

127 Wilson Avenue

Ms. Balint asked regarding the Land Development Ordinance, are there any new zones.

Mr. Coppola stated there are no new zones but recommendations for changes from the Land Use Plan. There will be a public hearing process that the Township will be part of.

There being no one present else wishing to be heard, Mayor Sobel declared the Hearing of the Citizens on agenda items closed.

CONTINUED BUSINESS

ORDINANCE NO. 13-2007 - PUBLIC HEARING

Mayor Sobel stated that Ordinance No. 13-2007, introduced and passes on first reading by title on August 7, 2007 and published according to law, is now being taken up for further consideration and public hearing. Affidavit of Publication of this ordinance in the Courier Newspaper and Asbury Park Press of August 16, 2007 will be submitted and it is noted that a copy of the ordinance has been posted on the bulletin board in the municipal building and that copies were available to the general public upon request.

The Clerk read Ordinance No. 13-2007: "AN ORDINANCE AMENDING THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF ABERDEEN, CHAPTER XIII, UTILITIES"

Mayor Sobel opened the public hearing to the public for any remarks or comments for or against the final adoption of this ordinance. There being no one present wishing to be heard Mayor Sobel closed the public hearing on Ordinance No. 13-2007.

Deputy Mayor Gumbs made a motion that Ordinance No. 13-2007 be finally passed and adopted and that notice of its passage and adoption be published by title in the September 6, 2007 issue of the Courier and Asbury Park Press.

Seconded by Councilman Minutolo.

ROLL CALL VOTE:

Ayes: Councilmen Drapkin, Minutolo, Perry, Raymond, Deputy Mayor Gumbs and Mayor Sobel

Nays: None

Abstain: None

NEW BUSINESS

ORDINANCE NO. 14-2007 - INTRODUCTION

Councilman Drapkin made a motion to introduce Ordinance No. 14-2007 on first reading by title and to order the same to be published by summary, in the September 6, 2007 issue of the Courier and Asbury Park Press, together with notice of its introduction and passage on first reading by title, and that it will be further considered for final passage after a public hearing at a meeting of the Township Council to be held on September 18, 2007 at 7:00 p.m. in the Municipal Building of the Township of Aberdeen at One Aberdeen Square.

Seconded by Councilman Raymond

The Clerk read Ordinance No. 14-2007: "AN ORDINANCE FOR THE VACATION OF MOORE PLACE, ABERDEEN TOWNSHIP, COUNTY OF MONMOUTH, NEW JERSEY"

ROLL CALL VOTE:

Ayes: Councilmen Drapkin, Minutolo, Perry, Raymond, Deputy Mayor Gumbs and Mayor Sobel
Nays: None
Abstain: None

ORDINANCE NO. 15-2007 - INTRODUCTION

Councilman Minutolo made a motion to introduce Ordinance No. 15-2007 on first reading by title and to order the same to be published by summary, in the September 6, 2007 issue of the Courier and Asbury Park Press, together with notice of its introduction and passage on first reading by title, and that it will be further considered for final passage after a public hearing at a meeting of the Township Council to be held on September 18, 2007 at 7:00 p.m. in the Municipal Building of the Township of Aberdeen at One Aberdeen Square.

Seconded by Councilman Drapkin

The Clerk read Ordinance No. 15-2007: "AN ORDINANCE AMENDING AND SUPPLEMENTING THE "LAND DEVELOPMENT ORDINANCE" OF THE TOWNSHIP OF ABERDEEN (1981, AS AMENDED) COUNTY OF MONMOUTH, STATE OF NEW JERSEY BY CHANGING SECTION 508 ENTITLED "FENCES AND WALLS"

ROLL CALL VOTE:

Ayes: Councilmen Drapkin, Minutolo, Perry, Raymond, Deputy Mayor Gumbs and Mayor Sobel
Nays: None
Abstain: None

CONSENT AGENDA

Councilman Raymond made a motion to approve the consent Agenda, all items listed under 7C.

Seconded by Councilman Drapkin

ROLL CALL VOTE:

Ayes: Councilmen Drapkin, Minutolo, Perry, Raymond, Deputy Mayor Gumbs and Mayor Sobel
Nays: None
Abstain: None

1. RESOLUTION NO. 2007-88 – BE IT RESOLVED by the Township Council that it hereby awards a contract to Quality Electric for Sports Lighting at Oakshades Field.

2. RESOLUTION NO. 2007-89 - BE IT RESOLVED by the Township Council that it hereby awards a contract to ODB for 2007 25Y Vacuum Leaf Collector.
3. RESOLUTION NO. 2007-90 - BE IT RESOLVED by the Township Council that it hereby awards a contract to CFM Construction Co. of NJ, Inc. for Odor Control System for Strathmore and Cliffwood Beach Pumping Stations.
4. RESOLUTION NO. 2007-91 - BE IT RESOLVED by the Township Council that it hereby authorizes the Mayor and Clerk to execute an agreement with CME Associates for Route 35 Water Main Crossings services.
5. RESOLUTION NO. 2007-92 - BE IT RESOLVED by the Township Council that it hereby authorizes the Mayor and Clerk to execute a contract with Richard T. Coppola for Planning Services for Comprehensively Updated "Land Development Ordinance".
6. RESOLUTION NO. 2007-93 - BE IT RESOLVED by the Township Council that it hereby request the Aberdeen Planning Board to review Ordinance No. 15-2007 and make comments and recommendation to the Township Council.
7. EXECUTIVE SESSION RESOLUTION - BE IT RESOLVED that the general public shall be excluded from discussion held during executive session - Litigation.
8. RA-905 - Raffle License for HAM Parents & Volunteer Organization, Aberdeen, NJ.
9. RA-906 - Raffle License for HAM Parents & Volunteer Organization, Aberdeen, NJ
10. RA-907 - Raffle License for Monmouth Neighborhood Housing, Inc., Cliffwood Beach, NJ

HEARING OF THE CITIZENS/CORRESPONDENCE AND PETITIONS

Mayor Sobel asked any member of the public wishing to be heard to come forward and to state their name and address.

Jim Samuelson

Cross of Glory Church

Mr. Samuelson asked the Councils help for the restoration of property (Cross of Glory Church) from the Cambridge Park development (Ciaglia Custom Builders). Mr. Samuelson wrote a letter and read portions to the Council stating problems and asking for help. He was given assurance that a Certificate of Occupancy would not be given unless the property was restored. A C/O was issued and the problems have not been remedied. The problems consist of Church electrical sign, the sign no longer lights after rain. Lights at the end of driveway are damaged, curbing in the parking lot is damaged from backhoes, etc. Photographs have been given. Ciaglia Customer Builders is responsible. I have been making phone calls and writing letters for two years.

Mr. Brown stated we could not withhold issuing a Certificate of Occupancy. From a legal standpoint the issues are civil issues. Because you are a Church we tried to mediate between Ciaglia and yourself. We have spent Engineering and Legal fees trying to help. Unfortunately, Ciaglia claims he is not responsible for all the issues. Chris Frick, Township Attorney has been working on this.

Mr. Brown stated we have performance guarantees posted by Ciaglia for this development, what we can do is to hold the release of performance bonds until all work is

completed.

Mr. Samuelson thanked Council for their time.

There being no one else present wishing to be heard, Mayor Sobel closed the public portion.

ADJOURNMENT

Councilman Minutolo made a motion to adjourn, seconded by Councilman Raymond and unanimously concurred by Council.

David G. Sobel, Mayor

Karen Ventura, Municipal Clerk

**ABERDEEN TOWNSHIP COUNCIL WORKSHOP MEETING
TUESDAY, SEPTEMBER 4, 2007**

Present: Owen Drapkin
Nicholas Minutolo
Thomas Perry
Joseph Raymond
Wilhelmina Gumbs
David G. Sobel

Absent: Vincent Vinci

Also Present: Stuart Brown, Township Manager
Colleen Paterson, Township Attorney
Richard Coppola, Township Planner
Marc Schram, Special Counsel

Mayor Sobel called the meeting to order at 7:00 p.m. and stated that notice of this meeting has been posted and published in compliance with the Open Public Meetings Act.

Vacation of Moore Place: Ordinance No. 14-2007 is a request from Joseph Lombardo for the vacation of Moore Place. A straw poll vote was unanimously in favor of introducing this ordinance at tonight's public meeting.

Amending Land Development Ordinances: Ordinance No. 15-2007 amends the Land Development Ordinance regarding Fences and Walls. Richard Coppola stated this started with residents going to the Zoning Board that had more than one front yard for the installation of fences. Mr. Coppola had prepared this ordinance and it was reviewed by Maxine Rescorl, Zoning Board Secretary and Ed Bennett, Zoning Officer. This ordinance will be referred to the Planning Board for their approval. A straw poll vote was unanimously in favor of introducing this ordinance at tonight's public meeting.

Bid for Sports Lighting at Oakshades Field: Bids were received by the Township Manager on August 22, 2007 for aforementioned project. Four bids were received with Quality Electric, West Keansburg, NJ being the lowest responsible bidder. In a memo dated August 22, 2007, Barbara Riddle, Purchasing Agent recommends awarding a contract to Quality Electric. A straw poll vote was unanimously in favor of bringing this resolution to tonight's public meeting.

Bid for 2007 25Y Vacuum Leaf Collector: Bids were received by the Township Manager on August 21, 2007 for aforementioned project. One bid was received from ODB of Richmond, VA. In a memo dated August 21, 2007, James Lauro, Public Works Director recommends awarding a contract to ODB in the amount of \$28,294.00. A straw poll vote

was unanimously in favor of bringing this resolution to tonight's public meeting.

Bid for Odor Control System for Strathmore and Cliffwood Beach Pumping Stations:

Bids were received by the Township Manager on August 16, 2007 for aforementioned project. Three bids were received with CFM Construction Co. of NJ, Inc. of Sterling, New Jersey being the lowest responsible bidder. In a memo dated August 17, 2007, Tim Gillen, CME Associates recommends awarding a contract to CFM Construction Co. of NJ, Inc. in the amount of \$109,899.00. A straw poll vote was unanimously in favor of bringing this resolution to tonight's public meeting.

Engineering Services for Route 35 Water Main Crossings: CME Associates submitted a proposal for engineering services associated with Route 35 Water Main Crossings dated August 6, 2007 for a cost not to exceed \$24,700.00. Councilman Perry disagreed with the part of the proposal stating an extra charge to attend Township meetings and would like to see that part removed. Council concurred with Councilman Perry's recommendation. A straw poll vote was unanimously in favor of bringing this resolution to tonight's public meeting.

Planning Services for Comprehensive Update "Land Development Ordinance": Richard Coppola, Coppola & Coppola Associates submitted a proposal for a complete update of the Land Development Ordinance dated August 20, 2007 for a cost of \$56,000.00. A straw poll vote was unanimously in favor of bringing this resolution to tonight's public meeting.

Performance Guarantee Reduction: Linda Palmieri has requested a reduction in performance bonds posted for 243 Raritan Street, Block 303, Lots 13.01 and 14.01. In a memo dated August 7, 2007, Tim Gillen, CME Associates recommends reduction of said bond. A straw poll vote was unanimously in favor of bringing this resolution to the next public meeting.

Performance Guarantee Release: WaWa has requested a release of performance guarantees posted for Route 35, Block 303, Lots 24 & 25. In a memo dated August 13, 2007, Tim Gillen, CME Associates recommends release of said bonds upon the posting of satisfactory maintenance bonds. A straw poll vote was unanimously in favor of bringing this resolution to the next public meeting.

Mr. Brown stated Aberdeen Day is September 15, 2007 from 12:00 pm to 6:00 pm.

Mayor Sobel stated a couple of weeks ago, Stuart Brown, Owen Drapkin, Wilhelmina Gumbs and Jim Colabelli met with the heads of the recreational leagues. The purpose was to identify all the open space that we have in town and explain what is possible to building recreational facilities. We wanted to gather input from the leagues what their thoughts were and ideas. No promises were made. We also talked about problems like maintenance of fields, acquisition of fields.

Mr. Brown stated the Community Development Block Grant Seawall project was

presented in August and was received very well. Mr. Brown thinks we have a good opportunity to get the grant.

Councilman Raymond made a motion to adjourn, seconded by Councilman Minutolo and unanimously concurred by Council.

David G. Sobel, Mayor

Karen Ventura, Municipal Clerk