

MEETING MINUTES
TOWNSHIP OF OCEAN
WORKSHOP/CAUCUS AGENDA
January 22, 2009 – 7:00 pm

NOTICE OF THIS MEETING HAS BEEN PUBLISHED
IN ACCORDANCE WITH THE REQUIREMENTS OF
THE OPEN PUBLIC MEETINGS ACT.

Flag Salute

1. Roll Call Mayor Kraft X Deputy Mayor Reilly X
 Committeeman Van Pelt Abs

Also Present: Mr. Mosca X Mr. McGuckin X

2. Administrator's Report

- Town Center – RFP

Ken Mosca, Township Administrator, stated Resolution No. 2009-92 is the reissue of the Town Center RFP. The Township Committee directed the Township Administrator to amend the existing Town Center RFP (ie. the school, EMT building and Firehouse). The updated RFP disks were delivered today and will be released on Monday.

o Return of Deposit

Township Administrator Mosca stated Resolution No. 2009-95 regarding Sora Homes responded to the first RFP. They were obligated to give the Township a check for \$2,500 and \$5,000 for the submittal and inspection fees. They are asking for their money back. Since no contract was awarded, it was recommended that the town return both checks.

Mayor Kraft inquired if the town had any response from anyone, due to the press?

Township Administrator Mosca stated, "three, so far". They want to know when it is coming out.

- Polling Place – District 1 – move to United Methodist Church

o Approval with stipulations

Township Administrator Mosca stated there were issues with the District 1 polling location.

Township Clerk Ambrosio stated after the last election, it was decided that District 1 polling place did not have enough parking and had handicap issues. The town

investigated moving it to the United Methodist Church. It is on the same road as the First Aid building. The County Board of Elections came out and reviewed the building. There's two issues that will be changed. One is the handicap access hand rails and the concrete pad used for wheelchairs. The County Board of Elections said the church would be an allowable place. It meets all the criteria necessary. A letter will be sent to all District 1 residents to let them know of the change and signs will be put up. The Road Dept. will make the minor changes.

Mayor Kraft stated that is the church on the corner of Bryant Road and Main Street. They have ample parking.

Township Administrator Mosca stated the town is appreciative of the First Aid Squad. They have been very nice to allow the town to use the building over the years.

- Tall Oaks storm water basin

Township Administrator Mosca stated the association contacted the town. They wanted to know if the town was interested in taking control of the basin. The development had an association. The association paid a certain sum for insurance. As residents moved out and new ones moved in, they had a hard time getting people to contribute. Brian Hansen, Road Dept. Foreman and Township Administrator Mosca inspected the basin. There is not a lot of work there for the town. In the past, the town had trimmed areas of it.

Township Attorney McGuckin stated it should have been a simple transition, but it's becoming more complicated.

Brian Hansen is compiling the information requested by the Township Attorney. Township Administrator Mosca will contact Ms. Ellis and tell her the town is still compiling the information and needs more time for further review. If they need the town's assistance, the town will help them out wherever they can.

- GovDeals.com

- o Posted first Auctions today (Generators)

Township Administrator Mosca stated GovDeals is an on-line auction company. They are very popular with municipalities. It can be an inexpensive way to complete auctions. Online opens up to a greater amount of people.

Township Clerk Ambrosio stated the town is auctioning off four (4) generators at the Utilities Dept., that no longer work. They are on GovDeals.com as of 12:00pm today. There is also a link on the township website. Just click on GovDeals.com and it will take you to what the township is selling and you can bid on other town's items as well. The town is using this service through a New Jersey State contract. It is costing the township a minimal amount.

Township Administrator Mosca stated the generators cannot be used within this township.

- Ocean County Schedule C
 - o Resolution No. 2009-94

The amount is \$50,000. It is not for road overlay or asphalt. It is for supplies and drainage. As the town moves toward final adoption of the budget, that would be a recommended place to cut.

- Solar Landfill RFP
 - o Site Visit January 26, 2009

Township Administrator Mosca stated Monday, January 26, 2009 at 10:00 am, there is a site visit at the landfill. The Township Committee has decided to try to get alternate energy solar panels for approximately 30 of the 60 acres, which is part of the main landfill. The RFP was issued on January 5, 2009. They are due back in March. A tremendous amount of inquiries are coming in from companies that RSVP for the visit. There are nine (9) companies so far and five (5) more left phone messages. Some are as far away as San Francisco. The governor has put millions of dollars in place to help private industries and municipalities move forward with alternative energy initiative. This is Phase I. Phase II could possibly be a wind initiative.

Mayor Kraft stated for every five (5) acres of panels, a megawatt of electricity is generated. The electric producing power companies have to buy these renewable energy credits, which are worth \$575,000. Times 6 is almost 3 million dollars to the municipality.

3. Mayor's Report – Robert Kraft

Mayor Kraft read the Tax Assessors Report from Martin Lynch. The report projects a total ratable base for 2009. It was 30-40 millions dollars. Now it is \$1.294 billion. The tax receivership for the municipality has gone up pretty high. In 2009, there is an increase of \$33 million. The town will receive an additional \$129,000 in taxes, which equates to a penny. 68-69% of the population voted for a tax increase for open space of 1.8 cents.

Comcast sent the updates to the service they provide. They are adding the Disney Family Channel and Day Star to the digital classic level service on Channel 287.

The New Jersey League of Municipalities has informed the town that they are looking for an increase in the LOSAP (Length of Service Awards Program) for volunteers. The Fire Dept. and First Aid Squad get a small stipend for all the work they do. They will push a cost-of-living increase through the legislation for the volunteers. The league is also looking to getting the Counties to consider reducing the library tax. It is 1/3 a penny per million of collective taxes to 1/6 a penny per million.

A stimulus package notice was received from the NJLM. Congress is talking about using \$550 billion to stimulate certain projects (clean efficient energy, infrastructure upgrades). In the water/sewer department there are several costly initiatives that the town will be undertaking over the next 1-2 years. Some of the system is 40 years old and needs upgrades. The town can get grants at zero interest. The town can amortize over 20 years. The town will be looking to do some infrastructure improvements, while this opportunity presents itself.

The County has an organization called the County Connection. They have a master gardeners program, job search outreach program, veterans service and job assistance program, and a consumers affairs department. The County Connection has an office in Stafford Business Park, as well as the Ocean County Mall. For more information go on the website www.co.ocean.nj.us. There is a link to the County Connection.

4. Deputy Mayor's Report – Dick Reilly

Deputy Mayor Reilly stated the new Plumbing Inspector, Martin Tellekamp, will be starting on Tuesday. His position is a shared-services position with Lacey Township. He is a quality individual. Both towns are lucky to have access to his experience.

At 4:00 today, there was a Redevelopment Meeting. There was a formal application looking to build a traditional strip mall with apartments above it. The town stated it is not in favor of apartments above retail stores in that particular area. There were concerns about the layout and design. The Township Committee and Professionals gave their advice. The applicant was very responsive. It was a strip mall with a potential bank and smaller retail stores. They had been before Redevelopment on an informal basis. At that time, the Committee wanted the retail portion to be parallel to Route 9. The developer came back and laid out the potential bank property and retail stores. The Committee suggested the developer go back to the original design. After a short period of time, they came to Redevelopment with a more formal presentation. Even though we are in a bad economy, the town is attracting potential developers. It is a reflection of the progress the town center has made. With the potential of solar energy, it will further attract potential developers to our community, enhance our town and increase our tax base with retail businesses.

Resolution No. 2009-99 pertains to approving an appraisal for Shoreline Properties, which is between 90 and 120 acres. The town authorized appraisers, Mr. Mancini & Mr. Hall to appraise the property. This property is going to be a piece that fits into the town center.

This Saturday night will be a pasta dinner to raise funds for a four-year old boy, Danny with Leukemia. The dinner will be at the firehouse. Tickets are for sale.

Township Clerk Ambrosio stated all the organizations are covering the dinner (Police, Fire, First Aid). There will be a spaghetti dinner, 50/50 raffles. The event is 4p-8p at the firehouse.

5. Mr. McGuckin stated there will be no Closed Session discussion due to not having a quorum.

Motion to close Workshop/Caucus Agenda and move into Regular Business Meeting was moved by Deputy Mayor Reilly, seconded by Mayor Kraft.
Reilly: Yes, Kraft: Yes.

Signed and Submitted:

Diane B. Ambrosio, RMC
Township Clerk

Date