is in place. Mr. Steadman explained that as FMERA obtains revenue from sales, it is taking steps to replace water and sewer lines. Discussions are underway with JCP&L regarding takeover of the substation and electrical system for the east side of the former Fort.

Councilman Solan asked where telecommunications and entertainment stood. Mr. Steadman replied that Comcast and Verizon came and went over the years. There were some difficulties earlier with these companies. Recent meetings indicate better cooperation. Councilman Solan asked if easements and rights of way used by the Signal Corps in the would be left intact and be reused. Mr. Steadman said they wouldn't be able to be reused on a blanket basis, but the goal is not to burden new development with old easements. Councilman Solan asked how many acres of the 70 acres of carve outs were in Oceanport. Mr. Steadman replied probably 35 to 40 acres.

Councilman Proto asked for additional information on the estimated tax revenue for Oceanport. Mr. Steadman explained that \$250 million in sales could provide net tax revenue of about \$9 million. Councilman Proto asked Catherine LaPorta, Borough CFO, for the Borough's assessed value, which she stated was \$1.3 billion, and the municipal budget, which she stated was \$8 million. Mr. Steadman explained that the estimate was an aggregate number, not annual. There was discussion regarding calculation of tax revenue and assessments in the future.

Mayor Coffey stated that at the meeting with the first responders, the discussion included the ability to suppress fire in the Oceanport district and NJ American Water's map to lay out the pipes to address that. Mr. Steadman added that about 10,000 linear feet had been completed, 13 new hydrants installed, complete evaluation of all hydrants in the Oceanport and Eatontown areas. FMERA flushes the system every month to meet state and federal water tests. Councilman Solan asked for clarification on operable/inoperable. Mr. Steadman replied that hydrants deemed to be unsafe to operate have been black bagged. After meeting with first responders, FMERA will take any recommendations into consideration when replacements occur.

VII. Administrator's Report:

1. Resolution authorizing payment of BILL LIST 07-19-18
2. Resolution authorizing permits for Facility Use
3. Resolution urging Legislature to Amend S-716, S-477, S-1766
4. Resolution authorizing extension of grace period - 3rd QTR tax payments
5. Resolution authoring Joint Purchase Agreement for Purchase of Hot Box
6. Resolution awarding Contract to Mott McDonald - Evergreen Park Improvements Engineering
7. Resolution authorizing Shared Service with County for CR29A Improvements
8. Resolution authorizing Shared Service with County for CR11 and Main St Intersection
9. Resolution awarding Contract to Maser for Main St Phase 2 & CR11/Oceanport Ave
10. Resolution awarding Contract to Maser for CR29A /Myrtle Ave Improvements
11. Resolution awarding Contract to Maser Consulting - 2018 Capital Improvements
12. Workshop Minutes, June 7, 2018
13. Executive Session, June 7, 2018
14. Regular Meeting Minutes, June 21, 2018

Mr. Poerio discussed several of the items for the regular meeting agenda, including field use, joint purchase agreement with Shrewsbury Borough and Sea Bright Borough for a hot box, and renovations to Evergreen Park, a top priority for the Recreation Committee. He thanked the Board of Freeholders for their commitment to Oceanport for shared services with Monmouth County for road improvements.

Mr. Poerio stated that the DPW began the first day of street cleaning with the newly acquired sweeper through the joint purchase with Shrewsbury. A routine program will be established. He discussed how the utility water system plans on the former Fort may interfere with the Open Space grant process. In 2017, there was referendum to allow the issuance of bonds for \$1.25 million for improvements to libraries. After consulting with the architect, the Borough anticipates applying for a \$250,000 grant from the State.

Regarding asbestos removal, the Borough has removed carpeting and tiles, and testing on all three buildings in the future municipal complex to obtain a better understanding of where the asbestos is. Mr. Poerio reported that 31 homeowners received letters requesting right of entry to clear culverts, improve water flow and eliminate mosquito habitats.

Councilman Proto requested the resolution to award the contract for Evergreen Park be pulled from the consent agenda for the regular meeting. He stated the engineering fee was high and asked if that was the lowest bid received. Mr. Poerio replied that engineers were approved by Council in the beginning of the year for recreation projects, and that the industry standard is between 15 and 20% of the overall project, and Mott McDonald's fee falls within that range. There was extensive discussion regarding the cost and extent of the tennis and basketball repairs at Community, Blackberry Bay and Evergreen parks. Council President Irace and Mr. Poerio discussed the financing of the project. Councilman Proto again expressed concern over the need to spend \$175,000 to repair Evergreen. Councilman Proto called it a "Cadillac" basketball court and questioned whether this was where the Borough needed to spend its money. Council President Irace asked why there couldn't be a middle ground between doing nothing or doing a "Cadillac" or "Mercedes" of a job. Councilman Deerin suggested getting a plan A, B & C instead of tabling it to which there were no objections. There was discussion on whether there was a plan for Council to review which Mr. Poerio did not have with him. Councilman Proto questioned how Council was to make an informed decision if they were not provided with the plan or the cost. Mayor Coffey offered to email the plan to Council members for review. Councilman Deerin will return to the Recreation Committee to request 3 different proposals for Evergreen. Councilman Irace asked if the plan was in-house and Mr. Poerio confirmed that the Borough had not paid for a conceptual plan.

VIII. Discussion Items:

1. Resolution authorizing amendments to Use of Vehicles Policy

Councilman Solan led discussion on the proposed amendments to the Use of Vehicles Policy as discussed previously by the Council. Councilman Solan commented that he would like one more change that requires Special Event requests to be approved by the Borough Administration *with advise and consent of Council*. A discussion ensued regarding requiring advise and consent would require an official action by resolution and was that practical. After which, Councilman Solan suggested an alternative would be to also have approved by a majority of the Public Safety Committee to which there were no objections.

2. 2017 Audit Report & Corrective Action Plan
3. Resolution acknowledging receipt of 2017 annual audit
4. Third-Party Payroll Disbursement Ordinance

5. Resolution approving Corrective Action Plan for 2017 Audit

Mr. Poerio covered items 2-5 and reported that there were a few items on the 2017 Audit Report and 3 minor comments to address for which a Corrective Action Plan was prepared by Ms. LaPorta, CFO. The auditor also recommended that an ordinance be passed which allows for checks and balances for payroll services which would be prepared for the next meeting. Council President Irace added that he had reviewed and discussed with Mr. Poerio and the CFO and the items mentioned by the auditor were minor in nature.

6. Oceanport Gardens

Mayor Coffey advised that a meeting with the Court appointed mediator regarding the Borough's affordable housing is scheduled for July 30th and that he would be away. Councilman Proto would be attending. Mayor Coffey brought up a proposal from a prospective purchaser of Oceanport Gardens that wants to clean up the property and do nice things over the next 30 years but the Borough is not committing to anything because there are certain issues related to the COAH lawsuit but asked if Council was comfortable with the Mayor providing a letter of support from the Borough. Councilman Proto added that the letter is an important part of their financing through HUD for the purchase and to undertake the improvements, yet the Borough is fighting aggressively to receive credits for this project's affordable units that the Borough has never received credit for and the position of the Borough has been that if they want to preserve affordable housing, give credits for the units and the Borough will grant PILOTs for the long-term purposes. There were no objections to the Mayor providing the letter of support.

7. Blue Line

Council President Irace stated that last year, the Borough had planned on painting a blue line on Port Au Peck Ave as a show of support for police officers. He advised that the DOT has prohibited adding the blue line on roads, so he proposed adding a line on the sidewalk in front of Borough Hall and making it a community event without cost to residents. Councilwoman Cooper asked if there were restrictions on sidewalks. Mr. Poerio will investigate.

8. Job Description - Borough Administrator

Council President asked that the job description for the Borough Administrator be pulled and advised that Council had received job descriptions for all Borough employees. He would like to examine all of the job descriptions as a packet.

- IX. Mayor's Report:** Mayor Coffey reported that Monmouth Park Racetrack has been buzzing along. There was one issue with First Aid regarding communications between Monmouth Park's in-house first aid and the Boroughs, which may be rectified shortly. He explained that with the addition of sports betting, a County dispatcher is on location at the track which will contact Oceanport, even though the track has 4 teams already in place to respond.

Mayor Coffey advised that the Kortney Rose Fun Run/Race will be held on August 5 at Monmouth Park. He also advised that the Borough was challenged by the West Long Branch Municipal Offices to a bocce tournament on the same day.

- X. Petitions from the Public:** Mayor Coffey then opened the meeting to for petitions from the public.

Mark Patterson, 40 Itaska Ave., stated that it was a short walk for him to get to Evergreen Park as a kid. He didn't need his parents to drive him across town. He understands the concerns about expense but thinks it's wise to figure out a way to repair it. He stated there are

many young families on Burnt Mill Circle who use the park. He recalled many memories there, and stated the park is in pathetic shape.

Meg Walker, 24 Bungalow Pl., introduced herself as the new liaison from the Board of Education, and that she looked forward to an open, productive, respectful relationship with Council. She thanked Council for the placement of bollards in front of Maple Place, in particular Councilman Solan. There is a beautification plan for them. In addition, she asked about the timing for the new borough Hall. Mayor Coffey advised it would probably be November of next year as there are infrastructure problems. The Borough decided to resolve those problems without waiting for FMERA to take action. Ms. Walker also asked what the tax impact would be for the cost of the new Borough Hall. Mr. Poerio explained it is an \$11 million project, of which \$5.5 million will come from FEMA, \$1 million from the sale of old Borough Hall, possibly \$750,000 in Open Space grants and \$250,000 in a library grant. The remaining \$3 to 4 million could be bonded over 30 years. Ms. Walker thanked Mr. Poerio for the paving on Bridgewater but asked when Bungalow Pl. would be paved. Mr. Poerio advised that the Borough has a lengthy list, which Council prioritizes. Ms. Walker also commented that she felt it was very important that Evergreen Park be done. She asked for clarification on the engineering fees and costs of improvement. There was discussion on where funding would come from. Mr. Poerio advised that a few years ago, the Borough had approximately \$300,000 of outstanding grant money, which hadn't been closed out. Those funds have been received and are available for Council to use at its discretion for projects.

Melanie Lipinski, Acting Administrative Principal/CSA for the school district, distributed her business card and advised that she can be reached to discuss anything about the Borough's school community. She stated she looked forward to working along with Council.

Mayor Coffey interrupted the public petitions to advise that he received communication from Buzz Baldanza, OEM Director, that if Monmouth Park purchased the radio, Monmouth County will program the necessary frequencies into the radio to communicate.

Jeffrey Oakes, 60 Pemberton Ave., asked Mr. Poerio if the Borough had applied for grant funds for drug awareness programs. Mr. Poerio advised that the Borough has not applied for any of those funds recently. Mr. Oakes asked if the Borough would look into it. Council President Irace stated the schools receive funds for the DARE program. Mr. Oakes asked how individual groups could apply for funds the Borough received for drug education. Councilwoman Cooper advised that she would work with Mr. Oakes on his request. He said studies have shown that legalized medical cannabis reduces opioid abuse. He talked about opioid, heroin and alcohol abuse.

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

- XI. Executive Session:** There was discussion regarding entering Executive Session during the Regular meeting, rather than the Workshop. Mr. Poerio advised that if Council provides direction regarding the negotiations regarding 222 Monmouth Blvd., then Council will need to memorialize the decision in the Regular meeting. It was Council's consensus to discuss the matter in this session.

At 9:32 p.m, Council entered Executive Session on adoption of the following resolution.

1. Resolution authorizing an Executive Session
Litigation, Negotiations, Attorney Client Privilege
Sale of 222 Monmouth Boulevard

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Stephen Solan, Councilman
SECONDER:	Robert Proto, Councilman
AYES:	Cooper, Deerin, Irace, Proto, Solan
ABSENT:	Gallo

At 9:47 p.m. the Council returned from Executive Session and reopened the Regular Meeting on a motion by Council President Irace and seconded by Councilman Solan and approved by Council.

- XII. Adjournment:** As there was no further business, the meeting was adjourned at 9:48 p.m. on a motion by Council President Irace which was seconded by Councilman Proto and approved by Council.

Respectfully submitted,

Jeanne Smith
BOROUGH CLERK