

# MEETING MINUTES

**TOWNSHIP OF OCEAN  
COUNTY OF OCEAN  
BUSINESS MEETING  
June 13, 2019**

## Call to Order

ROLL CALL: DODD   X   BAULDERSTONE   X   LOPARO   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

## Committee Reports

Committeewoman – Lydia M. Dodd

Ordinance 2019-6 2<sup>nd</sup> Reading – Public Hearing. This ordinance is to amend the Property Maintenance Code regarding trees on residential properties. As the property owner owns the tree, the Township does not want to become party of litigation regarding neighbor tree disputes. The Township will maintain trees on Township property.

The Township will still continue to ticket properties that do not maintain proper grass, brush, weeds, etc. Code Enforcement will continue to handle complaints on property maintenance, and if required, the Department of Public Works will be sent out to clean the property and place a financial lien on the property.

As you can see from tonight's agenda, there are nine resolutions for property maintenance issues that the Township's Code Enforcement and Department of Public Works have addressed and municipal liens are being placed on the property.

Resolution 2019-187. This resolution is authorizing the Township's Tax Collector to refund overpayment of taxes. These refunds must be done by resolution.

Resolution 2019-188. This resolution authorizes the sale of equipment and items that are obsolete and no longer viable for use. They will be placed out for auction on the GovDeals website. This money is placed back into the budget and defers the cost of the necessary items purchased to replace the outdated equipment.

Resolution 2019-198. This resolution is authorizing the renewal of the Restaurant, Store and Club Liquor Licenses for the year 2019/2020.

Vacant Property Program. During the month of May 2019, the program had two initial registrations for a total of \$1,500.00. The year to date collected in 2019 is \$45,750.00.

Zoning and Code Enforcement. During the month of May, 42 zoning applications were approved, 18 received and waiting to be reviewed and/or processed. Code Enforcement has written 73 notices of violation, 18 were abated.

The old Thirsty Mallard Property has been cleaned up and windows boarded. The Dunkin Donuts job site has been cleaned up, as well as the dumpster at the operating Dunkin Donuts.

Community Outreach – Flood Insurance. The Township of Ocean in conjunction with Barnegat Township will hold the annual community outreach on Monday, June 24, 2019 at 10:00 am at the Barnegat Court Room at 900 West Bay Avenue. The Townships switch the hosting town each year.

The meeting will discuss the National Flood Insurance Program changes, a review of the new laws and regulations and review changes that can be made to assist in possible savings. A resident will be able to sit one-on-one with a Certified Floodplain Manager to review their current elevation certificate and flood insurance policy. Please bring an elevation certificate and current flood insurance policy to the meeting, if you would like them reviewed.

Cornerstone at Waretown. Site work has begun and construction permits have been released to begin construction. The water and sewer work is being installed at this time. Due to the depth of the project, Bay Parkway had to be closed. The construction is on schedule, weather permitting. Due to unforeseen circumstances adjustments were made along the way here to account for all of the utilities in the ground. Luckily, we have been able to quickly work through those to keep the work moving and not have any significant delays. At this time, Bay Parkway's revised schedule to open is on Friday, June 21, 2019.

Liquor Store – Buy Rite. The building permit has been issued. The owner advised that the walls should start being placed on Monday, June 17, 2019.

Environmental Commission. The Township of Ocean along with the Environmental Commission will hold the 17<sup>th</sup> Annual Town Wide Clean Up Weekend Friday, June 14<sup>th</sup>, 8am–5pm and Saturday, June 15<sup>th</sup> 8am–3pm or until the dumpsters are full. All items must be brought to the Waretown Recreation and Lake Area on Wells Mills Road. The Township will accept bulk items, electronics, propane tanks, freon items, clean waste oil and paints free of charge. Resident must show proof of residency and contractors are not allowed.

Independence Day Celebration – Saturday, June 29, 2019 at 10:00 am at the Waretown Recreation Lake and Park. The Little Red School House will be open to visit after the event and everyone is welcome to enjoy a hot dog and chips at the end of the event.

#### Deputy Mayor – Ken Baulderstone

Resolution 2019-199. This resolution authorizes an emergency repair on Ojibwa court. A sink hole appeared over Memorial Day Weekend. Due to the depth, the Township was not able to fix it without a contractor.

Resolution 2019-200 - Energy Aggregation. The Township of Ocean's Energy Aggregation Program is moving forward for a cost savings to residents. This program is a savings in the cost of electric energy for residential homes. Letters were sent from the Township and the energy aggregation company. The cost savings started this month of June.

All residents can receive the cost savings as long as you are not solar or have a third-party contract. A resident has the ability to opt in and out of the program as many times as they would like. If the energy cost at any time is higher than JCP&L, all the customers will be directed back to JCP&L. The resident does not have to do anything. It will all be handled by the company. This resolution is authorizing IDT Energy cost savings until November 2020.

#### Department of Public Works

Many projects have been going on throughout the town. The Construction and Zoning office parking lot was sealed and striped.

Leaf Pick up is complete for the season and will start again in the fall. The dates are listed on the Township Calendar. Only leaves can be taken to the Waretown Lake and Recreation Area.

Township parks and ballfields are being maintained. The horseshoe pits have been prepared and are ready for play.

The Township is moving forward on obtaining the demolition permit for 96 Bryant Road to take down the dilapidated building and clean up the property.

2018 Roadway Improvement Project (Sheridan Street, Illinois Avenue, Adriatic Avenue, as well as a portion of Michigan Avenue, Kennedy Drive, Delaware Drive, and Lincoln Drive). The roadway paving is complete and the contractor is currently working on asphalt driveway restoration and yard restoration. Following completion of the work, the Township Engineer shall submit for reimbursement from the NJ Department of Transportation.

Community Development Block Grant. The Township will be going out for bid on the Vertical Platform Lift and reconstruction of the stairwell into the court room. The project will be advertised on June 12<sup>th</sup> and bids will be received on July 3<sup>rd</sup>.

Township of Ocean Dog Park. The Township is waiting on the NJ Department of Environmental Protection response on the jurisdictional determination.

Volunteer Way. The Township of Ocean has submitted the permit for expansion of Volunteer Way. The application was resubmitted to the NJ Department of Environmental Protection (NJDEP). A deficiency list was sent to the Township from NJDEP requiring an updated traffic study and storm water management report. The updated storm water management report was submitted on April 17<sup>th</sup>.

The traffic study is taking place at this time. Dynamic Traffic expects to complete the traffic study this week and has included all updated buildout information for the Town Center, including all improved sites and those sites with proposed improvements.

Senior Advisory. At the Senior Advisory Meeting on June 17, 2019 at 11:30am at the Senior Center on 11<sup>th</sup> Street, Dr. Herbert Kunkle will discuss "When Is It Time To Consider Reconstructive Surgery?" and will demonstrate models of joint replacement surgery. Lunch will be provided.

Founder's Day. The Township Committee would like to thank the Special Events Committee, Department of Public Works, CERT Team, Police Department, Volunteer Fire Department, First Aid Squad and all of the members of the Community who volunteer and assisted in making this a successful event.

The event was well attended. The weather was perfect for the day event and evening fireworks. The first Annual Art show was a success. The winners are on display in the meeting room of the Waretown Branch of the Ocean County Library for the month of June.

No Net Loss Grant. The Township of Ocean had received a grant for tree reforestation. The Township went out for bid and awarded the contract to High Tech Landscaping. There was a preconstruction meeting held this week with the landscape company and members from Ocean County Parks and Planning. The project will start in the later part of August. There will be a total of 592 trees planted within the Township of Ocean. All trees will be labeled. The contractor will be submitting their schedule in the next couple weeks.

### Mayor – Ben LoParo

A Redevelopment Meeting was held on May 13<sup>th</sup>. On the agenda were two applications: Mandrake Properties (Seminole Drive in Pebble Beach) introduced an application for two buildings consisting of 16 contractor warehouses, 1,250 square feet each. There will be no retail sales there. Each office will have a 100 square foot office and a bathroom. The property is in a commercial zone. The applicant did not need any variances or waivers for the project. The project was approved and meets the zoning criteria. The Township Committee did recommend that any vehicle coming out of the development must make a right turn only. Also, vehicles cannot park on Seminole or on the side street in that area, if renting space in the complex.

Mackres Family LLC – The application is for 101,573 square feet of commercial retail/office space which includes the existing retail center of 30,610 square feet that would be renovated. A 10,953 square foot restaurant, 63 unit assisted living facility, 296 apartment/townhouse units–age restricted and required affordable family rental units, 9,825 square foot community center/leasing office and the expansion of the existing 28 room hotel to 102 rooms, with a covered pool for year-round swimming. This will grant the applicant a liquor license for the property.

The application was presented and testimony was given by their professionals. There are several changes that were discussed within the project. The owner has to obtain approvals from the NJ Department of Environmental Protection, Department of Transportation and CAFRA. Once they have the permits, a new site plan can be submitted for review. The plan was approved in concept only.

Lacey Township MUA Water Interconnect. The Township of Ocean has met with members of the Lacey Township MUA regarding the possibility of a water interconnect. This will be an ongoing discussion.

As the Utility Department has been aging over the years, the Township has taken a proactive approach of upgrading equipment, pipes and stations. This year is no different. The Bayshore Pump Station needs to be updated and the bulkhead needs repair. The Township has met with Remington Vernick Engineers and discussed applying for a USDA loan which offers a low-interest rate and possible loan forgiveness. The total cost for the replacement is estimated at \$775,000.00.

The Township also needs to repair the water towers and the Diamond Drive pump station needs refurbishing. These are items that will be discussed moving forward and costs will be estimated. All of these items are important for the customers of water and sewer.

## Recreation

The Township has had to make a difficult decision this year regarding the Waretown Lake and Recreation Park. The Township has for many years shared lifeguards with Barnegat Township. Each town advertised for lifeguards and only one application was received. The Township has spoken with the School District regarding their Summer Latchkey program. The school will not be using the lake for swimming.

The Township will not have lifeguards for swimming at the lake. Over the years there seems to be less and less people swimming at the lake. A sign will be posted. The Township will be moving forward for the lake to be a fishing lake. The Township will be reaching out to the State of New Jersey to discuss stocking the lake with additional fish.

Municipal Alliance/Recreation. The Township of Ocean and the Municipal Alliance will be sponsoring a Drive In Movie on June 28<sup>th</sup> at the Priff School field at 8:00pm, “Wreck it Ralph Breaks the Internet” and the “Touch A Truck” event. Touch A Truck will start at 6:00pm and end at 7:45pm.

- Summer Camp July 2-Aug 8. Family camp fees per day are \$10 for the first child; \$8 second child and \$6 every child thereafter. Registration forms available in Town Hall and online.
- Golf Camp July 9–30. \$75pp. Camp is held at the Oceanaire Golf Course. Registration forms are available in Town Hall and online.
- Pickleball - Free organized pickup games are Tuesday and Thursday 9am-1pm at the Sands Point Park courts beginning April 30<sup>th</sup>.
- Pickleball - Free Beginners Clinics (limited to the 1<sup>st</sup> 24) at the Sands Point Park Courts. Players are encouraged to bring their own paddles.
- Fishing Derby, July 26<sup>th</sup> 5:30pm–8pm at Sands Point Park.
- Town Wide Yard Sale, July 27<sup>th</sup>. Registrations are now being accepted.
- Mall Trip Fee is \$9 per trip, payable upon boarding. Reserve your space by contacting Jeanne.

## Police Department

Leanne Petracca has been assigned to the Detective Bureau. Leanne is the first female detective in the history of the Police Department. Leanne will be working in the evenings and has done an outstanding job in the past with the Sheriff’s Department, the Township and now in her permanent position. Thank you Chief Rogalski for making a great choice.

## Police Chief Michal Rogalski

Chief Rogalski read the May 2019 Police Report. The Police Department handled 3,226 calls for police service, 2 abandoned 9-1-1 calls, 26 alarms were activated and responded to, 40 animal complaints were handled, 1,523 individual business and residential checks, 3 criminal mischief acts were investigated, 24 domestic violence, 14 disabled vehicles were assisted, 1 drunk driver, 3 drug arrests, 86 first aid calls, 39 general complaints, 18 motor vehicle accidents, 348 motor vehicle stops of which 71 summons were issued, 7 juvenile complaint, 2 psychiatric evaluations (PESS), 14 persons were arrested on various warrants, 52 suspicious persons and/or vehicles, 14 residential and commercial thefts and 1 theft from a motor vehicle. A full list of this activity is listed on the website.

Bay Parkway Closure and Detour. From the inception of the detour, officers were assigned to conduct traffic details along Poplar Street, Letts Landing Road, and Lighthouse Drive for the increased traffic flow. There were 39 separate details conducted, each lasting 30 minutes. There were 23 motor vehicle stops for various violations of which 23 warnings were issued and 2 motor vehicle summons were issued. The Police Department is trying to curtail issues prior to them becoming a problem.

**PUBLIC COMMENT:**

**Motion to open Public Comment** was moved by Deputy Mayor Baulderstone, seconded by Committeewoman Dodd.

Roll Call: Dodd: Yes, Baulderstone: Yes, LoParo: Yes

Eileen Doyle, 243 11<sup>th</sup> Street, discussed when Pebble Beach was built, a bunch of trees were taken down and the Township ordered the company to plant trees every 12-15 feet. They dug up three of my trees. I would like to think that is not going to happen again.

Township Administrator/Clerk Ambrosio discussed the trees will not be planted on residential properties. The trees will be planted in parks, the County Rail Trail and Township owned properties.

Deputy Mayor Baulderstone discussed there are sections of the Rail Trail, in front of Shop Rite, that do not have trees. Those areas will now have trees.

Mrs. Doyle inquired who decides when properties are overgrown.

Township Administrator/Clerk Ambrosio discussed Code Enforcement. There is a height level. It is listed in the code book under property maintenance.

Mayor LoParo discussed please contact the construction office regarding overgrown properties.

Mrs. Doyle discussed there are a lot of people complaining about vandalism in Skipper's Cove. Bottles are being thrown and broken.

Chief Rogalski discussed there are no complaints filed with the Police Department. I did see one incident of a vehicle driving into Skipper's Cove and throwing a beer bottle into a bush. There was a time frame in the incident report and officers were assigned to investigate. It is hard to address issues if the Police Department is not aware of them. As far as widespread vandalism in Skipper's Cove, the only issue the Police Department has is a potential speeding issue. The only people that speed in Skipper's Cove are the people that live there. The Chief requested Mrs. Doyle to have the people complaining call him directly or speak to an officer.

Township Administrator/Clerk Ambrosio discussed a resident met with me in my office about the speeding issue, which I spoke to the Chief about. The resident never mentioned vandalism nor has a complaint been filed.

**Motion to close Public Comment** was moved by Deputy Mayor Baulderstone, seconded by Committeewoman Dodd.

Roll Call: Dodd: Yes, Baulderstone: Yes, LoParo: Yes

**Motion to approve** the meeting minutes of March 28, 2019 and May 28, 2019 was moved by Deputy Mayor Baulderstone, seconded by Committeewoman Dodd.

Roll Call: Dodd: Yes, Baulderstone: Yes, LoParo: Yes

**Resolution 2019-183** Payment of Claims – as presented to the Township Committee for payment thereof in the amount of \$1,135,603.72

Motion to approve was moved by Committeewoman Dodd, seconded by Deputy Mayor Baulderstone.

Roll Call: Dodd: Yes, Baulderstone: Yes, LoParo: Yes

**Ordinance 2019-6 2<sup>nd</sup> Reading – Public Hearing**

ORDINANCE AMENDING CHAPTER 280 OF THE TOWNSHIP CODE ENTITLED PROPERTY MAINTENANCE

Motion to open Public Hearing Ordinance 2019-6 was moved by Committeewoman Dodd, seconded by Deputy Mayor Baulderstone.

Roll Call: Dodd: Yes, Baulderstone: Yes, LoParo: Yes

Motion to close Public Hearing Ordinance 2019-6 was moved by Deputy Mayor Baulderstone, seconded by Committeewoman Dodd.

Roll Call: Dodd: Yes, Baulderstone: Yes, LoParo: Yes

Motion to approve Ordinance 2019-6 was moved by Committeewoman Dodd, seconded by Deputy Mayor Baulderstone.

Roll Call: Dodd: Yes, Baulderstone: Yes, LoParo: 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.**

- 2019-184 Resolution of the Township of Ocean, County of Ocean, State of New Jersey, authorizing a lien be placed for failure to abate the violations on 93 Adriatic Avenue in the amount of \$346.79
- 2019-185 Resolution of the Township of Ocean, County of Ocean, State of New Jersey, authorizing a lien be placed for failure to abate the violations on 6 Pirate Drive in the amount of \$472.50
- 2019-186 Resolution of the Township of Ocean, County of Ocean, State of New Jersey, authorizing a lien be placed for failure to abate the violations on 311 8<sup>th</sup> Street in the amount of \$472.50
- 2019-187 Resolution authoring a refund of the overpayment for Block 129, Lot 15.22 in the amount of \$1,498.19
- 2019-188 Resolution authorizing disposal of surplus property of the Township of Ocean, County of Ocean, State of New Jersey
- 2019-189 Resolution of the Township of Ocean, County of Ocean, State of New Jersey, recognizing June 15, 2019 as World Elder Abuse
- 2019-190 Resolution of the Township of Ocean, County of Ocean, State of New Jersey, authorizing a lien be placed for failure to abate the violations on 19 Skippers Blvd in the amount of \$346.79

- 2019-191 Resolution of the Township of Ocean, County of Ocean, State of New Jersey, authorizing a lien be placed for failure to abate the violations on 32 Main Street in the amount of \$461.83
- 2019-192 Resolution of the Township of Ocean, County of Ocean, State of New Jersey, authorizing a lien be placed for failure to abate the violations on 13 Hornblower Drive in the amount of \$346.79
- 2019-193 Resolution of the Township of Ocean, County of Ocean, State of New Jersey, authorizing a lien be placed for failure to abate the violations on 32 Chestnut Street in the amount of \$346.79
- 2019-194 Resolution of the Township of Ocean, County of Ocean, State of New Jersey, authorizing a lien be placed for failure to abate the violations on 175 Main Street in the amount of \$346.79
- 2019-195 Resolution of the Township of Ocean, County of Ocean, State of New Jersey, authorizing a lien be placed for failure to abate the violations on 39 Dolphin in the amount of \$526.27
- 2019-196 Resolution authorizing the Township of Ocean, County of Ocean, State of New Jersey, authorizing release of escrow money for Block 109, Lot 1.02 in the amount of \$1,369.50
- 2019-197 Resolution hiring the summer recreation program staff for 2019
- 2019-198 Resolution authorizing the Liquor and Club Licenses for the year 2019-2020
- 2019-199 RESOLUTION OF THE TOWNSHIP OF OCEAN, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING EXECUTION OF AN EMERGENCY CONTRACT WITH SHORE CONNECTION, INC. FOR EMERGENCY REPAIRS, OJIBWA COURT
- 2019-200 RESOLUTION OF THE TOWNSHIP OF OCEAN, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING AN ADDENDUM TO THE AGREEMENT FOR THE PROVISION OF ENERGY SUPPLY SERVICES BETWEEN THE TOWNSHIP OF OCEAN AND IDT ENERGY, INC.

**Motion to approve Resolutions 2019-184 through 2019-200**

Motion to approve was moved by Deputy Mayor Baulderstone, seconded by Committeewoman Dodd.  
Roll Call: Dodd: Yes, Baulderstone: Yes, LoParo: Yes

**Motion to approve:** Waretown Volunteer Fire Company Social Affair Permit for Pocketbook Bingo Fundraiser on August 2, 2019 was moved by Deputy Mayor Baulderstone, seconded by Committeewoman Dodd.

Roll Call: Dodd: Yes, Baulderstone: Yes, LoParo: Yes

**Motion to approve:** Waretown Volunteer Fire Company Social Affair Permit for Night at the Races/Armchair Race fundraiser to be held at Greenbriar Oceanaire Clubhouse on August 10, 2019 was moved by Deputy Mayor Baulderstone, seconded by Committeewoman Dodd.

Roll Call: Dodd: Yes, Baulderstone: Yes, LoParo: Yes

**Motion to approve the below listed dates in 2019 for the use of the Community Center, Waretown Memorial Recreation Park, Toumey Park and ballfield:**

Democratic Club of Waretown – July 12, 2019

Marie Doyle – August 25, 2019

Tabatha Matthews – June 9, 2019

Claire Mundt – June 9, 2019

Waretown Historical Society – June 7, 2019 (Lake & Community Center)

Motion to approve was moved by Deputy Mayor Baulderstone, seconded by Committeewoman Dodd.  
Roll Call: Dodd: Yes, Baulderstone: Yes, LoParo: Yes



**Motion to approve:** Second Hand Dealer License for Game Stop, Inc.

Motion to approve was moved by Deputy Mayor Baulderstone, seconded by Committeewoman Dodd.

Roll Call: Dodd: Yes, Baulderstone: Yes, LoParo: Yes

Township Administrator/Clerk Ambrosio discussed there is a conflict with the next meeting on June 27th and requested the Township Committee discuss rescheduling the meeting to June 25<sup>th</sup>. All members of the Township Committee agreed to reschedule the meeting to Tuesday, June 25, 2019 at 10:00 am.

The Haunted Hayride was scheduled three weeks earlier this year. The Recreation Coordinator has been getting phone calls from the vendors and inquired if the Township Committee would approve changing the date to October 18 and 19, 2019. There are many festivals and events in other Townships going on the first week in October. The Township Committee discussed the date change. The Township Committee agreed to reschedule the Haunted Hayride to October 18 and 19, 2019.

Next Scheduled Meetings

June 25, 2019 – 10:00 am - Regular Business Meeting/Workshop Redevelopment

July 11, 2019 – 7:00 pm - Regular Business Meeting

**Adjournment:**

Motion to adjourn the meeting was moved by Deputy Mayor Baulderstone, seconded by Committeewoman Dodd.

Roll Call: Dodd: Yes, Baulderstone: Yes, LoParo: Yes

Signed and Submitted:

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Diane B. Ambrosio, RMC  
Municipal Clerk

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Date