

**BOROUGH OF SOUTH TOMS RIVER
CAUCUS MEETING
JUNE 8, 2015, 7:00 PM**

Mayor Oscar Cradle opened the meeting with a Moment of Silence to reflect residents who have passed, and followed with the Flag Salute.

The Municipal Clerk read the following State of Public Notice:

This meeting of the Mayor and Borough Council was called pursuant to the provisions of the Open Public Meeting Law. Notice of this meeting was sent to the Asbury Park Press on November 15, 2014; in addition a copy of notice is posted on the bulletin board in the Municipal Building, and filed in the office of the Borough Clerk.

The Municipal Clerk proceeded with Roll Call:

	Gleason	Handshy	Mosley	Murray	Reevey	Ross	Cradle
Present	x	x	x	x	x	x	x
Absent							

Councilwoman Tanya Mosley spoke to the families in attendance, stating it is a privilege to have all of the Students of the Month and their families present to receive certificates. She requested Principal Holzapfel of the South Toms River Elementary School to join her at the front of the room to distribute the Student of the Month certificates to the students.

Municipal Clerk/Administrator requested Patrolman Michael Schneidt to step forward and swear him in as Juvenile Detective. Mrs. Schneidt attended and held the bible.

Motion to recess: First:Ross Second: Mosley, with unanimous Council consent.

Motion to return from recess: First: Mosley; Second: Murray, with unanimous Council consent.

PUBLIC COMMENTS

George Gilmore of Gilmore, Monahan and Associates addressed the Governing Body regarding interest in the Borough Landfill. His client owns a 10,000 facility, formerly run as a daycare facility. They had interest in seeking approval from the Land Use Board for condominiums but was informed by the Borough Council that they were interested in acquiring the property for a new Borough Hall, with the possibility to acquire through a land-exchange deal. An appraisal was done from the potential seller, and one would have to be done by the Borough as well. The current 144 mill street, respectfully does not fit the buyer's needs due to the size. However, the borough has a landfill and an adjacent property near the ballfields that is about 25 acres, that the sell is interested in exchanging for the property at 19 Double Trouble. This client is one the largest and bought Garden State Racetrack, as an example. They would like townhomes and apartments, and would either remove or dispose of the landfill. This would be done through an agreement. They are asking the Borough to consider this as a way to close the landfill, acquire a new Borough Hall, and see ratables coming into the Borough. I feel this is advantageous to the Borough but the decision is ultimately up to the Council. I will tell you that because South Toms River is part of a Regional School District, the taxes is minimal if any at all. The same developer is developing a similar project , and that would have no more of an impact that this proposed plan. The project is South Toms River would have more townhomes than apartments, and this client does first rate projects. If you had an interest, I encourage you to let us know. This is a long-term investor and is looking to manage the development rather than sell it. I further encourage a PILOT plan that would be negotiated. It would be an A+ ratable and would cost the town in taxes. Please find the attached pictures of examples of the proposed project. This developer wants to build a project that not only he is proud of but the Council is proud of as well. This developer looks to hold onto this project and eventually turn it over to his grandchildren. He has a proposed project next to Villa Amafi and Roberts Trailer homes in Toms River.

Councilman Murray asked how many apartments they are proposing to build?

Mr. Gilmore stated 334, just under 12/acre which is less than the anticipated 16/acre. 34 affordable and 300 market-rate units, with a combination of apartments and townhomes.

Councilman Gleason asked if there are any completed projects that are local?

Mr. Gilmore stated there are several. Hamilton Twp in Atlantic County, Garden State Racetrack (residential in the back), and Mayors will provide letters of support of the quality. The builder always wants to maintain a good relationship with the town.

Mayor Cradle thanked Mr. Gilmore. He stated that we often have concerns of multi-family but the drawings show there's something they will take care of, pass it down to their grandchildren, and we as the governing body, can ensure no illegal activity takes place in these locations. We have to stay on top of them. It's not just South Toms River; it's everywhere. As far as closing the landfill, we are compelled to close it, and as I understand it, will cost about 7 million dollars.

Mr. Gilmore stated this is a first-rate company and it's in their best interest to get the best qualified people they can. And if you consider this, please take a ride to look at the completed projects.

Councilman Handshy: Would any of these be part of a condo association?

Mr. Gilmore: yes, as a condo association, it would have to have an association that would be turned over to the tenants at a certain percentage of them being occupied. You would be proud to have them part of your town.

Mr. Ryan: one of the things I spoke with the mayor was that to buy 19 double trouble outright; not contingent of the land exchange.

Mr. Gilmore: It can be done that way. the only thing that concerns my client is that he has held off in selling this or listing it for sale since it has been vacant. The Borough does not have to give an answer tonight or next week, but soon as possible if you are interested in the property.

Mr. Ryan: is there any consideration to continue negotiations for 19 double trouble? Any acquiring of property must be done so by ordinance. Any contract would be approved by Council.

Mr. Gilmore: My father told me that a handshake is better than any contract and i'm sure that if you're seriously interested than my client will extend the timeframe so that the Council can do any work it feels necessary. The land is zoned municipal property and would have to be rezoned. The landfill will have to be rezoned as well which will increase the worth of the property and would be beneficial for land exchange purposes.

The Mayor asked the Municipal Clerk to go ahead with consideration for continuing negotiations.

The Borough Clerk read the title of: Resolution 2015-155 Authorizing the Mayor to enter into negotiations for the potential acquisition of 19 Double Trouble

Resolution 2015-155 Authorizing the Mayor to enter into negotiations for the potential acquisition of 19 Double Trouble

MOTION	SECOND	NAME	YEAS	NAYS	ABSTAIN	ABSENT
x		Gleason	x			
		Handshy	x			
	x	Mosley	x			
		Murray	x			
		Reevey	x			

		Ross	x			
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Jason Glogowich, 418 Applegate, asked if there was any consideration of where the entrance to the townhomes would be?

Mayor Cradle stated that is one of the main discussions. The location borders Berkeley Township behind the Borough Recreation ballfields.

Mr. Ryan stated that if this was approved, there would many other procedural and regulatory actions needed such as detailed engineering drawings and Pinelands approval. Right now, we are determining if there is a consensus to move forward.

EXECUTIVE SESSION

Resolution 2015-154 Authorizing Executive Session for the purposes of Attorney-Client privilege, Land Acquisition and Contract Negotiations

MOTION	SECOND	NAME	YEAS	NAYS	ABSTAIN	ABSENT
	x	Gleason	x			
		Handshy	x			
x		Mosley	x			
		Murray	x			
		Reevey	x			
		Ross	x			

Motion to end Executive Session and enter back into Public Session

First: Mosley Second: Gleason, with unanimous Council consent.

The Borough Clerk was directed to entertain the following resolution:

Resolution 2015-156 Authorizing the hiring of William E. Kosh Jr. as Class II Special Officer

MOTION	SECOND	NAME	YEAS	NAYS	ABSTAIN	ABSENT
		Gleason	x			
		Handshy	x			
	x	Mosley	x			
x		Murray	x			
		Reevey	x			
		Ross	x			

Resolution 2015-157 Confirming the Redevelopment Subcommittee recommendation for L&F Holding Site Plan Application and referring to the Land Use Board

MOTION	SECOND	NAME	YEAS	NAYS	ABSTAIN	ABSENT
x		Gleason	x			
		Handshy	x			
		Mosley	x			
		Murray	x			
		Reevey	x			
	x	Ross	x			

The Municipal Clerk proceeded with reading the rest of the Agenda by Title only, for Council consideration at the Regular Council meeting scheduled for June 22, 2015. Resolution numbers will be assigned for the Regular Council Meeting.

APPROVAL OF MINUTES

Resolution 2015 Approving the minutes of May 11 Caucus Meeting and Executive Session; May 26, 2015 Regular Meeting and Executive Session

ORDINANCES

- 5-15 Capital Bond (Second Reading)
- 6-15 Area of Rehabilitation Abatement Program (Second Reading)
- 7-15 Authorizing an Emergency Appropriation in accordance with N.J.S.A. 40a:4-53B for the Preparation and execution of a complete revaluation program as ordered by the Ocean County Board of Taxation (Second Reading)

RESOLUTIONS

- Resolution 2015 Authorizing a Shared Services Agreement with Island Heights Borough for Municipal Clerk
- Resolution 2015 Confirming the Redevelopment Subcommittee recommendation for L&F Holding Site Plan Application and referring to the Land Use Board
- Resolution 2015 Resolution designating L&F Realty Holdings, LLC as “Redeveloper” and authorizing the execution of a Redevelopment Agreement for Block 6, Lot 1.02, pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A1 et seq
- Resolution 2015 Authorizing the solicitation of bids for phase 2 block house
- Resolution 2015 Approving the Borough of South Toms River’s Federal Grant Management Plan
- Resolution 2015 Authorizing the Special Emergency and appropriating \$75,000 for a complete revaluation program
- Resolution 2015 Authorizing Applegate Avenue Improvements Change Order #1 decrease of \$1,879.92 to Earle Asphalt Company

CONSENT AGENDA/PERMISSION

The below listed items are considered to be routine by the Borough of South Toms River and will be enacted by one motion. There will be no formal discussion of these items. If discussion is desired, this item will be removed from the Consent Agenda and will be considered separately.

- Resolution 2015 Approving the renewal of ABC Liquor License #1529-31-004-001(GROUND SWIPERS ROD & GUN CLUB CORP)
- Resolution 2015 Approving the renewal of ABC Liquor License #1529-33-002-006 (Stop Inn Inc)
- Resolution 2015 Approving the renewal of ABC Liquor License # 1529-44-001-005 Karan (One) Inc
- Resolution 2015 Special Event Application for Summer Gospel Music Festival

NEW BUSINESS

Mayor Cradle stated the Borough recently purchased signs which reflect Hours of Operation for all public playgrounds. They will be shortly displayed at all Borough playground locations.

ADJOURNMENT @ 8:50pm

First: Mosley Second: Handsby
Unanimous Consent by Council