

BOROUGH OF SOUTH TOMS RIVER
REGULAR MEETING
MAY 8, 2017, 7:00 PM

Mayor Oscar Cradle called the meeting to order with a moment of silence and the salute to the flag.

The Municipal Clerk read the 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 and published on December 4, 2016; 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:

	Handshy	Rolzhausen	Mosley	Murray	McCormack	Ross	Cradle
Present	x	x	x	x	x	x	x
Absent							

Mayor Cradle thanked everyone for coming out and asked for representatives of the school to step to the front of the Courtroom and join Councilman Ross and Councilwoman Mosley in recognizing the Students of the Month.

Councilman Ross expressed appreciation for the school and parents encouraging their students to strive to achieve their goals and work hard not only in school but at home as well. The support given by the parents is necessary and their being present to collect the Student of the Month award is testament to that dedication. He gave a special thank you to the staff of the school. There is a collective effort on everyone's part and the kids here tonight get all the recognition.

Councilwoman Mosley motioned for a quick recess, Seconded by Councilman Rolzhausen and full Council consent.

PUBLIC COMMENT

The Municipal Clerk opened the floor for Public Comment. Seeing no public comments, Councilman Ross motioned to close Public Comment; Seconded by Councilwoman Mosley, and full Council consent.

The Municipal Clerk called Mark Moritz of Gov Deals to the front of the room so he can address the Governing Body regarding the possibility of using Gov Deals for the public sale of 144 and 148 Mill Street Borough properties.

Mark Moritz of Gov Deals stated the business has been in existence since 2001. During the past 12 months, they've sold more than \$9 million in surplus with 460 NJ State Agencies across the State. The Borough of South Toms River has sold more than 30 assets to date through Gov Deals. Mr. Moritz stated that if the Borough were to utilize Gov Deals for the sale of property, specifically 144 and 148 Mill Street, there is a 7.5% cost that is added to the buyer side and no costs will come off the Borough sale. All bidders must provide a bid down payment to ensure only serious bidders participate.

Councilman Ross asked what kind of promotions are included?

Mark Moritz stated their marketing staff place ads on Zillow, in addition to reaching out to previous buyers. He would lean on his marketing team to go above and beyond normal practices. As an example of

diverse bidders, a previous municipality placed a bid to utilize a YMCA as a Chinese Community Center. They were not the winning bidder, however it shows the diverse bid pool that holds over 200 countries.

Councilman Ross asked if the Borough can reject bids and how long does it take to setup the auction?

Mark Moritz stated the Borough can reject any and all bids on any ground. He would like to have the listing on their site for at least 2 months in advance, however it's up to the Borough staff and their availability.

The Municipal Clerk asked Mr. Mortiz's opinion on whether the starting bid should be the appraisal price.

Mr. Moritz stated that it's his opinion to start at a lower bid price and have a competitive auction.

Resolution 2017-121 Authorizing an Executive Session for the Purposes of Contract Negotiations, Personnel and Attorney-Client Privilege

MOTION	SECOND	NAME	YEAS	NAYS	ABSTAIN	ABSENT
		Handshy	x			
x		Rolzhausen	x			
		Mosley	x			
		Murray	x			
		McCormack	x			
	x	Ross	x			

Councilman Rolzhausen motioned to enter back into Public Session; Seconded by Councilman McCormack and full Council consent.

ORDINANCES

The Municipal Clerk stated the following Ordinances will be either read for first or second reading on May 22, 2017.

- Ordinance 4-17 Ordinance By the Borough of South Toms River, County of Ocean, State of New Jersey, Concerning Peddling and Soliciting and Amending Chapter 4 of the Borough Code to Establish Section 12, Entitled, "Peddling and Solicitation" (1st Reading)
- Ordinance 5-17 An Ordinance of the Borough of South Toms River in the County of Ocean, State of New Jersey, Authorizing the Purchase of Certain Real Property owned by JCP&L, Identified On the Tax Map of the Borough of South Toms River as Block 20, Lot 12 (2nd Reading).
- Ordinance 6-17 An Ordinance of the Borough of South Toms River in the County of Ocean, State of New Jersey, Authorizing the Sale of Certain Real Property Owned by JCP&L, Identified on the Tax Map of the Borough of South Toms River as Block 20, Lot 12 Contingent Upon Its Acquisition by the Borough to M&T At STR Urban Renewal LLC or Its Affiliate (As Conditional Redeveloper For the Property) and Authorizing the Execution of an Agreement of Sale and Certain Other AGREEMENTS With M&T At STR Urban Renewal LLC or Its Affiliate Relating to the Sale of Said Property. (2nd Reading)
- Ordinance 7-17 Ordinance of the Borough of South Toms River, County of Ocean, State of New Jersey, Authorizing the Public Sale of Block 8, Lots 7 & 8, in the

Borough of South Toms River, County of Ocean, State of New Jersey, At
 Open-Public Sale Pursuant To N.J.S.A. 40A:12-1 ET SEQ. (1st
 Reintroduction Reading on 5.22.17)

The Municipal Clerk stated that because the Borough will reduce the opening bid price,
 Ordinance 7-17 will be reintroduced on May 22nd.

RESOLUTIONS

Resoution 2017-85 Authorizing an Award for Storm Basin Extension at 19 Double Trouble
 Road to AB Kurre in an amount Not To Exceed \$35,088.00

MOTION	SECOND	NAME	YEAS	NAYS	ABSTAIN	ABSENT
		Handshy	x			
		Rolzhausen	x			
		Mosley	x			
	x	Murray	x			
		McCormack	x			
x		Ross	x			

CONSENT AGENDA

The Municipal Clerk read the following Consent Agenda statement before requesting a motion to
 approve.

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 2017-117 Resolution Recognizing the Month of May 2017 as Paint the Borough
 Pink
- Resolution 2017-118 Resolution Recognizing May 31st as World Multiple Sclerosis (MS) Day
- Resolution 2017-119 Resolution Proclaiming May as Older Americans Month
- Resolution 2017-120 Approving the Minutes of March 27, 2017 and April 10, 2017

MOTION	SECOND	NAME	YEAS	NAYS	ABSTAIN	ABSENT
		Handshy	x			
		Rolzhausen	x			
	x	Mosley	x			
x		Murray	x			
		McCormack	x			
		Ross	x			

NEW BUSINESS

Mayor Cradle announced that the next Resident Advisory Board Meeting will be on May 11th at
 pm

ADJOURNMENT @ 8:30pm

1st:McCormack 2nd:Rolzhausen

Respectfully submitted,

Municipal Clerk

Oscar Cradle Sr., Mayor