

# MEETING MINUTES

## TOWNSHIP OF OCEAN COUNTY OF OCEAN BUSINESS MEETING March 9, 2017

### Call to Order

ROLL CALL: LoParo     X     Collamer     X     Wetter     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

### PUBLIC PORTION:

**Motion to open Public Comment** was moved by Deputy Mayor Collamer, seconded by Committeeman LoParo.

Roll Call: LoParo: Yes, Collamer: Yes, Wetter: Yes

Howard Hammarstrom, 58 Johnson Street, discussed he has been terrorized by his neighbor, Joe Wyckoff for the last 10 years. Mr. Wyckoff has been screaming "I will kill you" and calling his father names. Mr. Hammarstrom and his wife are good people, who pay their taxes, make their yard look nice and get along with their neighbors. Mr. Hammarstrom cannot go through another spring and summer of constant harassment. Mr. Hammarstrom cannot open his windows because the Wyckoffs are screaming and fighting. They are drunk 24 hours a day, 7 days a week. Mr. Hammarstrom cannot even have friends or family visit.

The police should arrest them when they start terrorizing. Mr. Hammarstrom lost a lot of money over the years, going to court to get the harassment stopped, with no results. Mr. Hammarstrom has lived in Waretown his whole life, 51 years, and does not want bad blood with the Police or the Township. Mr. Hammarstrom is now on two (2) different blood pressure medications and it is due to this whole situation. The Police are not doing anything. Mr. Hammarstrom is pro-police and is not the enemy. Mr. Wyckoff has assaulted Police Officers and points his fingers at the Police. Mr. Wyckoff has been in and out of jail his whole life for his crimes. There is no end in sight.

In 2015, Mr. Hammarstrom went to court to get Mr. Wyckoff to stop. On May 18<sup>th</sup>, Mr. Wyckoff yelled across the street, "your dog is done". On May 23<sup>rd</sup>, yelling and screaming all night. May 24<sup>th</sup>, yelling across the street "watch your truck, watch your car" screaming all night. May 26<sup>th</sup>, yelling across the street threatening his mother, which is on video and was shown to the Police. May 30<sup>th</sup> four (4) police and one (1) ambulance. June 4<sup>th</sup> two (2) police. June 13<sup>th</sup> police and ambulances. The Wyckoffs get drunk, start fighting and then call the police on each other. June 16<sup>th</sup> two (2) police and an ambulance.

June 20<sup>th</sup>, two (2) police and ambulance. June 22<sup>nd</sup> police. June 10<sup>th</sup> yelling while cutting the grass. June 11<sup>th</sup> police and ambulance. June 15<sup>th</sup> screaming in the street at his brother, then Mr. Hammarstrom hears his name at 7:00pm and much later. June 21<sup>st</sup> Mr. Hammarstrom went to court for what was done to him in the spring. Mr. Wyckoff received one year, no contact with Mr. Hammarstrom, no jail time, no fines. August 25<sup>th</sup> screaming and yelling "you're dead", right in front of his house.

September 1<sup>st</sup> Mrs. Hammarstrom went to court for Mr. Wyckoff going after her, nothing happened. 11:30am four (4) police, nothing happened. September 20<sup>th</sup>, Mrs. Hammarstrom went to court, nothing happened. September 28<sup>th</sup>, 11:00pm ambulance. November 1<sup>st</sup>, police cars all day long. November 6<sup>th</sup> police 8:00 pm. November 7<sup>th</sup> police 12:30am. November 13<sup>th</sup> four (4) police cars. This goes on all the time and Mr. Hammarstrom does not know why the Township Police are not doing anything about it. It is disgraceful. It is not right.

Deputy Mayor Collamer discussed Mr. Hammarstrom's parents were here a few months ago in October. The Police Officer in Charge was at the meeting and discussed the only recourse was to continue to call the police.

Mr. Hammarstrom discussed he has been going to court. Complaint after complaint has been filed and nothing happens. In 2005, Mr. Hammarstrom received a court order where Mr. Wyckoff is not supposed to yell across the street and antagonize. Mr. Wyckoff has violated that and got 20 days. Two days later after getting out of jail, Mr. Wyckoff threatened to burn Mr. Hammarstrom's house down. Three other complaints, Mr. Wyckoff pleaded guilty.

Township Attorney McGuckin inquired what Mr. Hammarstrom thinks the Township can do.

Mr. Hammarstrom discussed Mr. Wyckoff should be arrested for drunk and disorderly or disturbing the peace.

Township Attorney McGuckin discussed Mr. Hammarstrom mentioned 15-16 dates and complaints filed with no results. Please provide those dates to the Township Clerk. The Township will ask for copies of the police reports from the Police Department and ask what happened from those incidents.

Mr. Hammarstrom presented his files to Township Attorney McGuckin.

Township Attorney McGuckin discussed the Township Committee cannot sign a formal complaint. The only people who can do that is Mr. Hammarstrom or the Police Department.

Mr. Hammarstrom discussed he cannot keep on doing because nothing happens.

Township Attorney McGuckin discussed there was going to be a meeting between Mr. Hammarstrom, some of the other neighbors and Lt. Thompson, organized by Mr. Stackhouse, and inquired if that is something Mr. Hammarstrom would be interested in doing.

Mr. Hammarstrom discussed he has been to the police department so many times.

Township Attorney McGuckin discussed, with all due respect, I do not know what else there is to do.

A woman from the audience discussed, with all due respect, the Wyckoffs are back in their condemned house.

Mr. Hammarstrom discussed when the bank came to have them kicked out, it took three sheriffs to get them out. The bank cleaned the yard up for days with dumpsters and it is trashed again and inquired how the Township can just sit back and let it happen. The Wyckoffs can do anything they want.

Township Attorney McGuckin discussed understanding Mr. Hammarstrom's frustration. Every call that comes in is recorded. Every complaint that is registered is recorded and there is a record of it. The more complaints filed, the better chance the Township can do something about it. The latest complaints discussed are two years ago.

Mr. Hammarstrom discussed he has to go to court again because Mr. Wyckoff broke into the house. The Sheriff and the Police Department told Mr. Hammarstrom if Mr. Wyckoff is in that house, call the police. Now Mr. Hammarstrom is being dragged back into court as a witness. Mr. Hammarstrom discussed he is not going to court anymore. It is useless and he loses a day's pay.

Township Attorney McGuckin suggested to Mr. Hammarstrom to continue to call the police, file complaints and set up a neighborhood meeting with the Officer in Charge.

Deputy Mayor Collamer discussed Mr. Hammarstrom should never think he is a bother to the Police Department. That is what they are there for.

Mr. Hammarstrom discussed it seems it is the other way around. The Police Department is pointing their fingers at me saying "I am the problem".

Township Attorney McGuckin discussed that meeting should take place. Maybe the Governing Body would like to be at the meeting.

Deputy Mayor Collamer discussed he would like to be at the meeting.

Township Attorney McGuckin discussed the bank foreclosed on the wrong property.

Deputy Mayor Collamer discussed he will make it his business to speak with the Code Enforcement officer tomorrow and ask her to visit the property and see if there are any violations.

Mr. Hammarstrom discussed the Wyckoffs lived in a boat on the property for over a year. There are pictures of them urinating on the property. The yard smells. When the wind blows it smells like a toilet.

Keith Haines, 52 Johnson Street, discussed the basement caved in while they were in the midst of foreclosing on the property. The people foreclosing on the property had to rush out of the house. Tape was put around the house and it was condemned. Mr. Haines inquired how the Wyckoffs can be back in the house.

Deputy Mayor Collamer discussed the Wyckoffs have no permit to occupy the house.

Township Attorney McGuckin discussed the Wyckoffs are not legally allowed to live in the house. They are legally allowed to pull permits to repair the property. The Police Department has been notified just this past week about that. There is a court order. The foreclosure complaint has been dismissed and vacated. There is no foreclosure. The Wyckoffs are the legal owners of the property, however, they are not allowed to live in the property until it is repaired. They are not supposed to reside there. If you see them, you need to call the police every single time. That is the only way it will ever get resolved.

Mr. Haines discussed everyone knows the Wyckoffs are living in the boat. It's 1:00am and they say they just got there and are repairing the boat. They had Direct TV installed on the roof.

Township Attorney McGuckin inquired if there are hours of operation for construction repair in the ordinance.

Township Administrator/Municipal Clerk Ambrosio discussed construction is allowed from 7:00am-7:00pm.

Committeeman LoParo inquired if the Wyckoffs are allowed to connect Direct TV and electric to the house.

Mr. Haines discussed they have electric. The outside light has been on and there was an extension cord going to boat. They are not performing any construction work.

Township Attorney McGuckin discussed they can sit in their own house. They cannot sleep and live there.

Mr. Haines discussed the moment the condemned papers went on the front of the house, they ripped them off. Mr. Haines inquired why that is allowed.

Township Attorney McGuckin discussed it is not allowed. The Police Department and Construction Officials have been notified that they are not to reside on the property until they get a Certificate of Occupancy. They are entitle to work on the property. The Police Department has been notified of that.

Mr. Haines discussed the junk in the yard and inquired the recourse he needs to take. Mr. Haines pays a lot of money in taxes and should not have to look across at that.

Deputy Mayor Collamer discussed Mr. Haines can file a complaint at the Code Enforcement office. Deputy Mayor Collamer will also speak to the Code Enforcement Officer.

Robert Lahm, 67 Johnson Street, married to Jackie Corliss-Lahm, wishes this issue could be resolved without hurting individuals, but when it comes to the quality of life of more than two people, there is a real problem. The Township Attorney has told Mr. Hammarstrom to complain and keep records. The man is getting frustrated, as he sees there is no potential end to this conflict. The house was wrongly foreclosed. These two individuals walk down Johnson Street to Country Lane to the Rail Trail, as soon as the Lighthouse Tavern is open at 11AM, to get a 12 pack, and go back at 3pm. There is no active construction work going on. All they do is sit in iron chairs against the side of the boat.

Mr. Lahm is recently retired and had his house on the market for over a year. There has been no movement on that due to what is in the neighborhood. This is effecting everybody's quality of life. Mr. Lahm's wife does not want to leave. The reason why Mr. Lahm wants to move is because there is no movement on this issue. If this issue was in Greenbriar, it would not be allowed. There is no one that can represent the homeowners of this neighborhood, except the Township. The Township has to argue the homeowners' point. No one else is. The community meeting with the Police Department will not do any good.

Deputy Mayor Collamer discussed the Code Enforcement Officer can only take action on things that are in violation of the Township code. There may be things there that are unattractive that are not necessarily a violation of the Township code. If there are things that are in violation, Deputy Mayor Collamer will make sure the Code Enforcement Officer takes action.

**Motion to close Public Comment** was moved by Deputy Mayor Collamer, seconded by Committeeman LoParo.

Roll Call: LoParo: Yes, Collamer: Yes, Wetter: Yes

**Motion to approve: The meeting minutes of February 7, 2017 and February 9, 2017** was moved by Deputy Mayor Collamer, seconded by Committeeman LoParo.

LoParo: Yes, Collamer: Yes, Wetter: Yes

**Resolution 2017-144** Payment of Claims – as presented to the Township Committee for payment thereof in the amount of \$2,083,333.67

Motion to approve was moved by Deputy Mayor Collamer, seconded by Committeeman LoParo.

Roll Call: LoParo: Yes, Collamer: Yes, Wetter: Yes

**Ordinance 2017-2 – Second Reading – Public Hearing**

An Ordinance of the Township Committee of the Township of Ocean, County of Ocean, State of New Jersey amending the Ocean Commons Redevelopment Plan, Block 41, Lot 42.

**Motion to open Public Comment on Ordinance 2017-2** was moved by Deputy Mayor Collamer, seconded by Committeeman LoParo.

Roll Call: LoParo: Yes, Collamer: Yes, Wetter: Yes

No comment from the public.

**Motion to close Public Comment on Ordinance 2017-2** was moved by Deputy Mayor Collamer, seconded by Committeeman LoParo.

Roll Call: LoParo: Yes, Collamer: Yes, Wetter: Yes

**Motion to approve Ordinance 2017-2** was moved by Deputy Mayor Collamer, seconded by Committeeman LoParo.

Roll Call: LoParo: Yes, Collamer: Yes, Wetter: Yes

**Ordinance 2017-3 – First Reading – Title Only**

AN ORDINANCE OF THE TOWNSHIP OF OCEAN, COUNTY OF OCEAN AND STATE OF NEW JERSEY, AMENDING AND SUPPLEMENTING CHAPTER 410, ARTICLE 23 OF THE TOWNSHIP CODE, ENTITLED "AFFORDABLE HOUSING", TO IMPLEMENT A PROGRAM TO CAPTURE AFFORDABLE HOUSING OPPORTUNITIES THAT IS DESCRIBED IN THE OCEAN TOWNSHIP HOUSING PLAN ELEMENT AND FAIR SHARE PLAN

**Motion to approve Ordinance 2017-3** was moved by Deputy Mayor Collamer, seconded by Committeeman LoParo.

Roll Call: LoParo: Yes, Collamer: Yes, Wetter: Yes

**Ordinance 2017-4 – First Reading – Title Only**

AN ORDINANCE OF THE TOWNSHIP OF OCEAN, COUNTY OF OCEAN AND STATE OF NEW JERSEY, AMENDING AND SUPPLEMENTING CHAPTER 410, ARTICLE 23 OF THE OCEAN TOWNSHIP CODE, ENTITLED "AFFORDABLE HOUSING", TO ADDRESS THE REQUIREMENTS OF THE NEW JERSEY FAIR HOUSING ACT AND THE NEW JERSEY UNIFORM HOUSING AFFORDABILITY CONTROLS AS THEY PERTAIN TO COMPLIANCE WITH MUNICIPAL AFFORDABLE HOUSING OBLIGATIONS

**Motion to approve Ordinance 2017-4** was moved by Deputy Mayor Collamer, seconded by Committeeman LoParo.

Roll Call: LoParo: Yes, Collamer: Yes, Wetter: Yes

**Ordinance 2017-5 – First Reading – Title Only**

AN ORDINANCE OF THE TOWNSHIP OF OCEAN, COUNTY OF OCEAN AND STATE OF NEW JERSEY, AMENDING AND SUPPLEMENTING CHAPTER 410, ARTICLE 21 OF THE OCEAN TOWNSHIP CODE, ENTITLED "AFFORDABLE HOUSING DEVELOPMENT FEES", BY REVISING THE FEE SCHEDULE FOR NONRESIDENTIAL DEVELOPMENT AND CORRECTING EXISTING TYPOGRAPHIC ERRORS IN THE PROVISIONS FOR RESIDENTIAL DEVELOPMENT FEES

**Motion to approve Ordinance 2017-5** was moved by Deputy Mayor Collamer, seconded by Committeeman LoParo.

Roll Call: LoParo: Yes, Collamer: Yes, Wetter: Yes

**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.**

- 2017-145 Resolution appointing Robert Sadecki to the Environmental Commission
- 2017-146 Resolution appointing representation to the State Pinelands Municipal Council
- 2017-147 Resolution authorizing a Municipal Lien be placed on Block 124, Lot 15 - 29 Dolphin Way in the amount of \$4,228.90
- 2017-148 Resolution authorizing a Municipal Lien be placed on Block 124, Lot 14 – 39 Lighthouse Drive in the amount of \$4,691.53
- 2017-149 Resolution authorizing a refund for overpayment of taxes for block 129, Lot 15.02 in the amount of \$1,142.69
- 2017-150 Resolution authorizing a Municipal Lien be placed on Block 272.06, Lot 7 – 313 Tuscarora Avenue in the amount of \$708.69
- 2017-151 Resolution authorizing the hiring of a part-time dispatcher, Ashley Ciafarone
- 2017-152 Resolution of the Township of Ocean, County of Ocean, State of New Jersey, Authorizing the Execution of Shared Services Agreement with the County of Ocean pursuant to N.J.S.A 40:8A-1 ET.seq. for the Prosecutor's Program – formerly known as the Fatal Accident Support Team
- 2017-153 Resolution authorizing change order No. 1 and project close out, Pebble Beach and Route 532 water treatment plant improvements
- 2017-154 Resolution authorizing release of performance guarantee, Greenbriar Oceanaire, Section 7A

**Motion to approve Resolutions 2017-145 through 2017-154** was moved by Deputy Mayor Collamer, seconded by Committeeman LoParo.

Roll Call: LoParo: Yes, Collamer: Yes, Wetter: Yes

**Motion to approve:** Michael Edson for membership into the New Jersey State Fireman's Association.

Motion to approve was moved by Deputy Mayor Collamer, seconded by Committeeman LoParo.

Roll Call: LoParo: Yes, Collamer: Yes, Wetter: Yes

**Motion to approve Social Affair Permit** – Sylvia Allen – Waretown Wine Festival – April 22<sup>nd</sup> and April 23<sup>rd</sup>, 2017

Motion to approve was moved by Deputy Mayor Collamer, seconded by Committeeman LoParo.  
Roll Call: LoParo: Yes, Collamer: Yes, Wetter: Yes

**Motion to approve the below listed dates in 2017 for the use of the Community Center and Waretown Memorial Recreation Park:**

1. Amy Birch – March 25, 2017
2. Jamie L. Deuchler – September 17, 2017
3. Anthony Carlone – April 8, 2017
4. Lisa Riepl – June 11, 2017
5. Lisa Riepl – April 23, 2017
6. Waretown Historical Society – Music at the Lake – June 9, 2017
7. Ashley Damodio – March 4, 2017

**Motion to approve** was moved by Deputy Mayor Collamer, seconded by Committeeman LoParo.  
Roll Call: LoParo: Yes, Collamer: Yes, Wetter: Yes

Committeeman LoParo inquired if it is possible for the Township Committee to obtain the agenda, ordinances and resolutions online.

Township Administrator/Municipal Clerk Ambrosio discussed the agenda, ordinances and resolutions are posted on the Township website prior to the meeting.

Deputy Mayor Collamer discussed he does not need copies of the resolutions and ordinances.

Mayor Wetter discussed she would like paper copies of the ordinances.

Committeeman LoParo discussed he can print them out from the website, if needed.

Township Administrator/Municipal Clerk Ambrosio discussed she can print them out for anyone, if needed.

**Next Scheduled Meeting**  
**March 30, 2017 at 6:00 pm**

**Adjournment**

Motion to adjourn was moved by Deputy Mayor Collamer, seconded by Committeeman LoParo.  
Roll Call: LoParo: Yes, Collamer: Yes, Wetter: Yes

Signed and Submitted:

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Diane B. Ambrosio, RMC  
Municipal Clerk

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Date