

**TOWNSHIP OF OCEAN
COUNTY OF OCEAN
REGULAR BUSINESS MEETING:
March 27, 2008**

FLAG SALUTE:

ROLL CALL: KRAFT X REILLY X VAN PELT Absent

STATEMENT: Pursuant to the provisions of the New Jersey Open Public Meetings Act, adequate notice of this meeting was properly provided by sending copies of the Notice of Meeting to three newspapers The Times-Beacon, The Atlantic City Press and the Asbury Park Press. The Notice was posted at the office of the Township Clerk and on the bulletin board in the Administration Building.

MEETING MINUTES:

APPROVAL OF THE MEETING MINUTES OF MARCH 13, 2008.

A motion of approval was moved by Committeeman Reilly, seconded by Deputy Mayor Kraft. Roll Call: Reilly: Yes, Kraft: Yes.

ORDINANCES:

ORDINANCE 2008-09 – (Second Reading – Public Hearing)

An Ordinance Amending Ordinance 2005-03 of the Township of Ocean, County of Ocean, State of New Jersey, Amending Section 3, Fees increasing non-resident fee \$20.00.

Ordinance No. 2008-09 was read title only and opened to the public on a motion moved by Committeeman Reilly, seconded by Deputy Mayor Kraft. Roll Call: Reilly: Yes, Kraft: Yes.

There being no comment from the public, a motion to close to the public was moved by Committeeman Reilly, seconded by Deputy Mayor Kraft. Roll Call: Reilly: Yes, Kraft: Yes.

A motion of approval was moved by Committeeman Reilly, seconded by Deputy Mayor Kraft to adopt Ordinance No. 2008-09. Roll Call: Reilly: Yes, Kraft: Yes.

NEW ORDINANCES

ORDINANCE 2008-11 – (First Reading – Title Only)

An Ordinance Amending Chapter 18.46 of the Codified Ordinances of the Township of Ocean with Respect to Assessor Building and Uses.

A motion of approval was moved by Committeeman Reilly, seconded by Deputy Mayor Kraft to adopt Ordinance No. 2008-11. Roll Call: Reilly: Yes, Kraft: Yes.

RESOLUTION NO. 2008-149: Payment of Claims – as presented to the Township Committee for payment thereof in the amount of \$47, 414.85.

A motion of approval was moved by Committeeman Reilly, seconded by Deputy Mayor Kraft. Roll Call: Reilly: Yes, Kraft: Yes.

RESOLUTIONS

08-150 Resolution appointing Emergency Management Coordinator, Deputy Coordinators for a three-year term.

MOTION TO APPROVE RESOLUTION 2008-150 was moved by Committeeman Reilly, seconded by Deputy Mayor Kraft. Roll Call: Reilly: Yes, Kraft: Yes.

Motion to Approve use of the Community Center:

- 1. Perlmart Incorporated – Hiring and Interviewing – April 3, 4, 5, 10, 11, 12, 2008**
- 2. Mary M. Layton, Birthday Party – June 20, 2008**
- 3. Rebecca Raimondo – Birthday – May 25, 2008**
- 4. Toni Fuller – Birthday Party – May 2, 2008**

Motion of approval for use of the Community Center was moved by Committeeman Reilly, seconded by Deputy Mayor Kraft. Roll Call: Reilly: Yes, Kraft: Yes.

**Motion to Approve use of Waretown Memorial Recreation Park
WAA Baseball/Recreation/Softball Picnic – July 12, 2008**

Motion of approval for use of Waretown Memorial Recreation Park was moved by Committeeman Reilly, seconded by Deputy Mayor Kraft. Roll Call: Reilly: Yes, Kraft: Yes.

ADJOURNMENT:

Motion to Adjourn Regular Business Meeting and move into Caucus Agenda was moved by Committeeman Reilly, seconded by Deputy Mayor Kraft. Roll Call: Reilly: Yes, Kraft: Yes.

**TOWNSHIP OF OCEAN
COUNTY OF OCEAN
CAUCUS/AGENDA MEETING:
March 27, 2008**

Discussion of items for next Township Meeting:

ROLL CALL: KRAFT _____ REILLY _____ VAN PELT _____

STATEMENT: Pursuant to the provisions of the New Jersey Open Public Meetings Act, adequate notice of this meeting was properly provided by sending copies of the Notice of Meeting to three newspapers The Times-Beacon, The Atlantic City Press and the Asbury Park Press. The Notice was posted at the office of the Township Clerk and on the bulletin board in the Administration Building.

MEETING MINUTES:

MOTION OF APPROVAL OF THE MEETING MINUTES OF MARCH 13, 2008

New Business: Township Clerk Ambrosio stated there might be a pending bond ordinance and other ordinances as necessary.

Old Business:

Resolution 2008 - PAYMENT OF CLAIMS – as presented to the Township Committee for payment thereof in the amount \$

Plus other items as may be placed by the Township Clerk and Township Committee

ADJOURNMENT:

Motion to Adjourn Caucus Agenda Meeting was moved by Committeeman Reilly, seconded by Deputy Mayor Kraft.
Roll Call: Reilly: Yes, Kraft: Yes.

PUBLIC COMMENT:

Motion to Open to the Public was moved by Committeeman Reilly, seconded by Deputy Mayor Kraft. Roll Call: Reilly: Yes, Kraft: Yes.

Mike Conti, 46 Brigantine Blvd., discussed drainage problems occurring for two years in side and backyards. Scott Farry, the Land Management person from Lennar, had started by putting in a series of basins and drains that really didn't do anything. In the winter of 2006, Scott Farry was fired. In the winter of 2007, Tony Diggins replaced Scott Farry. After many complaints, Glen McDonald with Bob Buscheta laid out a plan for Eagleswood Drive, Brigantine Blvd., Ocean Grove Lane and Highland Drive areas. They were going to remove the drains and basins put in by Scott Farry, have the area resurveyed and regraded back to the original survey of Flannery Webb & Hanson. The work started on October 15. Section 1 & 2 were completed in November. Section 3 was started on 11/28. The grading completed on 11/30. No sod was ever put down. For the last four months we have been watching the soil wash away. Cathy Stillwell of Lennar told us that the swales in that area will always be wet, will always have water in them and that the residents were told this before they bought the homes. Mr. Conti has requested that a meeting be set up with Lennar with the Township Engineer and that all bonds are held until these issues are resolved. Any new C.O.'s should have the drainage looked into. All 130 homes from Ocean Grove and all the way to the back.

Athanasios Karapanagiotis, 68 Brigantine Blvd., asks if it is possible to see the engineer plans. Deputy Mayor Kraft stated the Town could get the certified plot-plan that has the elevations on the map and check that against what was approved. The Town is governed under BOCA International Property Code Maintenance and that dictates that water drains in 48 hours. If it does not drain in 48 hours, than there is something wrong and Lennar has to fix it.

Committeeman Reilly discussed walking the property. There is a lot that needs to be done. The electrical box was filled with water. I plan on getting in touch with the Township Engineer. I would like to involve Glen McDonald.

Mary Walker-Baptiste, 56 Brigantine, stated the 2005 Hagstrom Map shows Waretown Creek runs under her home.

Robert Stuart, 35 Pt. Pleasant Drive, discusses his drainage issues. His sprinkler box still fills to the top with water. He cannot walk on the sides of his house for a week after it rains. Mr. Stuart stated he informed a potential buyer of the water issues.

Committeeman Reilly stated he has the map from Mr. Conti identifying the areas and the Town is going to take a look at the entire area.

Deputy Mayor Kraft stated any information identifying areas, please forward it to him and Mr. Reilly. The engineer will be here Monday. Committeeman Reilly or Deputy Mayor Kraft will walk the area with him. If it means no more inspections, no more permits, then that is what we are going to do.

Bob Watt, 16 Millstone stated he moved in New Year's Eve of 2006. I have the same problem. I was told by Lennar that our swales were supposed to take water away, especially when you are only twenty feet from your neighbor. Water is directly up against our house. Our sprinkler box is full of water from May through November. I met with the Township Engineer and the building inspector. I never heard from the inspectors again. The inspectors are supposed to be there to protect us. If they are not enforcing the UCC, then what are they doing? All we get from Lennar is lip service.

Mike Conti, 46 Brigantine Blvd., stated he looks to the Association and to the town. He can't just go out and fix the situation. There are restrictions. I hope this will be a positive effort on everybody's part. We are at the mercy of the Town, the Engineer and Lennar. We can't do anything. Mr. Conti gave a list of sections in question to the Committee.

Deputy Mayor Kraft stated Lennar is at our mercy. The hammer is falling tomorrow.

Ralph Avellino, 10 Central Avenue, stated the Planning Board could have done something prior. The Planning Board was not aware of this situation.

Committeeman Reilly stated he was not aware either. Even living in Greenbriar, Committeeman Reilly knew there were some water problems but was not aware of the magnitude.

Will Baptiste, 56 Brigantine Road. Mr. Baptiste closed July 17, 2006. Lennar's customer care gives a 30-day post-closing. We reported our problem. They came in August of 2006. We did everything through Lennar. Being in a community where they are continually developing, they survey the property, they grade it, and there is no one there to resurvey the property. They don't grade it to the survey specifications.

Phil Trifone, 17 Eagleswood, stated he is an engineer. The corrective measures that have been taken make my head spin. Simple calculations can tell you what the size in diameter of the drainage pipes should be. It's simple math. You can't take twelve 4" pipes and connect them to one 4" pipe and then take another 4" pipe and connect it to that. I live behind Mike Conti and I've seen it rain. I've seen water go into the drain filled with mud and debris. At the end, near the street, is a pop-up. If it rains good and hard, you can shoot the pop-up to the other side of the street. Lennar says they told everybody about it before their purchase. I didn't sign any document that says I have to live with mosquitoes and a terrible stench 6-8 months during the year. The easiest way to bring them in line is to not issue any more Certificates of Occupancies and a lawsuit.

Deputy Mayor Kraft inquired if any other residents had questions for the Township Committee.

Seeing none, a motion to Close to the Public was moved by Committeeman Reilly, seconded by Deputy Mayor Kraft.
Roll Call: Reilly: Yes, Kraft: Yes.

ADJOURNMENT:

Motion to adjourn meeting was moved by Committeeman Reilly, seconded by Deputy Mayor Kraft. Roll Call: Reilly: Yes, Kraft: Yes.

Signed and Submitted:

Diane B. Ambrosio, RMC
Township Clerk

Date