

**TOWNSHIP OF OCEAN  
COUNTY OF OCEAN  
REGULAR BUSINESS MEETING:  
July 10, 2008**

**FLAG SALUTE:**

**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.

**MEETING MINUTES:**

Meeting Minutes of June 26, 2008.

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

**ORDINANCES:**

**Ordinance 2008-16 (Second Reading – Public Hearing)**

**An Ordinance appropriating the sum of \$217,400.00 currently located in the water capital improvement fund for the construction of well #7.**

Ordinance No. 2008-16 was read title only and opened to the public on a motion moved by Committeeman Reilly, seconded by Deputy Mayor Kraft. Roll Call: Kraft: Yes, Reilly: Yes, Van Pelt: Yes.

Township Administrator Mosca stated there is money in the Utilities capital budget. This is approval to take the monies that were taken in a number of years ago from Greenbriar to use for Well #7.

Mayor Van Pelt stated the town is appropriating the sum of over \$217,000.00 for improvements to Well #7.

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: Kraft: Yes, Reilly: Yes, Van Pelt: Yes.

A motion of approval was moved by Committeeman Reilly, seconded by Deputy Mayor Kraft to adopt Ordinance No. 2008-16. Roll Call: Kraft: Yes, Reilly: Yes, Van Pelt: Yes.

**RESOLUTION NO. 2008-228: Payment of Claims – as presented to the Township Committee for payment thereof in the amount of \$92,626.05.**

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

**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**

- 08-229** Resolution authorizing the Township to enter into a professional services agreement with the Trust for Public Land to conduct a research on a program to finance land conservation and potential related ballot measures in an amount not to exceed \$4,100
- 08-230** Resolution authorizing the appointment of Matt Ambrosio, Foreman effective Monday, July 14, 2008.
- 08-231** Resolution authorizing CMX for additional work at Sands Point Park due to an unforeseen location of a septic tank on property during construction time and materials not to exceed \$750.00
- 08-232** Resolution authorizing salaries for the year 2008 for non-union employees

**MOTION TO APPROVE CONSENT AGENDA RESOLUTIONS 2008-229 through Resolution 08-232**

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

Mayor Van Pelt stated Resolution No. 2008-229 is a contract with the Trust Republic Land. The original contract was for \$8700. It was reduced to \$5100. It is now \$4100 due to the Trust Republic Land contributing \$1000 toward the cost. The Trust Republic Land is doing an outreach campaign effort on increasing our open space tax from 1.2 cents. The purpose of the Town Center is to protect the properties on the outside of it. This will allow the town to do that. The town has valuable properties that serve an environmental purpose. The town has acquired several parcels along the Barnegat Bay. Now it is time to focus on the watershed. The Barnegat Bay Estuary program came out with a three-year report. Waretown is one of 21 watersheds in the country. It's an opportunity to make a statement of how the town can balance environmental protection and economic development.

**RESOLUTION 2008-233 authorizing the Township Committee to retire into Closed Session for the purpose of discussing personnel, public safety, contractual, real estate and litigation**

**- PURPOSE:** Real Estate matter.

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

**Motion to Approve Raffle Licenses:**

- 1. St. Stephen's Church – September 20, 2008**
- 2. St. Stephen's Church – November 1, 2008**

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

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

**1. Stephen Gillin – July 12, 2008**

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

**Motion to Approve use of Waretown Memorial Recreation Park****1. James Becker – July 19, 2008**

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

**Motion to Approve Block Party Application****1. Monica Mackie – 116 Oregon Avenue (Make a Wish Foundation)  
- August 8<sup>th</sup> or 9<sup>th</sup> (raindate)**

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

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

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

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

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

**REPORTS FROM STANDING COMMITTEES:****Robert Kraft - Public Safety – Police Dept., Fire Dept., First Aide, Emergency Management communications and Welfare**

Deputy Mayor Kraft read the monthly police report. The township is not paying for the officer to direct traffic on Route 9. Shop Rite is paying for that.

Deputy Mayor Kraft stated the town is beginning a new recycling program on Monday, July 14, 2008. The town entered into an interlocal agreement with the ACUA (Atlantic County Utility Authority). Deputy Mayor Kraft gave the new dates for recycling pick up. This change is in line with the state's desire to consolidate services, just like the sharing of building inspectors with Lacey.

Township Administrator Mosca stated the employee reassignments are complete. With the reassignments there will be a net savings of 7 positions to the township since April 2007. Some employees will be reassigned to the road department and buildings and grounds department.

Deputy Mayor Kraft stated the ACUA is a very aggressive government agency. The town responds to the website and they dispatch the workers back to your location. Alternative energies are the future. The town has a valuable resource, the capped landfill. The town can create an energy provider from it. Maybe the town can offset the cost of the electricity in the municipal offices and schools. The possibilities are endless.

Township Administrator Mosca stated the Clerk and Administrative Secretary had a class with the ACUA yesterday regarding their IT program.

Township Clerk Ambrosio stated they trained us on their program for missed stops and complaints. The town will send it directly to them through e-mail. The ACUA answers the e-mails directly back to the town. The hardest part is going to be the first couple weeks getting everyone on the Monday-Tuesday schedule.

**Richard Reilly – Planning & Development – Planning Board, Zoning Board, Buildings & Grounds, Bulkheads, Docks and Redevelopment Agency**

Committeeman Reilly stated there were two subjects that were discussed at the Redevelopment Meeting. One was the signage on the small buildings at the town center. Committeeman Reilly discussed the signage for national chain stores. The second subject was a proposal for a parcel of land on the north side of Seminole, east side of Route 9. The builder's proposal included four retail buildings and a fifth larger building. There were concerns with traffic flow and landscaping. The next Redevelopment meeting is August 14, 2008.

Committeeman Reilly reported on Sands Point. An abandoned septic tank was located. Permission to remove the septic tank was granted. Aside from that the town is moving ahead on schedule.

Committeeman Reilly stated he and the Deputy Mayor have spent time working with Lennar to get certain items improved. Progress has been made with individuals having water problems. Trees were planted to replace dead trees. The rest stop on the golf course should be opening today or tomorrow. The town has grown significantly. A good percentage of that is a product of Greenbriar.

**Daniel M. Van Pelt – Administration – Administrator, Office of the Clerk, Revenue & Finance, Utilities, Recreation**

Mayor Van Pelt stated the public notice that gives the opportunity to provide written testimony on our proposed waste water management plan has passed. There was one objector that filed a letter with DEP. This removes 600 acres from our sewer service area. It is very difficult to develop once you have sewer removal in the planning area. This is an area outside the center. The Mayor has a meeting with the DEP commissioner and that entity on July 28, 2008.

Mayor Van Pelt reported on the restructuring of the road department. The parks are not up to par. The town put a lot of time and money into developing these parks. The town needs to have the ability to make sure they look their best. The town has a foreman who's one purpose is to make our parks look 100%. The parks are a big investment in our community and it is the one thing that people see the most. Mayor Van Pelt reported on the Crystal Bay Peninsula park plan and maintenance.

Mayor Van Pelt discussed the streamlining of government and the 4% cap. The cap will definitely have an impact on the 2009 budget.

Mayor Van Pelt reported on the appearance of the Shop Rite and the rail trail parking issue and the rail trail Phase II. Mayor Van Pelt reported on the relocation of the Wawa and the County's plans for that corner.

Mayor Van Pelt reported that the approved redevelopment project along 532 is being sold to the County for Open Space.

Committeeman Reilly reported that the traffic light on Route 9 at Volunteer Way should be installed in September.

Mayor Van Pelt reported on the RFP (Request for Proposals). The RFP will be the blueprint of the development in how the community is going to be shaped. The town will go through a series of meeting with potential developers. The town has the right team in place, in terms of staff and professionals, to bring into fruition what this town is expected to look like.

**Items for Discussion:**

- **JCP&L to install street light at Pancoast Road and Route 9 at the cost of \$1,394.06**

Township Administrator Mosca stated there is an additional cost JCP&L quoted of \$1,394.06 to run the appropriate wires to the pole to put the light on. The town is paying for installation costs as well as the monthly fee.

Committeeman Reilly stated it is a very dangerous intersection and the light is necessary.

**RESOLUTION 2008-234 Authorizing JCP&L to install the streetlight on Pancoast Road and Route 9 at \$1,394.06.**

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

- **Alaimo Engineering to provide a topographic survey on Bluebeard Drive and installation of an inlet at a cost not to exceed \$13,644.06**

Township Administrator Mosca stated this price is the high-end price for a more permanent fix. Administrator Mosca asked the Township Committee to review.

- **Water Main Extension to Route 9**

Township Administrator Mosca stated the Township Committee needs to have a discussion on the water main extension to Route 9.

Mayor Van Pelt stated this is a project that would bring water to the town center. The price ranges from \$395,000 to \$773,000.

Township Administrator Mosca stated seven options were presented to see where we can run this high-pressured water line. Martin Miller from Alaimo Engineering did an outstanding job.

- **Water Utility Rates – Ocean County Utilities Authority raised rates**
  - i. **Mr. Budesas office has information**

Township Administrator Mosca stated the County rates for sewer are increasing January 1, 2009. The town will address its rates as well. The town is not in a position to subsidize the county. Mr. Budesas, Township of Ocean Utilities Attorney, has a draft for your review.

- **Automated Clearing House (ACH) Agreement**

Township Administrator Mosca discussed the credit card in Paragraph 9 with Township Attorney McGuckin.

- **Dredging at the 11<sup>th</sup> Street Lagoon and Disposal of Dredge Spoils**

Township Administrator Mosca stated there is correspondence for the Deputy Mayor to review.

Deputy Mayor Kraft stated most of the sediment comes from Barnegat. It's in the town's lagoon. It's 500 yards of silt. This proposal gives our special projects engineer the authority to seek a maintenance dredge permit for the 11<sup>th</sup> Street lagoon.

Township Administrator Mosca stated Barnegat has agreed to contribute towards the contract.

Deputy Mayor Kraft stated it is becoming impassable.

Township Administrator Mosca stated he wasn't sure if the CMFO funded the entire amount. Barnegat needs to help out with the bulk costs. The town might want to move this project to the end of the year to see what other funding is available.

- **Construction Office Configuration**

Township Administrator Mosca stated the town hired another full-time inspector. Administrator Mosca distributed the reconfiguration of the construction office for the committee to review. It will require an additional desk, chairs, etc.

- **Municipal Office Hours**

Employees have asked the committee to consider amending the hours of town hall. After doing a study of other towns, only two other towns are 9a-5p.

Deputy Mayor Kraft stated a four-day week is something the town should into. It would save on electric, air conditioning, etc.

Committeeman Reilly stated most of the conversations included 8:00am-4:00pm or 8:30am-4:30pm.

## **PUBLIC COMMENT**

Motion to open to the public was moved by Committeeman Reilly, seconded by Deputy Mayor Kraft. Roll Call: Kraft: Yes, Reilly: Yes, Van Pelt: Yes.

Joseph Lachowiec, 26 Grand Bay Harbor Drive, discussed the dredging of the lagoons. At the outfall of Barnegat Beach Civic Association and Leaming's Marina, there's a great deal of shoaling going on there. It's because of construction occurring upstream. All the sewers are running down into the lagoons. There is shoaling occurring at Grand Bay Harbor, too. Mr. Lachowicz asks the Committee to reconsider any opposition to dredging.

Mr. Lachowiec stated the Grand Bay Harbor Drive street sign is an extension of Pacific that runs into the bay. Mr. Lachowiec asks the Committee to check to see what the correct name of the street is.

Township Attorney McGuckin stated 17 or 18 years ago there was a request from the property owners to name it Grand Bay Harbor Drive.

Mr. Lachowiec reported trash being dumped on the fish and wildlife property. The residents of the town cleaned up most of it. The residents were unable to move the 30-foot crane boom.

Mayor Van Pelt requested Administrator Mosca to ask Sonny's recycling if they have any interest in obtaining the metal from the 30-foot crane boom.

Mr. Lachowiec stated the Committee might want to look at the performance bonding in the future to tighten up the redevelopment of the parcel on the northeast corner of Seneca and Route 9.

Township Attorney McGuckin stated the performance bonds are set by state law. The performance bond requirements are established by the municipal land use law.

Mr. Lachowiec suggested leasing space for the town hall and police department from a bank to cut costs.

Mayor Van Pelt stated it has been discussed that the town would lease space in the new complex to a private entity to cover some of the lease payments.

Mr. Lachowiec discussed the town requiring low-speed vehicles.

John Petrosilli, 11 Vessel Road, stated the speed limit cannot be over 25mph for the low-speed vehicles.

Mr. Petrosilli inquired if the recycling trucks were being given to the new recycling company.

Township Administrator Mosca stated the newer truck is being purchased by the ACUA over a three-year period. The older truck can still be used by the town for leaf pick up.

Mr. Petrosilli inquired if the town will sell the recycling material.

Mayor Van Pelt stated yes, there is still a tonnage grant. It is not being split with the ACUA.

Township Administrator Mosca stated the town went out to bid to see if the town could appoint a private vendor. The low number was \$134,800. The town was able to negotiate an interlocal agreement with a governmental agency. The town is paying the ACUA \$82,250 per year. The town operating it's own recycling is \$262,000 per year. The town will still provide white goods pick up.

Ralph Avellino, 10 Central Avenue, discussed the town's affordable housing obligation. If the town keeps buying land to stop affordable housing, somebody is going to oppose.

Mayor Van Pelt stated the new rules require the DCA to do a land analysis of exactly how many acres the town has left to develop and provide affordable housing.

Mr. Avellino stated the Fire Academy is in the Redevelopment area and they put up a sign that looks like it belongs on the moon.

Deputy Mayor Kraft stated the Mayor went to battle hard and long over that. It was an end result of a lot of negotiation. It's 100 times better than what they were proposing. It's a small sign. It will look better with landscaping.

Mr. Avellino reported illegal signs around town.

Township Administrator Mosca stated the zoning officer is working very hard on that. Laurie Clune is doing an outstanding job on that.

Mr. Avellino stated the fence company sign is totally illegal.

Mayor Van Pelt stated the town has been to court on that.

Township Attorney McGuckin stated the town has been to court. There is so much the town can do. The zoning officer has done what she thought was appropriate. Our sign ordinance was adopted at a particular period of time. Signs that predate that ordinance are questionable.

Motion to close open session was moved by Committeeman Reilly, seconded by Deputy Mayor Kraft. Roll Call: Kraft: Yes, Reilly: Yes, Van Pelt: Yes.

**CLOSED SESSION**

Motion to open closed session was moved by Committeeman Reilly, seconded by Deputy Mayor Kraft. Roll Call: Kraft: Yes, Reilly: Yes, Van Pelt: Yes.

Motion to close closed session was moved by Committeeman Reilly, seconded by Deputy Mayor Kraft. Roll Call: Kraft: Yes, Reilly: Yes, Van Pelt: Yes.

### **MOTION OF AUTHORIZATION**

Motion to authorize the return of deposit monies to Lachowiec was moved by Committeeman Reilly, seconded by Mayor Van Pelt. Roll Call: Kraft: Abstain, Reilly: Yes, Van Pelt: Yes.

### **ADJOURNMENT:**

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

Signed and Submitted:

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Diane B. Ambrosio, RMC  
Township Clerk

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Date