

# MEETING MINUTES

## TOWNSHIP OF OCEAN COUNTY OF OCEAN BUSINESS MEETING July 11, 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

Mayor – Ben LoParo

Ordinance 2019-7, 2<sup>nd</sup> Reading Public Hearing, Mandrake Properties (Seminole Drive – Pebble Beach). The Township Committee approved an application for two buildings consisting of contractor warehouses. The property is in a commercial zone. The applicant did not need any variances or waivers for the project and it met the zoning criteria. The Township Committee did recommend that any vehicle leaving the development must make a right turn only to Route 9. This ordinance is the approval of the Redevelopment Plan for the property.

### Recreation

Summer Camp has started and runs July 2<sup>nd</sup> through August 8<sup>th</sup>. The camp is Tuesday, Wednesday and Thursday each week from 9am-12pm or 8am-12pm for an extra \$10 per week. The camp has 40 children registered at this time. Anyone can sign up throughout the duration of the camp.

Free Childrens Pickleball Beginners Clinic, Grades 5–6 (limited to the first 24 children) will take place July 12, 19, 26 at 9:30am Sands Point Park.

The Fishing Derby is July 26<sup>th</sup> 5:30pm–8pm at Sands Point Park.

Town Wide Yard Sale is July 27. Registrations are now being accepted. There are 21 homes registered at this time. It is free to register and be placed on the map.

### Municipal Alliance/Recreation

The Township of Ocean and Municipal Alliance held a Touch a Truck and Drive-In Movie event on June 28<sup>th</sup> at the Priff School field. The Township Committee would like to thank all who came to the event, all volunteers, the Ocean County Parks Department, Department of Public Works, Ocean Township Police Department and the Waretown First Aid Squad for bringing vehicles everyone can jump on. Thank you Shop Rite for donating the popcorn and water.

All recreation trips are listed on the Township Website.

## Deputy Mayor – Ken Baulderstone

Ordinance 2019-8, 2<sup>nd</sup> Reading, Public Hearing. This bond ordinance is for upgrading two pump stations in the Township of Ocean, Bayshore Drive and Diamond Drive. The Bayshore pump station was built in the 1950's. This pump station will need to be rebuilt with today's standards for an estimate of \$800,000. While this project is underway, there will need to be a temporary facility put in place while the work is taking place.

The Diamond Drive pump station is nearing the end of its service life and will need repairs. These repairs will involve switching from a single-phase to a three-phase control, new basket, upgrades to the wet well and a new generator. Replacement to be in line with today's standards is approximately \$200,000. The Township is working with their professionals on additional funding. The Township has applied for a USDA funding program that could possibly include a grant/loan forgiveness portion. This funding can be used to pay for the bond.

The Bayshore plant has had an issue and a temporary pump was installed. This is why the Township is bonding to move forward immediately. During the recent storm, many pump stations were effected. The Greenbriar pump station was hit directly hit by lightning during the storm. A portion of the cost for repairing the storm damage will be covered through the Ocean County Joint Insurance Fund.

Ordinance 2019-9, 1<sup>st</sup> Reading, Title Only. This ordinance being introduced tonight is a rate increase for the Utility Department budget. This increase is due to the Ocean County Utility Authority raising their rates over the years and the additional overage fee in January of this year of \$85,000. The State of New Jersey implemented the unfunded Clean Water Act that has imposed many new requirements on Townships.

The Township is conducting the maintenance and upkeep to the equipment, pipes, sewer lines, pump stations, water filters and maintenance of the water filters to provide clean water. This significantly increases the costs. The Township of Ocean Utility Department has not increased rates since 2015. The Township is introducing a 4% increase on the water and sewer rates. The public hearing on the ordinance will be at the August 8, 2019 meeting.

Resolution 2019-207 is a final change order for Shore Connections. This change order has brought down the total cost of the project by \$85,123.88 or 7.42% from the original contract amount of \$1,147,331.61.

Resolution 2019-208 is awarding the contract for the Vertical Chair Lift and repairs to the Court Room/Meeting Room Hallway to make the building ADA compliant. The Township did receive some funding from the Community Development Block Grant of \$32,000. The Township will have to pay \$150,000 for this project.

## Department of Public Works

Many projects have been going on throughout the town, including cleaning the storm basins, cutting back brush, fixing sink holes, replacing storm water basins, grading all dirt roads in town, emptying the leaf bin and replacing windows in the Court Staff Office.

The parks and ballfields are being maintained. The bathrooms at Sands Point Park have been repaired and painted both inside and out and a new urinal in the men's bathroom has been installed at Sands Point Park.

The demolition permit for 96 Bryant Road is complete. The Township is waiting on the New Jersey Department of Environmental Protection (NJDEP) permit to cap the artesian well on the property. Once the well is capped, the removal of the building will take place. The removal of the building and cleaning up of the site will be completed by Public Works employees to make it safe for residents.

The Township of Ocean Dog Park is still waiting on the NJDEP response on the jurisdictional determination.

Volunteer Way. The traffic study has been completed by Dynamic Traffic. It has been submitted this week as requested by the State of New Jersey in their deficiency list.

Township Bulkhead Assessment. The Township Engineer T&M Associates has reviewed all Township owned bulkheads. The report has been reviewed and the Township has authorized T&M Associates to apply for a permit from the NJDEP for all the bulkheads. The permit is good for 5 years. Once the permit is obtained, the Township will start working on the urgent repairs first and work down the list.

Committeewoman – Lydia M. Dodd

Resolution 2019-206. The Township of Ocean will enter into a Property Tax Savings/Reward Program for Township property owners. The Township believes this agreement may stimulate the local economy and offer a Property Tax Savings Program for the residents. The taxpayer will earn greater rewards by shopping locally.

There is no cost to the Township. It allows residents to shop locally and on-line to earn rewards that can be credited towards their property tax bill. Municipal Cards LLC will run the program. The payment to the tax bill will be in the third quarter of each year. A resident can earn credits by shopping with a prepaid credit card to earn credit. There will be information on the program in the new tax bill. This program is in place in other towns in New Jersey and is successful. It is a choice by each resident if they would like to participate.

The Vacant Property Program. During the month of June 2019 the program had five initial registrations for a total of \$3,750 and three first renewals for a total of \$6,000. Total collected for the month of June is \$9,750. The year to date collected in 2019 is \$55,500.

Zoning and Code Enforcement. During the month of May, 39 zoning applications were approved and 42 received and waiting to be reviewed and/or processed. Construction issued two unsafe structures and one notice of violation. Code Enforcement has written 47 notices of violation in the month of June. Nineteen of the violations have been abated.

Cornerstone at Waretown. Site work is proceeding nicely, the construction permits have been released and construction work is moving forward. Water and sewer work has been installed at this time. Due to the depth of the project, Bay Parkway had to be closed. Bay Parkway was opened on Friday, June 28, 2019.

Buy Rite Liquor Store. Building permit has been issued. The Construction Official is still working on an update for electrical and plumbing. The building is going up.

Tradewinds at Waretown. The developer and contractor were contacted to clean up the site. They have begun cleanup work on the site and general stabilization.

Independence Day Celebration. I would like to thank all the people who attended the Independence Day Celebration last Saturday, June 29, 2019. Your attendance made the event a great success. I would like to thank the Barnegat American Legion Post 232, Rev. Dayle Tate, the United Methodist Bell Choir and Super Signing Singers, Sign Language Interpreter Natalie Callis, Greenbriar Men's Club, Greenbriar Glee Club, Adele Shaw, Waretown Historical Society, Waretown Volunteer Fire Department, Ocean Township Police Department, Waretown First Aid Squad, C.E.R.T., guest speaker Andrew Dodd, and the Department of Public Works who helped make this event a huge success. Without their hard work and dedication, this ceremony would not be possible.

#### Police Chief Michal Rogalski

Chief Rogalski read the June 2019 Police Report. The Police Department handled 3,201 calls for police service, 2 abandoned 9-1-1 calls, 36 alarms were activated and responded to, 27 animal complaints were handled, 1,457 individual business and residential checks, 4 criminal mischief acts were investigated, 1 disorderly conduct, 31 domestic violence incidents, 7 disabled vehicles were assisted, 3 drunk drivers, 5 drug arrests, 63 first aid calls, 31 general complaints, 25 motor vehicle accidents, 394 motor vehicle stops of which 121 summons were issued, 1 juvenile complaint, 7 psychiatric evaluations (PESS), 12 persons were arrested on various warrants, 1 shoplifting incident, 51 suspicious persons and/or vehicles, 2 residential and commercial thefts. A full list of this activity is listed on the website.

The Junior Police Academy began on Monday, July 8, 2019. 54 recruits are coming in every day from 8am-4pm. This is the 8<sup>th</sup> Annual Police Academy. Graduation is Friday, July 12, 2019 at 7:00 pm.

#### **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

Robin Bedaro, 41 Bay Parkway, has major flooding into her home. Ms. Badero distributed pictures to the Township Committee. The road is pitched into her driveway, causing the water to flow onto her property.

Mayor LoParo discussed someone will call Ms. Badero tomorrow. Ms. Badero was given an email address to send video of the flooding.

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

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

**Resolution 2019-204** Payment of Claims – as presented to the Township Committee for payment thereof in the amount of \$189,943.09 was moved by Deputy Mayor Baulderstone, seconded by Committeewoman Dodd.

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

**Ordinance 2019-7 - Second Reading – Public Hearing**

AN ORDINANCE OF THE TOWNSHIP OF OCEAN, COUNTY OF OCEAN, STATE OF NEW JERSEY APPROVING A REDEVELOPMENT PLAN GOVERNING BLOCK 241.11, LOTS 12.03 AND 12.09 PURSUANT TO THE NEW JERSEY LOCAL REDEVELOPMENT AND HOUSING LAW, NJSA 40A:12-1, ET SEQ.

Motion to open Public Comment on Ordinance 2019-7 was moved by Deputy Mayor Baulderstone, seconded by Committeewoman Dodd.

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

No comment from the public.

Motion to close Public Comment on Ordinance 2019-7 was moved by Deputy Mayor Baulderstone, seconded by Committeewoman Dodd.

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

Motion to approve Ordinance 2019-7 was moved by Deputy Mayor Baulderstone, seconded by Committeewoman Dodd.

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

**Ordinance 2019-8 - Second Reading – Public Hearing**

BOND ORDINANCE PROVIDING FOR VARIOUS SANITARY SEWER SYSTEM IMPROVEMENTS IN AND BY THE TOWNSHIP OF OCEAN, IN THE COUNTY OF OCEAN, NEW JERSEY, APPROPRIATING ONE MILLION DOLLARS (\$1,000,000) THEREFOR AND AUTHORIZING THE ISSUANCE OF \$1,000,000 BONDS OR NOTES OF THE TOWNSHIP TO FINANCE PART OF THE COST THEREOF AND THE EXECUTION OF CERTAIN DOCUMENTS RELATED THERETO

Motion to open Public Comment on Ordinance 2019-8 was moved by Deputy Mayor Baulderstone, seconded by Committeewoman Dodd.

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

No comment from the public.

Motion to close Public Comment on Ordinance 2019-8 was moved by Deputy Mayor Baulderstone, seconded by Committeewoman Dodd.

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

Motion to approve Ordinance 2019-8 was moved by Deputy Mayor Baulderstone, seconded by Committeewoman Dodd.

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

**Ordinance 2019-9 - First Reading Title Only**

An Ordinance Amending Ordinance No. 2015-18 of the Township of Ocean, County of Ocean, State of New Jersey, entitled "Water and Sewer Utility Department" Fees relating to Chapter 13 of the Township Code

Motion to approve Ordinance 2019-9 was moved by Deputy Mayor Baulderstone, seconded by Committeewoman Dodd.

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.**

- 2019-205 Resolution authorizing the hiring of a part-time Telecommunicator, Sarah McHenry
- 2019-206 Resolution authorizing the Township of Ocean Taxpayers to earn rewards from Municipal Cards, LLC and authorizes the Mayor and Township Administrator to sign the contracts
- 2019-207 Resolution authorizing Change Order #2 for the Contract between the Township of Ocean and Shore Connections

#### **Motion to approve Resolutions 2019-205 through 2019-207**

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

#### **Resolution 2019-208 Authorizing the awarding of the contract for the Vertical Platform Lift and Building Improvements to Joseph Porretta Builders, Inc. Hammonton, NJ**

Deputy Mayor Baulderstone discussed continuing to spend money on this building is an inappropriate use of Township funds. It would be better to build a separate building, a simple ground-level building where the old building department was, for Township meetings and court. CDBG is \$32,000. The contract is \$182,000. It would be a better investment than continuing to invest on this building.

Mrs. Dodd discussed the Township cannot build a building for \$152,000. This contract is the last item for the Court building to be ADA compliant.

Mayor LoParo discussed the ADA improvements to the doors were completed last year. Three quarters of that contract was paid by a grant. The Township explored an elevator for \$250,000 and a modified chair to accept a wheelchair, which could not be done. This is the most cost effective way to make the building ADA compliant. Building another building would probably be upwards of \$700,000. There are other departments that could use that money.

**Motion to approve Resolution 2019-208** was moved by Mayor LoParo, seconded by Committeewoman Dodd.

Roll Call: Dodd: Yes, Baulderstone: No, LoParo: Yes

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

- Waretown Athletic Association – Summer Camp – Ballfield #1 - July 17–19, 2019
- Kellie Lane – Community Center - August 3, 2019
- Waretown United Methodist Church – Waretown Lake– June 28, 2020
- Lord of Lords Church - Waretown Lake – July 14, 2019 and August 16, 2019

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

**Motion to approve:** Trident Multisport Triathlon on August 11, 2019, 7:30am–10:00am. The multisport event will start and finish at the Citta Boy Scout Camp. Wells Mills Road/Route 532 will not be shut down during the event. Trident must coordinate with the Ocean Township Chief of Police.

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

**PUBLIC COMMENT:**

**Motion to open Public Comment** was moved by Committeewoman Dodd, seconded by Deputy Mayor Baulderstone.  
Roll Call: Dodd: Yes, Baulderstone: Yes, LoParo: Yes

Shawn Denning Jr., 92 Morey Place Road, discussed this building is old and antiquated and I would love nothing more than to see a brand new municipal complex. I am sure the Chief of Police would love to see a new headquarters. Serving on the school board, any time you think that something is going to cost a reasonable amount of money, it is much more expensive. Mr. Denning applauds the Township Committee for keeping costs under control.

Deputy Mayor Baulderstone discussed I am not suggesting that. I am suggesting a simple meeting room and I do not believe it will be \$700,000.

Mr. Denning discussed the Borough of Tuckerton has a wonderful parade. It draws people to the festivities and fireworks. Waretown used to have a beautiful parade that started at the Sea Pine and went down Route 9. I would love to see Waretown bring back a parade for Founders Day during Memorial Day weekend. It will help encourage people to visit the vendor booths at Founders Day and the fireworks display.

Deputy Mayor Baulderstone discussed the Special Events Committee discussed the parade. Due to the bridge work, it was not possible this year.

Mr, Denning discussed perhaps for year 2020. The Township could get organizations to have floats. It doesn't look like it costs a lot of money. I would be happy to give a float.

Bob Ridsen, 97 Main Street, inquired how much is the Ocean County Utility Authority increase.

Deputy Mayor Baulderstone discussed he does not have that number at this time.

Mayor LoParo discussed normally the Township gets back over \$40,000 in a rebate at the end of the year. This year the Township did not get a rebate and had to pay an additional \$85,000. Due to all the runoff and excessive rain, there was an increase. There was a rate increase and a turnaround of about \$140,000.

Township Attorney McGuckin discussed sewer lines that are more than 5-8 years old begin to get infiltration all the time. In every town, water gets into the sewer line, which is then counted in the gallons and gets treated by the Ocean County Utilities Authority (OCUA). Towns are charged for every gallon. Ocean County Utility Authority rates are public record. Every year there is an increase. For many years, the Township took the increase and did not raise the rates.

Deputy Mayor Baulderstone discussed the bonding and the rate increase are two different things.

Township Attorney McGuckin discussed the Township received the OCUA increase. It is in the office downstairs.

Mayor LoParo discussed the Township's increase is based on the OCUA increase and the infrastructure improvements. There is a ten year plan to repair the water towers and pump stations. It will cost \$300,000 to \$400,000 to update each water tower and the pump stations need to be updated. The Township had to bond for a pump station today, which the Township may receive three-quarters of the bond back. The Township is also going to interconnect with Lacey Township, which will give Ocean Township emergency water supply, if needed. The Township buys water from Barnegat at the resident rate.

Mr. Riden discussed, okay, thank you.

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

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

Next Scheduled Meeting

August 8, 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