

**BOROUGH OF SOUTH TOMS RIVER  
SPECIAL MEETING  
APRIL 27, 2015, 5:30 PM**

**MOMENT OF SILENCE & 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 published in the Asbury Park Press on April 25, 2015; 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
Absent					x		

The Municipal stated this Special Meeting is for the purposes of property acquisition, specifically 19 Double Trouble in South Toms River.

Guy Ryan, Borough Attorney, stated the Special Meeting was called to accommodate time constraints of all parties, allowing all to participate in this discussion.

A discussion was held between the Borough, 19 Double Trouble Associates, and George Gilmore, legal counsel of 19 Double Trouble Associates. Prior to the meeting, all parties concurred that although the Mayor can meet in Executive Session with the rest of the Borough Council to discuss property acquisition, it would be best to have the entire Council discuss in public session with Mr. Gilmore and William Orłowski. They further stated the Council is able to appoint a subcommittee to continue negotiations in Executive Session or other times as needed.

George Gilmore, the Counsel for the party owning the property located at 19 Double Trouble addressed the Governing Body. Mr. Gilmore stated that his client had intentions to come before the Planning Board for the purposes of establishing condominiums on the property that is currently a school. The Governing Body has recently considered this site as a possible new Borough Hall, and visited the site. They welcome any suggestions and willing to work out a deal with the Borough to utilize this building, whether it be an outright purchase, a lease, or a combination of the two.

Guy Ryan, Borough Attorney, stated the current idea is to have a property exchange of the Borough Hall and Sewerage Authority, for the property located at 19 Double Trouble. Part of those negotiations include the Borough applying for access off Route 9 to the current 144 Mill Street property. A Zoning change would be necessary since this is currently zoned ML for Municipal Land. The Attorney requested whether the Governing Body would like the Borough Engineer to inquire about the process and request to obtain access from the NJ Department of Transportation.

Councilman Ross asked if there were any other properties that the Borough owned that Mr. Orłowski would be willing to review.

Mr. Gilmore stated that the Borough did provide his client with a list of municipal-owned properties to review. He further mentioned that there are difficulties with the current municipal property, and that one essential aspect of this negotiation is to have access from Route 9.

Resolution 2015-140 Authorizing the Engineer to investigate access off of Route 9 from the Department of Transportation

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

The Attorney stated that there is an assumption that the 19 Double Trouble property is not worth as much as the current Borough properties, and asked if there was any consideration on other municipal properties?

Mr. Gilmore stated they have reviewed the list of municipal properties but have not pursued these properties due to certain reasons but are willing to continue to look to make this acquisition happen.

The Borough Clerk stated that on it's face, based on land and building assessments, there are only a few hundred thousand separating assessment costs, and the project looks feasible. There is approximately 120% Appraisal to Market value difference, and anticipates movement in the appraisal value. He further stated the difference in assessment values, square footage.

Guy Ryan stated there was a Memorandum of Understanding, and asked what else the Borough could do to continue good faith negotiations?

Mr. Gilmore stated that the Borough could establish a subcommittee to continue negotiations as the Governing Body sees fit.

Mayor Cradle stated that he would like to appoint members who are retired but is open to other suggestions. He then asked for a motion.

Resolution 2015-141 Establishing an Area of Rehabilitation Sub-Committee and Appointing Greg Handshy, William Gleason and Oscar Cradle as members

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

The Municipal Clerk opened up Public Comment. Seeing no Public Comments, Public Comment was closed.

Motion to adjourn by Councilman Ross, Seconded by Councilwoman Mosley.

Motion was rescinded by Councilman Ross, and amended to Recess. The motion was seconded by Councilwoman Mosley, with unanimous Council Consent. Additionally, let the record reflect no public left in the time period between motions.

**ADJOURNMENT @ 6:40pm**

First: Ross; Second: Mosley, and with unanimous Council consent.

Approved

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Rev. Oscar L. Cradle, Sr., Mayor

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Joseph A. Kostecki, MPA/RMC  
Municipal Clerk