

MEETING MINUTES

TOWNSHIP OF OCEAN COUNTY OF OCEAN BUSINESS MEETING July 12, 2012

Call to Order

ROLL CALL: LACHAWIEC X WETTER X TREDY X

Flag Salute

STATEMENT: Pursuant to the provisions of the New Jersey Open Public Meeting Act, adequate notice of this meeting was properly provided by sending a copy of the Notice of Meeting to two newspapers, The Asbury Park Press and the Press of Atlantic City. The Notice was posted at the office of the Township Clerk

RESOLUTION 2012-252: authorizing the Township Committee to retire into Executive Session for the purpose of discussing, Litigation, Personnel matters

Motion to approve Resolution 2012-252 was moved by Committeeman Lachawiec, seconded by Deputy Mayor Wetter.

Roll Call: Lachawiec: Yes, Wetter: Yes, Tredy: Yes

Committee Reports

Mayor – Dennis F. Tredy

The Township of Ocean loves and enjoys the Rail Trail but it has caused some problems, especially the blocking off of Railroad Avenue. The County of Ocean is willing to open up Railroad Avenue again. The Fire Company always used that road for easy access to Route 9, when heading south for a fire.

For years the Township has charged a minimal fee for seasonal beach badges for use of the lake and public dock. The Township Committee decided it is costing the Township more to process the beach badges than the fees collected and has introduced an ordinance to eliminate this requirement.

The Township is applying for a Municipal Alliance matching grant for \$40,000. This grant is received each year and is used for after school activities that school children participate in to keep them off drugs and alcohol. The program works in conjunction with the DARE program.

The Public Works Department worked at the Town Wide Clean Up Weekend on Friday and Saturday, June 15 and 16. Residents look forward to this weekend every year. Thirty-four dumpsters of trash were hauled away.

The Police Department's monthly report will be posted in the back of the room for residents to review. It is amazing how much work the Police Department accomplishes that goes unnoticed.

Deputy Mayor – Tina Wetter

Most of southern New Jersey has been impacted by powerful thunderstorms. This past Saturday night, Waretown experienced a severe thunderstorm and lightning struck the Town Hall building. Most of the Township's computers and communication equipment was down for several days. During these times of extreme weather, the public safety employees and volunteers respond to calls for assistance from the residents. Waretown is fortunate to have such a dedicated group of employees and volunteers who immediately respond to the call for duty regardless of the weather conditions. The Township Committee has an obligation to make sure the public safety workers have the tools needed to perform their duties properly and safely.

Tonight's agenda lists a bond ordinance for \$600,000 that reflects the acquisition of resources needed by the public safety professionals and Township employees. The Township Administrator will review the financial aspect of the bond ordinance. The ethical obligation of this Governing Body is to make sure the individuals that put themselves in harm's way to protect the residents have the necessary resources required in order to execute their jobs properly and safely.

The Township of Ocean is delivering three municipal budgets that stabilize property taxes and utility rates while increasing the investment in the Township's infrastructure. Now it is time to make an investment in the public safety employees and volunteers and make sure there are resources needed to protect and serve the residents of the Township of Ocean.

Committeeman – Joseph Lachawiec

Committeeman Lachawiec thanked all the individuals who participated in the Town Wide Clean Up Weekend. The Environmental Commission, Public Works and Township employees did a great job.

The Independence Day Celebration was very successful. Committeeman Lachawiec thanked all the volunteers who participated. Recreation and Public Works did a great job.

A Community Emergency Response Team trailer was provided to the Township by the NJ Office of Emergency Management. The value of the trailer, its equipment and a check was close to \$10,000. Only 15 towns in New Jersey were given a trailer. The Township of Ocean has one of the largest CERT memberships in the state of New Jersey. CERT members are all volunteers and provide for services that supplement safety personnel.

Administrator Report

Administrator – David Breeden

The Township of Barnegat would like to thank the Township of Ocean for allowing Barnegat to use Waretown's resources during the 4th of July fireworks. The July 4th celebration in Barnegat is very large. The event went a lot smoother using Waretown's traffic cones, Emergency Management trailer, Police RV for a cooling center, and electronics boards. These items greatly assisted after the fireworks with traffic control and getting cars and people out of the parking lot.

Ordinance 2012-12, Second Reading, Public Hearing, deals with pawn shops. Operators of the pawn shops expressed some concerns. Minor modifications were made to the ordinance. All parties are satisfied with the modifications.

Ordinance 2012-13, Second Reading, Public Hearing, establishes a lease agreement for the Little Red School House with the Waretown Historical Society. It is a landlord/tenant type of lease agreement where the Township leases the building to the Historical Society for \$1.00 per year.

Ordinance 2012-14, Second Reading, Public Hearing, eliminates fees for beach badges at the Waretown lake. The revenue generated did not exceed the cost of the badges or the work to process the paperwork.

Ordinance 2012-15, First Reading, Title Only, is a bond ordinance for \$570,000. The total ordinance is for \$600,000 but state law requires a 5% down payment of \$30,000. This bond ordinance will increase the overall debt of the Township and is being used for five purposes. The purposes and amounts are as follows: \$250,000 will be used for the construction of the Public Works garage and extension to the existing Public Works facility, \$125,000 is for the acquisition of communication equipment for Township operations in accordance with FCC regulations, \$100,000 is for two Public Works trucks along with the needed equipment and supplies for those trucks, \$100,000 is for the design and construction of a public safety emergency management room, \$25,000 is for technology upgrades in the Township as a result of the lightning storm damage. Insurance will cover most of the costs, however, the storm exposed technology deficiencies that need enhancement within the Township.

Mr. Breeden discussed figures regarding the debt within the Township. In 2007, the permanent net debt was \$16,139,744. In 2011 the permanent net debt was \$16,281,848. That is quite remarkable considering the water/sewer work the Township has embarked on in the past few years.

In 2007 the permanent and temporary debt was \$21,417,744. In 2011 the permanent and temporary debt was \$21,026,056, which is a decrease of over \$391,000. The debt is going down. Debt management in the Township of Ocean has been stable since 2007, which is the year the Township took over water and sewer. That is remarkable considering the sizable investment the Township is making in the water and sewer system, in addition to the overall infrastructure of the town.

In 2007 the Township was utilizing 39% of the borrowing power. The borrowing power is down to 25% in 2011. Interest rates right now are very favorable. Municipalities are getting interest rates between 1.5% and 3%. The bond rating is strong and has been reaffirmed by Moody's back in 2011.

Resolution 2012-255 accepts the annual audit. The state of New Jersey requires all towns to perform audits. There are four types of audit findings, Unqualified, Qualified, Adverse and No Finding. Waretown has received an unqualified statement of audit. There are no material deficiencies or revisions that need to be made. In 2009 there were 9 comments and recommendations, in 2010 there were 3, and in 2011 there were 4 due to the state-required Interfunds comment. Interfunds is a treasury management tool municipalities use to control and manage cash flow.

Resolution 2012-256 hiring a full time Utilities employee. On June 30, 2012, a long-time, tenured employee retired. The Township is making a seasonal employee permanent.

Resolution 2012-264 awards a contract to Seminole Construction in the amount of \$434,949 for storm drainage work in the Pebble Beach section of the Township. At the last meeting, the Township Committee approved a bond ordinance in the amount of \$575,000 for the storm drainage work. It is part of the water/sewer improvements.

Tax Bills will be going out on July 23, 2012 and are due by August 17, 2012.

PUBLIC PORTION:

Motion to open Public Comment was moved by Committeeman Lachawiec, seconded by Deputy Mayor Wetter.

Roll Call: Lachawiec: Yes, Wetter: Yes, Tredy: Yes

Joan Finn, 26 Ocean Grove Lane, discussed affordable housing trust funds, given to the Township by developers. The Township has over \$250,000 for affordable housing. Governor Christie is about to seize the funds and apply them to the general state funds. Hundreds of people in this Township will not be helped with affordable housing, rental vouchers or rehab of homes. What is the Township doing with those funds?

Township Administrator Breeden stated the monies in the affordable housing trust fund can only be used for certain purposes. Out of the \$250,000, about \$161,000 is at risk of forfeiture to the state on July 17, 2012. The Township took immediate action to protect the funds by engaging in a rehabilitation program, which rehabilitates homes of qualified residents within the Township of Ocean. The residents must meet certain income requirements. It is a permitted use by the state of New Jersey.

Ms. Finn inquired what the requirements are for rehabilitation. May the resident be a homeowner in another state? Are they elderly? What are the sites the Township will be rehabilitating?

Township Administrator Breeden stated most of the requirements are determined by the state, for example, how long the resident has owned the home and income. Township Administrator Breeden will send Ms. Finn the requirements.

Township Clerk Ambrosio stated applications are submitted by the residents. The applications are then approved by the company hired by the Township. Township Clerk Ambrosio will call Ms. Finn with the information.

Eileen Doyle, 243 11th Street, stated there are ants in the Community Center near the wall facing the parking lot in the Senior Center.

Ms. Doyle requested the Township Committee consider putting in a back-up generator for the Community Center, perhaps under the Community Development Block Grant. When the building is being used as a cooling/heating center and power is lost, it can still be used for that.

Ms. Doyle inquired when the storm drainage work will begin on Tuscarora.

Township Administrator Breeden stated the work should start on or about August 1, 2012 and will be completed by the end of the month, weather permitting. Settlement of the road is needed for 30 days with final paving in early October.

Tom Flood, 381 Tuscarora, is pleased to hear the Township is upgrading the technology.

Mr. Flood stated the Township website needs to be updated regarding minutes and resolutions.

Mr. Flood inquired about the port-a-potty at the end of Tuscarora and the safety issues regarding the boat races.

Mayor Tredy stated parking problems during the boat races last year has already been addressed. Parking will only be on one side of the road. There will be port-a-potties there for the boat race. The Township is not planning on leaving them there.

Mr. Flood requested to see plans for Crystal Point Peninsula.

Mayor Tredy stated there are no plans. The Township just makes landscaping improvements.

Township Administrator Breeden discussed before minutes can be posted on the website, they have to be approved by the Township Committee. Tonight the Township Committee is approving minutes from both April and May. Being 30-60 days behind is routine for the majority of towns. The Township of Ocean is very good about posting agendas and minutes in a timely fashion.

Mr. Flood stated the Planning Board minutes have not been posted since February.

Motion to close Public Comment was moved by Committeeman Lachawiec, seconded by Deputy Mayor Wetter.

Roll Call: Lachawiec: Yes, Wetter: Yes, Tredy: Yes

Motion to approve the meeting minutes of April 26th, May 4th, May 10th, and May 25, 2012

was moved by Committeeman Lachawiec, seconded by Deputy Mayor Wetter.

Roll Call: Lachawiec: Yes, Wetter: Yes, Tredy: Yes

Resolution 2012-253

Payment of Claims – as presented to the Township Committee for payment thereof in the amount of \$331,519,73

Motion to approve was moved by Committeeman Lachawiec, seconded by Deputy Mayor Wetter.

Roll Call: Lachawiec: Yes, Wetter: Yes, Tredy: Yes

Ordinance 2012-12 – Second Reading – Public Hearing

An Ordinance of the Township of Committee of the Township of Ocean, County of Ocean, State of New Jersey, Amending Ordinance 2011-15 regarding Pawn Shops

Motion to open Public Hearing was moved by Committeeman Lachawiec, seconded by Deputy Mayor Wetter.

Roll Call: Lachawiec: Yes, Wetter: Yes, Tredy: Yes

No public comment.

Motion to close Public Hearing was moved by Committeeman Lachawiec, seconded by Deputy Mayor Wetter.

Roll Call: Lachawiec: Yes, Wetter: Yes, Tredy: Yes

Motion to approve Ordinance 2012-12 was moved by Committeeman Lachawiec, seconded by Deputy Mayor Wetter.

Roll Call: Lachawiec: Yes, Wetter: Yes, Tredy: Yes

Ordinance 2012-13 – Second Reading – Public Hearing

An Ordinance of the Township Committee, of the Township of Ocean, County of Ocean, State of New Jersey authorizing the continuation of a certain lease agreement between the Township of Ocean and the Waretown Historical Society in accordance with N.J.S.A 40A:12-14

Motion to open Public Hearing was moved by Committeeman Lachawiec, seconded by Deputy Mayor Wetter.

Roll Call: Lachawiec: Yes, Wetter: Yes, Tredy: Yes

No public comment.

Motion to close Public Hearing was moved by Committeeman Lachawiec, seconded by Deputy Mayor Wetter.

Roll Call: Lachawiec: Yes, Wetter: Yes, Tredy: Yes

Motion to approve Ordinance 2012-13 was moved by Committeeman Lachawiec, seconded by Deputy Mayor Wetter.

Roll Call: Lachawiec: Yes, Wetter: Yes, Tredy: Yes

Ordinance 2012-14 – Second Reading – Public Hearing

An Ordinance of the Township of Ocean, County of Ocean, State of New Jersey amending Chapter 12.20 of the Township Code of the Township of Ocean entitled “Waretown Memorial Park” to delete requirements for Badges and User Fees

Motion to open Public Hearing was moved by Committeeman Lachawiec, seconded by Deputy Mayor Wetter.

Roll Call: Lachawiec: Yes, Wetter: Yes, Tredy: Yes

Ralph Avellino, 10 Central Avenue, inquired why the fees were eliminated.

Mayor Tredy stated the Township Committee would like to see more people utilize the park. The fees were minimal.

Motion to close Public Hearing was moved by Committeeman Lachawiec, seconded by Deputy Mayor Wetter.

Roll Call: Lachawiec: Yes, Wetter: Yes, Tredy: Yes

Motion to approve Ordinance 2012-14 was moved by Committeeman Lachawiec, seconded by Deputy Mayor Wetter.

Roll Call: Lachawiec: Yes, Wetter: Yes, Tredy: Yes

Ordinance 2012-15 – First Reading – Title Only

BOND ORDINANCE PROVIDING FOR VARIOUS GENERAL IMPROVEMENTS AND OTHER RELATED EXPENSES IN AND FOR THE TOWNSHIP OF OCEAN, IN THE COUNTY OF OCEAN, NEW JERSEY, APPROPRIATING \$600,000.00 THEREFORE AND AUTHORIZING THE ISSUANCE OF \$570,000.00 BONDS OR NOTES OF THE TOWNSHIP TO FINANCE PART OF THE COST THEREOF.

Motion to approve Ordinance 2012-15 was moved by Committeeman Lachawiec, seconded by Deputy Mayor Wetter.

Roll Call: Lachawiec: Yes, Wetter: Yes, Tredy: 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

- 2012-254 Resolution authorizing the hiring of a camp counselor for the Summer Recreational Program
- 2012-255 Resolution authorizing the acceptance of the Annual Report of Audit and that the governing body has reviewed the Audit Report and specifically the section of the audit entitled "General Comments and Recommendations"
- 2012-256 Resolution authorizing the hiring of a Full Time employees for Utilities Department
- 2012-257 Resolution authorizing the Township of Ocean to enter into an agreement for a Municipal Alliance Grant in the amount of \$40,000 for the year 2013
- 2012-258 Resolution authorizing a house account at Vogue Construction Company
- 2012-259 Resolution authorizing the Tax Collector to place a lien on 78 Adriatic Avenue for failure to maintain property free of excessive weeds/plants growth
- 2012-260 Resolution authorizing the Tax Collector to place a lien on 300 Sixth Street for failure to maintain property free of excessive weeds/plant growth
- 2012-261 Resolution authorizing the Tax Collector to place a lien on 404 Sixth Street for failure to maintain property free of excessive weeds/plant growth
- 2012-262 Resolution authorizing the Tax Collector to place a lien on 132 Admiral Way for failure to maintain property free of excessive weeds/plant growth
- 2012-263 Resolution authorizing B.L.D.G. to go out for bids on Town Hall/Police Buildings renovation
- 2012-264 Resolution awarding the contract for Tuscarora Avenue Drainage Improvements to Seminole Construction in the amount of \$434,949.60
- 2012-265 Resolution authorizing the Waretown Volunteer Fire Company to hold their Annual Poker Run Fundraiser at the Waretown Memorial Park
- 2012-266 Resolution authorizing the final 2012/preliminary 2013 tax bills will be mailed July 23, 2012 and extend the grace period to August 17, 2012

Motion to approve Resolutions 2012-254 through 2012-266 was moved by Committeeman Lachawiec, seconded by Deputy Mayor Wetter.

Roll Call: Lachawiec: Yes, Wetter: Yes, Tredy: Yes

Motion to approve the Community Center, Township Ball Fields and Waretown Memorial Recreation Park:

Lynn Martin – August 19, 2012

Brownie Girl Scouts – 2nd & 4th Thurs

Ocean Township Summer Adventure Program – June – August, 2012

Motion to approve was moved by Committeeman Lachawiec, seconded by Deputy Mayor Wetter.

Roll Call: Lachawiec: Yes, Wetter: Yes, Tredy: Yes

Motion to Approve: Block Party Application for 116 Oregon Avenue on August 11, 2012 for the hours of 2:00 pm to 8:00 pm was moved by Committeeman Lachawiec, seconded by Deputy Mayor Wetter.

Roll Call: Lachawiec: Yes, Wetter: Yes, Tredy: Yes

Motion to Approve a Social Affair Permit for the Waretown Volunteer Fire Company on August 5, 2012 with a rain date of August 12, 2012 at the Waretown Memorial Park was moved by Committeeman Lachawiec, seconded by Deputy Mayor Wetter.

Roll Call: Lachawiec: Yes, Wetter: Yes, Tredy: Yes

Motion to approve the Tax Collectors report dated May 31, 2012 was moved by Committeeman Lachawiec, seconded by Deputy Mayor Wetter.

Roll Call: Lachawiec: Yes, Wetter: Yes, Tredy: Yes

Motion for a short recess and move into Executive Session was moved by Committeeman Lachawiec, seconded by Deputy Mayor Wetter.

Roll Call: Lachawiec: Yes, Wetter: Yes, Tredy: Yes

Motion to move to Open Session was moved by Committeeman Lachawiec, seconded by Deputy Mayor Wetter.

Roll Call: Lachawiec: Yes, Wetter: Yes, Tredy: Yes

Ordinance 2012-16 – First Reading – Title Only

AMENDING TITLE 18 ZONING OF THE TOWNSHIP OF OCEAN TO DEFINE THE TYPE OF RESTAURANT USES PERMITTED AS AN ACCESSORY USE TO MARINAS IN THE WATERFRONT DEVELOPMENT WD ZONE DISTRICT.

Motion to approve Ordinance 2012-16 was moved by Committeeman Lachawiec, seconded by Deputy Mayor Wetter.

Roll Call: Lachawiec: Yes, Wetter: Yes, Tredy: Yes

Ordinance 2012-17 – First Reading – Title Only

AMENDING TITLE 18 ZONING OF THE TOWNSHIP OF OCEAN TO PROVIDE BEDROOM LIMITATIONS WITHIN DWELLING UNITS IN THE PLAN RESIDENTIAL DEVELOPMENT PRD ZONING DISTRICT AND WITHIN A PLANNED RETIREMENT COMMUNITY.

Motion to approve Ordinance 2012-17 was moved by Committeeman Lachawiec, seconded by Deputy Mayor Wetter.

Roll Call: Lachawiec: Yes, Wetter: Yes, Tredy: Yes

Ordinance 2012-18 – First Reading – Title Only

AMENDING TITLE 18 ZONING OF THE TOWNSHIP OF OCEAN CODE PERMIT LIMITED SCALE COMMERCIAL AND OFFICE DEVELOPMENT AS CONDITIONAL USE IN THE BAYFRONT CONSERVATION ZONE DISTRICT.

Motion to approve Ordinance 2012-18 was moved by Committeeman Lachawiec, seconded by Deputy Mayor Wetter.

Roll Call: Lachawiec: Yes, Wetter: Yes, Tredy: Yes

Motion to adjourn was moved by Committeeman Lachawiec, seconded by Deputy Mayor Wetter.

Roll Call: Lachawiec: Yes, Wetter: Yes, Tredy: Yes

Next Scheduled Meeting – August 9, 2012 at 6:30 pm

Signed and Submitted:

Diane B. Ambrosio, RMC
Township Clerk

Date