

**MEETING MINUTES**  
**TOWNSHIP OF OCEAN**  
**COUNTY OF OCEAN**  
**REGULAR BUSINESS MEETING:**  
**February 14, 2008**

**FLAG SALUTE:       BOY SCOUT PACK 42**

**PRESENTATION of PROCLAMATION** for the Jersey Shore Council Boy Scout Pack 42 given by Mayor Daniel M. Van Pelt.

**ROLL CALL:   KRAFT   X     REILLY   X     VAN PELT   X**

**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.

**RESOLUTIONS:**

2008-102                   Appointing Leanne Petracca as Full Time Patrol Officer. Chief of Police Kenneth Flatt gave Leanne Petracca's police history.

**Motion to adopt: Committeeman Reilly 2<sup>nd</sup> Deputy Mayor Kraft**

**RCV: KRAFT   X   REILLY   X   VAN PELT   X**

**SWEARING IN OF OFFICER:** Mayor Van Pelt swore in Officer Leanne Petracca.

**MEETING MINUTES:**

MOTION OF APPROVAL OF THE MEETING MINUTES OF FEBRUARY 5, 2008

**Motion to adopt: Committeeman Reilly 2<sup>nd</sup> Mayor Daniel Van Pelt**

**RCV: REILLY   X   VAN PELT   X**

**ORDINANCES:**

**ORDINANCE 2008-01 (First Reading)**

**AN ORDINANCE OF THE TOWNSHIP OF OCEAN, COUNTY OF OCEAN, STATE OF NEW JERSEY AMENDING CHAPTER 12.16 ENTITLED "MUNICIPAL BOAT RAMP"**

**Motion to adopt: Committeeman Reilly 2<sup>nd</sup> Deputy Mayor Kraft**

**RCV: KRAFT   X   REILLY   X   VAN PELT   X**

**ORDINANCE 2008-02 (First Reading)**

**AN ORDINANCE OF THE TOWNSHIP OF OCEAN, COUNTY OF OCEAN, STATE OF NEW JERSEY AUTHORIZING CERTAIN AMENDMENTS TO THE TOWNSHIP'S ECONOMIC REDEVELOPMENT PLAN**

**Motion to adopt: Committeeman Reilly 2<sup>nd</sup> Mayor Van Pelt**

**RCV: KRAFT   Abstain   REILLY   X   VAN PELT   X**

**ORDINANCE 2008-03 (First Reading)**

**AN ORDINANCE AUTHORIZING THE PURCHASE OF CERTAIN REAL PROPERTY LOCATED WITH THE TOWNSHIP OF OCEAN BY THE MUNICIPALITY REFERRING TO BLOCK 39, LOT 9.**

**Motion to adopt: Committeeman Reilly 2<sup>nd</sup> Deputy Mayor Kraft**

**RCV: KRAFT  X  REILLY  X  VAN PELT  X**

**RESOLUTION NO. 2008-103: Payment of Claims** – as presented to the Township Committee for payment thereof in the amount of \$286,480.06

**Motion to adopt: Committeeman Reilly 2<sup>nd</sup> Deputy Mayor Kraft**

**RCV: KRAFT  X  REILLY  X  VAN PELT  X**

**RESOLUTION NO. 2008-104:** Authorizing appropriation transfers sewer budget as stipulated in NJSA 40A: 4-58 in the amount of \$36,000.

**Motion to adopt: Committeeman Reilly 2<sup>nd</sup> Deputy Mayor Kraft**

**RCV: KRAFT  X  REILLY  X  VAN PELT  X**

**RESOLUTION NO. 2008-105:** Authorizing appropriation transfers water budget as stipulated in NJSA 40A: 4-58 in the amount of \$46,000.

**Motion to adopt: Committeeman Reilly 2<sup>nd</sup> Deputy Mayor Kraft**

**RCV: KRAFT  X  REILLY  X  VAN PELT  X**

**RESOLUTION NO. 2008-106:** Authorizing appropriation transfers the Township of Ocean budget as stipulated in NJSA 40A: 4-58 in the amount of \$57,000.

**Motion to adopt: Committeeman Reilly 2<sup>nd</sup> Deputy Mayor Kraft**

**RCV: KRAFT  X  REILLY  X  VAN PELT  X**

**CONSENT AGENDA**

The below listed items are considered to be routine by the Township Committee of the Township of Ocean 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.

**RESOLUTIONS**

- |                 |  |
|-----------------|--|
| <b>2008-107</b> | <b>Resolution expressing opposition to the Governor's Toll Road Monetization Plan</b>  |
| <b>2008-108</b> | <b>Endorsing NEA's Read Across America and Read Across America – NJ.</b>   |
| <b>2008-109</b> | <b>Authorizing Release of Escrow money, Larence Socha, Block 25, Lot 3 in the amount of \$186.10</b>   |
| <b>2008-110</b> | <b>Appointing three member to the Founder's Day Committee, Patricia Eppolito term expires 12/31/2009, Wayne Beyer term expires 12/31/2010, Alternate Member #1 Donna Beyer term expires 12/31/2008</b> |
| <b>2008-111</b> | <b>Authorizing payment of Change Order #1 to Earle Asphalt for work performed on Poplar Street Resurfacing contract total amount \$6,004.79</b>  |

- 2008-112      **Authorizing payment to Earle Asphalt Company for performed on the Poplar Street Resurfacing Contract total amount \$82,906.13 with 10% retainage.**
- 2008-113      **Authorizing preliminary costs are for the planning and consulting services associated with redevelopment, development and future land use of the Township of Ocean**
- 2008-114      **Authorizing updates to signature cards at Commerce Bank**
- 2008-115      **Authorizing updates to signature cards at Commerce Bank**
- 2008-116      **Authorizing updates to signature cards at Commerce Bank**
- 2008-117      **Authorizing updates to signature cards at Commerce Bank**
- 2008-118      **Authorizing updates to signature cards at Commerce Bank**
- 2008-119      **Resolution authorizing the release of performance bond for the project known as Lighthouse Plaza**
- 2008-120      **Resolution authorizing interlocal services agreement between the Township of Ocean and the County of Ocean for the FY 2008 State 966 Reimbursement Program – reimbursement up to \$12,800.**
- 2008-121      **Authorizing the Township Committee to retire into Closed Session for the purpose of discussing personnel, public safety, contractual, real estate and Litigation**

**Motion to adopt Resolutions 2008-107 to 2008-121: Committeeman Reilly 2<sup>nd</sup> Deputy Mayor Kraft  
 RCV: KRAFT   X   REILLY   X   VAN PELT   X**

**Mayor Van Pelt** stated that the Township’s opposition to the Governor’s toll hike proposal has a great impact. I think that the Township of Ocean is the second highest effected municipality in Ocean County, with an increase of \$2,300 in toll fees by the year 2022.

**Township Administrator Mosca** stated the resolutions that represent Commerce signature cards are to include our new Clerk as a signature for checks.

**Motion to approve** for Membership Application of Robert C. Ziegenfuss, Sr., 8 Carteret Court, Waretown, NJ 08758 to the New Jersey State Firemen’s Association.

**Motion to approve: Committeeman Reilly 2<sup>nd</sup> Deputy Mayor Kraft  
 RCV: KRAFT   X   REILLY   X   VAN PELT   X**

**Motion to approve** Raffle License Application for the Ocean Twp. PTA Chinese Auction March 1, 2008

**Motion to approve: Committeeman Reilly 2<sup>nd</sup> Deputy Mayor Kraft  
 RCV: KRAFT   X   REILLY   X   VAN PELT   X**

**Motion to Approve use of the Community Center:**

1. Daniel M. Van Pelt – Birthday Party – May 10, 2008 1:00 pm to 6:00 pm
2. Sally & John Atkinson – 6<sup>th</sup> Grade Graduation Party – 1:00 pm to 6:00 pm
3. Ana & Rodney Koodray – Birthday Party – May 4, 2008 – 12:00 pm – 5:00 pm
4. Mary L. Dunkley – Bridal Shower – May 3, 2008 – 12:30 pm – 5:30 pm
5. Mary Newman – Baptism – March 9, 2008 – 12:00 pm – 6:00 pm
6. Yvette Cardoso – Baby Shower – 1:00 pm – 4:00 pm
7. Warren Sutton Jr. – Wedding Ceremony – October 18, 2008 9:00 am – 5:00 pm
8. Brenda Sullivan – Birthday Party – April 26, 2008 – 12:00 pm – 4:00 pm

Motion to approve: Committeeman Reilly 2<sup>nd</sup> Deputy Mayor Kraft

RCV: KRAFT  X  REILLY  X  VAN PELT  X

**Motion to Approve to use of Ballfields at Toumey Park**

1. Eddie Carroll – Bayville Men’s League - Sundays, April 1 – August 1, 2008  
9:00 am – 11:30 am

Motion to approve: Committeeman Reilly 2<sup>nd</sup> Deputy Mayor Kraft

RCV: KRAFT  X  REILLY  X  VAN PELT  X

**Motion to Approve to use of Waretown Memorial Recreation Park**

1. Warren Sutton Jr. – Wedding Ceremony – October 18, 2008 – 9:00 am – 5:00 pm

Motion to approve: Committeeman Reilly 2<sup>nd</sup> Deputy Mayor Kraft

RCV: KRAFT  X  REILLY  X  VAN PELT  X

**ACCEPTANCE OF THE TAX COLLECTOR’S REPORT**

Motion to accept: Committeeman Reilly 2<sup>nd</sup> Deputy Mayor Kraft

RCV: KRAFT  X  REILLY  X  VAN PELT  X

**ACCEPTANCE OF THE CMFO/TREASURER’S REPORT**

Motion to accept: Committeeman Reilly 2<sup>nd</sup> Deputy Mayor Kraft

RCV: KRAFT  X  REILLY  X  VAN PELT  X

**REPORTS FROM STANDING COMMITTEES:**

**Richard Reilly – Planning & Development** – Planning Board, Zoning Board, Buildings & Grounds, Bulkheads, Docks and Redevelopment Agency. Committeeman Reilly stated we have an addition to the Planning Board, Craig James, as an Alternate No. 2. The Planning Board approved the application for Ocean Commons. An update Volunteer way, the US Wildlife wants a study on the red-tailed bird. Committeeman Reilly discussed the shared-services agreement with Lacey. The Township is advertising for an Electrical Inspector and our Plumbing Inspector would be the inspector for both towns.

**Robert Kraft - Public Safety** – Police Dept., Fire Dept., First Aide, Emergency Management, communications and Welfare. Deputy Mayor Kraft stated he signed up with Officer Murphy to take the Leads Program, which starts in April. Deputy Mayor Kraft read the monthly police report. A person of interest, regarding the burglaries in town, was apprehended in another town.

**Township Administrator Mosca** stated the Township is trying to increase services to the public when it comes to taxes, water/sewer with taking debit cards/credit cards. Due to fees and regulatory issues, banks want to charge municipalities a lot of money to have that service for residents. There is a third-party website called Official Payments that has been getting good reviews. A resident could log in and pay their taxes. It's a more promising area than dealing with the banks. The Committee will receive further information on this item in the next month.

**Township Administrator Mosca** discussed he will be attending a meeting with Ocean County on the 20<sup>th</sup> regarding Schedule "C" and other projects. Administrator Mosca brought up other topics such as the cell tower property and other funding resources. There should be a meeting to discuss Green Acres and NJIT funding.

**Daniel M. Van Pelt – Administration** – Administrator, Office of the Clerk, Revenue & Finance, Utilities, Recreation. Mayor Van Pelt stated the Administrator is referring to a parcel next to the parkway that has a cell tower. It is a 30 acre piece on Route 532. The property owners initiated a lawsuit against the Municipality. The Township has made the commitment that there will be no commercial development along Route 532. The Township has entered into negotiations. The appraisal came back at 1.8 from the Parkway. The appraiser for the township came back at \$1.43. A settlement has been tentatively made on \$1.5 million to buy that parcel and add it to our open space inventory. The town will also acquire the cell tower on the property. The revenue that is generated from the cell tower will be used to pay off the principal and interest on the \$1.5 million to purchase the property. Shop Rite keeps pushing back their opening date. It is now Memorial Day weekend. They are not allowed to issue a C.O. until the traffic light is installed at the intersection of Volunteer Way and Route 9. There are up to 320 jobs created in the Center. The Administrator is pulling budget information together for my review. The new 4% cap is interesting. You are only allowed to increase your budget 4% of your tax levy. Mayor Van Pelt discussed the possibility of buying a hybrid vehicle for the Police Dept.

## **PUBLIC COMMENT**

**Motion to Open to the Public: Committeeman Reilly 2<sup>nd</sup> Deputy Mayor Kraft**

**RCV: KRAFT   X   REILLY   X   VAN PELT   X**

**Lillie Laws, Greenbriar Oceanaire Resident, Pet Club Member, Chair of Sub-Committee of Pet Park.** Discusses having a pet park within the Township. Wells Mills County Park is too tick-ridden and would require to many pesticides. The second option would be a joint-venture with Barnegat, but we would want it to be close to us. The third option is the recreation area behind the lake on Route 532. That area is a great option for us. We would be happy to go forward and start construction of the pet park in that location. Can you appoint someone from your Township government to work with us?

Mayor Van Pelt stated you are looking in the neighborhood of \$150k to \$175k to build the dog park. This is not going to be an immediate thing. I would say two years, conservatively speaking. The DEP may require a threatening and endangered species study. That could be quite costly. There are 98 dogs registered in Greenbriar. I have spoken to one of the Vice Presidents at Lennar. Lennar would be more than happy to have discussions on building a park for you in your community. This should not be a surprise to the other residents in your community. I would like to have some type of consensus from the community. Mayor Van Pelt stated that the homeowners association should assume responsibility for the park, not the municipality.

He would be more than happy to articulate that park idea to the people at Lennar. They can get it done better and faster than the public sector.

**Henry Laws, Greenbriar Oceanaire Resident, Safety & Security Committee.** We had an incident with hunters behind 11 Avalon. They were shooting on the 15<sup>th</sup> green. Another incident is two hunters came on to Brigantine Blvd. with their vests and shotguns. Is there any township ordinances on hunting and regulations on hunters?

Chief of Police Kenneth Flatt stated it's either 450 or 500 feet from a residence. If it's an unloaded rifle, they can walk wherever they want to during hunting season. If you post signs along the private-property line, we can enforce it by simply calling the Police Dept. and an officer will come down and pick them up.

**Motion to close to the Public: Committeeman Reilly 2<sup>nd</sup> Deputy Mayor Kraft**  
RCV: KRAFT  X  REILLY  X  VAN PELT  X

**CAUCUS/AGENDA**

**Motion to move into Caucus/Agenda: Committeeman Reilly 2<sup>nd</sup> Deputy Mayor Kraft**  
RCV: KRAFT  X  REILLY  X  VAN PELT  X

**TOWNSHIP OF OCEAN  
COUNTY OF OCEAN  
CAUCUS AGENDA MEETING:  
February 28, 2008**

**ROLL CALL: KRAFT  X  REILLY  X  VAN PELT  X**

**Diane B. Ambrosio, RMC, Township Clerk** read the New Jersey Open Public Meetings Act:  
**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 for the Meeting Minutes of February 14, 2008:

**Motion to adopt/reject/hold: \_\_\_\_\_ 2<sup>nd</sup> \_\_\_\_\_**  
RCV: KRAFT \_\_\_\_\_ REILLY \_\_\_\_\_ VAN PELT \_\_\_\_\_

**ORDINANCE 2008-01 (Second Reading/Public Hearing)**

**AN ORDINANCE OF THE TOWNSHIP OF OCEAN, COUNTY OF OCEAN, STATE OF NEW JERSEY AMENDING CHAPTER 12.16 ENTITLED "MUNICIPAL BOAT RAMP"**

**Motion to Open to the Public: \_\_\_\_\_ 2<sup>nd</sup> \_\_\_\_\_**  
RCV: KRAFT \_\_\_\_\_ REILLY \_\_\_\_\_ VAN PELT \_\_\_\_\_

**ORDINANCE 2008-02 ((Second Reading/Public Hearing)**

**AN ORDINANCE OF THE TOWNSHIP OF OCEAN, COUNTY OF OCEAN, STATE OF NEW JERSEY AUTHORIZING CERTAIN AMENDMENTS TO THE TOWNSHIP'S ECONOMIC REDEVELOPMENT PLAN**

Motion to adopt/reject/hold: \_\_\_\_\_ 2<sup>nd</sup> \_\_\_\_\_  
RCV: KRAFT \_\_\_\_\_ REILLY \_\_\_\_\_ VAN PELT \_\_\_\_\_

**ORDINANCE 2008-03 ((Second Reading/Public Hearing))**

**AN ORDINANCE AUTHORIZING THE PURCHASE OF CERTAIN REAL PROPERTY LOCATED WITH THE TOWNSHIP OF OCEAN BY THE MUNICIPALITY REFERRING TO BLOCK 39, LOT 9.**

Motion to adopt/reject/hold: \_\_\_\_\_ 2<sup>nd</sup> \_\_\_\_\_  
RCV: KRAFT \_\_\_\_\_ REILLY \_\_\_\_\_ VAN PELT \_\_\_\_\_

**New Business:**

**Old Business:**

**RESOLUTION NO. 2008-: PAYMENT OF CLAIMS – as presented to the Township Committee for payment thereof in the amount of \$**

Motion to adopt/reject/hold: \_\_\_\_\_ 2<sup>nd</sup> \_\_\_\_\_  
RCV: KRAFT \_\_\_\_\_ REILLY \_\_\_\_\_ VAN PELT \_\_\_\_\_

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

**Township Administrator Kenneth Mosca** stated there is some consideration being given for an amendment to our Fee Ordinance in Construction and they were forwarded to the Mayor, Deputy Mayor and Committeeman Reilly with comments made by Jim McBrien and myself. I understand you have some desire to do it by title only this evening. Ken Mosca stated he will have a clean draft to you by Tuesday or Wednesday.

**Mayor Van Pelt** stated the Zoning Officer, thinks we should require a permit for the cutting of any trees. Mayor Van Pelt gives a sample ordinance to the Township Administrator and the Environmental Commission.

**ADJOURNMENT:**

**Motion to Adjourn: Committeeman Reilly 2<sup>nd</sup> Deputy Mayor Kraft**  
RCV: KRAFT  X  REILLY  X  VAN PELT  X

**RECESS**

**Motion to Recess: Committeeman Reilly 2<sup>nd</sup> Deputy Mayor Kraft**  
RCV: KRAFT  X  REILLY  X  VAN PELT  X

**RE-OPEN MEETING**

**Motion to Open: Committeeman Reilly 2<sup>nd</sup> Deputy Mayor Kraft**  
RCV: KRAFT  X  REILLY  X  VAN PELT  X

**Mayor Van Pelt** discussed Honey Hollow Estates, also known as the Gateway Village subdivision. They came before the Redevelopment Agency and we adopted the Redevelopment Plan. They have to make an application to the Planning Board. Mayor Van Pelt asks Township Administrator Mosca to please reach out to him and tell him he has to make an application to the Planning Board.

**Township Administrator Mosca** stated he spoke to Laurie Clune and she is reaching out to him.

**Township Administrator Mosca** updated the Committee on the Town Hall. The decision was made to move forward from the initial developer and architect. The Township retained a number of architects. I had a chance to meet with John Gibson with Gibson Tarquini. I met with Mr. Lee Eagles, who has been outstanding. He will go with us to Evesham Township. He liked our needs assessment. Two stories, smaller footprint. There will not be a basement. A basement would cost a lot of money to build due to water table issues. A tour was taken of the Beachwood Town Hall, as far as going up. They put their storage and records on the second floor. Mr. Mosca asks the Township Attorney about the Township contracting with a developer to build a Town Hall to be owned by the developer and to be leased by the Township and you would get a credit for the land. Deputy Mayor Kraft states the most important is the Planning, the Architecture, etc. Township Committee spoke about records storage.

**Mayor Van Pelt** stated he has a meeting tomorrow with Rick Brown, DEP, the Township Planner, and engineers to discuss Volunteer Way and a regional drainage basin. A meeting is setup with Commissioner Jackson on March 6, 2008 in her office to discuss the Town Center and retention basin and the tree issue.

**ADJOURNMENT:**

**Motion to Adjourn: Committeeman Reilly 2<sup>nd</sup> Deputy Mayor Kraft**

**RCV: KRAFT   X   REILLY   X   VAN PELT   X**

Signed and Submitted:

\_\_\_\_\_  
Diane B. Ambrosio, RMC

\_\_\_\_\_  
Date