

**BOROUGH OF SOUTH TOMS RIVER**  
**REGULAR MEETING**  
**APRIL 27, 2015, 7:00 PM**

Mayor Oscar Cradle opened the Regular Council Meeting and led those in attendance with a Moment of Silence and Flag Salute.

**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.

**ROLL CALL:**

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

**PRESENTATION:**

The Municipal Clerk addressed those in attendance, speaking about the process with the known variables regarding the possibility to establish an Area of Rehabilitation, and the possibility of acquiring a new property for a Borough Hall in conjunction with the sale of current Borough Hall and Sewerage Authority. Mr. Kostecki handed out a one-page document, stating that with the current, known variables, these proposed plans from the Borough Council provide a way to upgrade departments, and establish a Borough Hall that is in the center of the Borough. At the sametime, as part of establishing an Area of Rehabilitation, there will be tax incentives on added assessed value for both residential and commercial properties, ensuring this process will benefit all those within the Borough.

Mayor Cradle stated that one of the reasons we are trying to make this transition, and ever since I've been on Council, we've been trying to get the Police Department out of the basement. This new building will accommodate not only all of our needs but the Police Department as well. Its more than one-third larger than our current facilities, and we would not want to lose out of this opportunity. We've toured the building, its ADA accessible. It will take a lot of us working together, and I'd like to see the Police get out of the basement.

David Roberts, Borough Planner, addressed the Governing Body and those in attendance, stating this is not the first time that the Borough has established an Area of Rehabilitation. The Borough established an Area of Rehabilitation along Route 166. Now based on the discussion, the borough will be expanding this. With relation to the Strategic Recovery Planning Report, this report reflects that during the 1950s-1960s, the housing stock expanded greatly, spurred by NJ Parkway expansion and other aspects.

Joseph Baumann, Special Counsel for the Borough regarding Rehabilitation, stated that if we were to decide to build a new borough hall, just to find the land would be tremendously expensive, and this is a unique opportunity to find a building in terms of size, it's ADA accessible, and will have a minimal impact on taxpayers. This is complicated because its involves a land swap, with multiple agreements to bring this together. The Borough first has to make sure it makes economic sense, and we're getting a fair bargain on both sides. The assessed values are sometimes indicative of the property values but may not provide all the information. This municipal complex, if the use is different, then the appraised value would be different. This is the beginning of the process. People will have multiple opportunities to be involved in the conversation, with an open book process at each phase of the process, and would be providing what the actual cost would be if the borough would have to purchase land the a building

separately. Tonight, the Governing body considers the Area of Rehabilitation designation, and then would proceed forward to negotiate with the property owner. Subsequently, the new owner would then decide the use the current Borough Hall, establishing zoning changes and further conversations and involvement with the Sewerage Authority.

Bill Britton, Chairman of Sewerage Authority, stated that they would be interested in going ahead with the new Borough Hall if the Borough allows the Sewerage Authority to go forward with previously designed building on a different piece of Borough property that would serve as storage for the Sewerage Authority. Also, the Authority doesn't have any debt so they would not want to add any.

Guy Ryan stated, asked Mr. Britton if one meeting room is this acceptable. Mr. Britton said yes. Mr. Britton also mentioned that the entities would have to work out the utilities.

Councilman Ross stated the borough would have to work out a reasonable percentage of use.

Guy Ryan stated that there is a reverter clause in the Deed when the Borough sold the land to the Sewerage Authority. If the Borough wasn't able to sell both lots, then it wouldn't be as beneficial.

Mayor Cradle stated that there is a section between the Recreation Center and Public Works that would be a fitting location for the building that the Sewerage Authority can utilize.

Ernest Hemmann, states he has a concern on the amount of space the police department would get, in addition to the amount of parking.

Guy Ryan stated that the existing playground would have to be removed and parking would be expanded. He further stated that the current situation is different than if the Borough is acquiring a vacant piece of property. The proposed school is vacant and there is only a small window of the time the Borough can act before it is sold. Its a commercial building looking to sell, build or get a new tenant. Thats why we called for a Special Meeting. They're not going to have it sit vacant for twelve months. The potential owner stated an interest in commercial or residential due to the proximity close to Route 9.

Mayor Cradle stated theres a small window of opportunity, and the Borough will not do anything that residents as a whole wouldn't feel that our project would be beneficial for all of South Toms River. Building a new building will be in the millions. This will be an expense but not in the millions, and we will be informing everyone at every stage. Everyone will have their say whether in favor or opposition.

Marvin Sykes, Land Use Board, whatever happens today, will this decision be made with or without the Sewerage Authority?

Mayor Cradle said that no decision will be made tonight. We've met with the Sewerage Authority as it develops. If its not good for them, then its not good for us.

## **PUBLIC COMMENTS**

Melissa Harris addressed the Governing Body regarding Crossing Guards and crossing safety. It was mentioned that she was offered two types of busing services for her children by the Toms River School System if they were to get an IEP. Guy Ryan stated its the towns responsibility to provide crossing guards

but school's responsibility for courtesy busing. The school board refers to the police to determine if its infact a hazardous route but it has to ask the town to do that.

Councilwoman Mosley stated she will speak with her to address her concerns.

**EXECUTIVE SESSION**

Resolution 2015-119

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

Councilwoman Mosley motioned to enter back into public session, seconded by Councilman Murray, with unanimous consent.

**APPROVAL OF MINUTES**

Resolution 2015-120                      Approving the minutes of March 9th Caucus Meeting, March 23rd Special Council Meeting, and March 23rd Council Meeting and Executive Session

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

**ORDINANCES**

Ordinance 4-15                      Establishing a Cap Bank (Second Reading)

The Municipal Clerk opened up for the Public Hearing. Seeing no public comments, the Public Hearing was closed.

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

**RESOLUTIONS**

Resolution 2015-121                      Designating all the Real Property within the Borough as an Area in Need of Rehabilitation

MOTION	SECOND	NAME	YEAS	NAYS	ABSTAIN	ABSENT
		Gleason	x			
		Handshy	x			

	x	Mosley	x			
		Murray	x			
		Reevey	x			
x		Ross	x			

Resolution 2015-122 Authorizing an Agreement with the South Toms River First Aid Squad

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

Resolution 2015-123 Authorizing an Agreement with the Manitou Park Fire Department

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

Resolution 2015-124 Resolution Approving the 2015 Municipal Budget (Second Reading)

The Municipal Clerk opened the floor for a Public Hearing. Seeing no comments from the public, Public Hearing was closed.

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

Resolution 2015-125 Approval of Taxi Application for Central Jersey Transportation

The following Resolution was motioned to be Tabled

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

Resolution 2015-126 Authorizing the execution of a Contract Agreement for Mathis Food Vendor with Chuck's Ice Cream

MOTION	SECOND	NAME	YEAS	NAYS	ABSTAIN	ABSENT
		Gleason	x			

x		Handshy	x			
	x	Mosley	x			
		Murray	x			
		Reevey	x			
		Ross	x			

Resolution 2015-127 Authorizing the mayor to execute and the clerk to attest to the Animal Facility Services Shared Services

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

Resolution 2015-135 Authorizing an agreement with Tax Assessor, Ellen Keleher to perform Hybrid Reassessment

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

Thomas Rolzhausen asked what is a Hybrid Reassessment?

The Municipal Clerk stated the Borough went out to bid due to a County Tax Board directive. The Tax Assessor will provide an evaluation of residential properties and the Appraisal Services will provide the commercial reassessment.

Guy Ryan vouched for her expertise, credentials, and ability to conduct the reassessment.

Resolution 2015-136 Approving the hiring of Jane Onello as Crossing Guard and Melissa Harris as Alternate Crossing Guard

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

### 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 2015-128 Appointing Gregory Handshy as the Mayor's Designee to the Pinelands Municipal Council.

Resolution 2015-129 Recognizing April Child Abuse Prevention and Awareness Month

Resolution 2015-130 Proclamation Recognizing May 3-9 as Municipal Clerks' Week  
 Resolution 2015-131 Recognizing April 19-25 as Environmental Education Week  
 Resolution 2015-132 Strong Opposing NJ Assembly Bill A-4197 and any other efforts made by the Senator or Assembly to reduce funding for Historic Preservation

Councilman Gleason requested Resolution 2015-133 be considered separately.

Mayor Cradle stated he would like to appoint Greg Handshy to the Pinelands Municipal Council. He further stated that the past week was Administrative Appreciation Week, and expressed appreciation to Joseph Kostecki, Maria Golda, Patricia Reevey and Linda Petty. They are here doing the work while

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

Resolution 2015-133 Approving a Red Light Permit Application for OEM Coordinator Kevin McCormack

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

**WALK-ON Resolution from Executive Session**

Resolution 2015-138 Authorizing 2.5% increase in Patricia Reevey's salary

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

**BILL LIST**

Resolution 2015-134 Approval of April Bill List

Councilman Murray requested clarification on automotive work completed on police vehicles.

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

**NEW BUSINESS**

**Homes For All, Inc.**

Resolution 2015-139 Waiving the Annual Rental Fee by Homes For All.

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

**COMMITTEE AND LIAISON REPORTS**

COUNCILMAN GLEASON, attended several meetings with Recreation Commission, Environmental Commission, Opening Day at Baseball, and Special Events.

COUNCILMAN HANDSHY attended Recreation Commission, Environmental Commission, Retirement Dinner for Officer Wissel, and Special Events. There will be a June 3rd environmental clean-up day, and more information will be forthcoming.

COUNCILMAN MURRAY attended baseball Opening Day, wished everyone good luck. He also spoke with the Police Department to be apprised of happenings in the Borough.

COUNCILMAN ROSS stated the Senior Meet and Greet was a nice event this past Sunday, mostly were seniors, and its a nice social hour. Its the last sunday of the month and everyone is welcome. Summer Camp registration has started, its a great program, and will run from June 29 to July 25. This saturday is the next registration down at the Recreation Building. It is first come first serve. Additionally, the Back-To-School Extravaganza will be August 15th at the Recreation Center. This is a joint event of all Borough organizations, generally giving away over 50 backpacks and supplies. He thanked the Mayor and the Special Events Committee to assisting the planning of this. The Optimist Club Bike Rodeo will follow the August 15 Extravaganza.

MAYOR CRADLE stated the Special Events Committee is focused on July 4th, and states vendors can fill out applications online and states civic organizations will also be present. Other events are also in process, and thanked all involved in Special Events. The Mayor is at Borough Hall every Tuesday from 6-8pm to speak with residents. The Borough will have a dunk tank at the July 4th event and civic organizations will be raising funds. the Mayor will be meeting with all Committee chairs to discuss where the borough is headed.

Seeing no other reports, Ernest Hemmann mentioned the passing of a long-time resident, Norman James. The Governing Body thanked him for that information and gave their condolences.

Chief Robert Krohn provided a report on their monthly calls, and further stated that May 17-23 is EMS week, and 7 EMS staff members will be provided Terrorist training in New Mexico at no cost to the taxpayer. Additionally, the EMS Squad will be fully licensed by June.

Councilman Murray stated that the police department completed the live wire training, the First Aid has it now, and it will be forwarded to the Fire Department subsequently.

Robert Krohn requested clarification on how to utilize the allocated \$50,000 budget for First Aid Squad building renovations. The Municipal Clerk stated he would have to abide by Public Purchasing Statute and would speak with him to coordinate their projects. Mr. Krohn mentioned special cameras installed in their vehicles to introduce more safety measures which will hopefully reduce insurance costs.

**ADJOURNMENT @ 9:15pm**

Respectfully submitted by Municipal Clerk

Approved

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Rev. Oscar Cradle, Mayor

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Joseph A. Kostecki, MPA/RMC/CMR  
Municipal Clerk