

December 7, 2015

Meeting Called to Order

The meeting was called to order at 7:00 PM.

In accordance with the requirements of Section 4(a) of C.231, P.L. 1975, the required 48 hour advance notice of this meeting was given by mailing/faxing a copy of the agenda to the Asbury Park Press and the Two River Times, in addition, to posting on the bulletin board in the Municipal Building on December 4th 2015 by the Municipal Clerk.

Roll Call

Present: Mayor Burden, Councilmembers Dodge, Eddy & Moran
Also Present: Borough Attorney Martin Barger, Borough Administrator Thomas Seaman & Clerk Kathleen P. Krueger
Absent: Councilmembers DerAsadourian, DeSalvo & Meyer

Salute to Flag

Led by Mayor Burden

Resolution #2015-73 (Supporting the Use of Cloth Bags)

Resolution #2015-75 (Refund of Fees)

Resolution #2015-76 (Cancelling of Taxes)

Resolution #2015-77 (Refund of Taxes)

Councilman Dodge motioned to approve Resolutions #2015-73, 75, 76 and 77 by consent agenda, seconded by Councilman Moran and approved by the following vote:

AYES: Dodge, Eddy & Moran
NAYS: None
ABSTAIN: None

Resolution #2015-74 (Verizon to Use Existing Right Away Facilities)

Councilman Eddy asked if there was any additional information concerning this request from Verizon. The Council asked the Verizon representative, Larry Morgan, who was in attendance to answer some questions.

Larry Morgan of Tilson Home, 245 Commercial Street, Portland ME, explained that Tilson is a contractor for Verizon. He explained that Tilson is contracted to attach antennas to the existing utility poles. Mr. Morgan noted that these antennas would increase the speed and service of data to cellular devices. The Council questioned if these antennas would be regulated under the Borough antenna ordinance.

Christopher Vaios, 84 Garden Road, Shrewsbury, explained that Verizon gave Tilson the right but Verizon needs to supply the municipality with a plan for the product explaining the electromagnetic output and a design plan for the locations. He noted that this will benefit the residents of the Borough but pointed out that it is important to remember that if the antenna is placed in the wrong location, pointed towards houses, it could cause problems. Mr. Morgan explained to the Council that any radiation from the antennas would be minimal and noted that these reports are available from Verizon.

December 7, 2015

Councilman Dodge pointed out the specifics of what the Borough was agreeing to through the passing the Resolution. Mr. Barger stated that prior to passing this resolution the Council should get more information from Verizon. The Council decided that they needed more information on the radio frequency and the strength, the design specs, and the locations of the antennas.

Councilman Dodge motioned to table Resolution #2015-74 until more information could be obtained by Council, seconded by Councilman Eddy, and approved by the following vote:

AYES: Dodge, Eddy & Moran

NAYS: None

ABSTAIN: None

Administrator's Report

Mr. Seaman informed the Council that both the newsletter deadline and the tax sale were approaching. He stated that he met with Paul Gletiz at the County to discuss the revised plan for Manson Park which they seemed receptive about. Mr. Seaman stated the Borough is awaiting final approval from the County. He also noted that taxes are now payable via credit card on the Borough website.

Reports of Council

Councilman Dodge reported that the Police Committee discussed having a crossing guard at Broad Street and Sycamore Avenue for after school sports. It was decided that their current system of the school calling ahead to notify the police was working well. He also updated the Council on the condition of the generator at Borough Hall and the hiring/promotion process for the police department to fill some vacancies.

Councilman Dodge stated that Police Chief Ferraro feels it very important that an egress, which would include a footbridge, be created connecting the school to the Borough property in case of an active shooter situation. Councilman Dodge stated that this would not only increase the safety of the children but would also connect the Borough's Open Space properties. Council discussed possible funding sources.

Councilman Eddy reported that the budget meetings would start in January.

Councilman Moran had nothing to report.

Mayor's Report

Mayor Burden reported on the various meetings he attended in the past two weeks. He noted that the Health Department fees would be going up in 2016.

Correspondence

Clerk Krueger stated that she has no additional correspondence.

Open the Meeting to the Public

December 7, 2015

Councilman Dodge motioned to open the meeting to the public, seconded by Councilman Eddy, and approved by all Councilmembers present.

Robert Zeller, 124 Garden Road, Shrewsbury, stated he was at the last meeting where he expressed his dismay at having an additional reassessment only two years after the previous one and noted that he believes we are paying them again for work already conducted. He referenced the fact that criminal subpoenas had been issued for everyone involved in the new revaluation assessment program including the Borough's Assessor Mr. FitzPatrick. Mr. Zeller stated that this is not a conviction but raises a red flag. He requested the Borough opt out of the new assessment program, go back to the 2013 revaluation values, and hire a new assessor and an assessment company.

Mr. Zeller expressed concern that by allowing the revaluation inspections those residents are allowing people under criminal investigation into their homes. He stated that this is further reason to opt out.

Mayor Burden stated that the Council has a meeting scheduled with the Assessor concerning his performance. Councilman Dodge and Mr. Barger explained how opting out impacts the Borough. Mr. Barger also stated that subpoenas do not mean that people are under criminal investigation and that should not be assumed.

Christopher Vaios, 84 Garden Road, Shrewsbury, stated that he seconded everything that Mr. Zeller had just said. He stated that the reassessment program is troubling. Mr. Vaios stated that when he looked at his own assessment from 2009 his house value went up 48.5% when there were no changes to the house and the market was poor. He also noted that his taxes went up 20% during that same time and 155% from 1996. Mr. Vaios stated that with this new system, if it truly worked with the market value, his property taxes would have gone down instead of increasing by 20% since his home is worth less due to the economy. Mr. Barger explained how the reassessment works with market values and comparable homes that were sold.

Mr. Vaios stated that he would be speaking to his other neighbors about their values and will be reporting back to Council. He also noted the importance of trusting the people who do the assessments. Mr. Barger explained that if Mr. Vaios truly feels his home was overvalued that he should file a tax appeal. Mr. Vaios explained that all the towns should rise up and opt out of the new valuation system so we can go back to the old system, including Shrewsbury. Mr. Vaios announced that he was in engineering and assessing intellectual property dealing with statistics and various models and added that this new reassessment model is not reliable.

Virginia Zeller, 124 Garden Road, Shrewsbury, commented that filing an appeal is not as easy as Mr. Barger made it sound. She stated that you need to find comparable sales and on Garden Road there is only one other ranch which sold at \$30,000 less than their assessed value. Ms. Zeller stated that she feels her home is also way over assessed for the market value since her neighbors are having a hard time selling and keep having to lower the asking price. She stated that there are other issues she does not feel are being considered by the inspectors. Mr. Barger explained to Ms. Zeller that the Council has no power over the valuation of her house.

December 7, 2015

Ms. Zeller commented that the Council does have power over who they hire and noted that they would be filing an appeal. She stated that Monmouth County has been making it very hard to file an appeal.

Close the Meeting to the Public

Councilman Dodge motioned to close the meeting to the public, seconded by Councilman Eddy, and approved by all Councilmembers present.

Payment of the Bills

Councilman Eddy motioned to approve that the bills list in the amount of \$1,176,302.27, seconded by Councilman Dodge, and approved by the following vote:

AYES: Dodge, Eddy & Moran
NAYS: None
ABSTAIN: None

Adjournment

Councilman Dodge motioned to adjourn the meeting at 8:13 PM, seconded by Councilman Eddy, and approved by all Councilmembers present.

Attest: _____
Kathleen P. Krueger, RMC – Municipal Clerk

Approve: _____
Mayor Donald Burden