

MEETING MINUTES

TOWNSHIP OF OCEAN COUNTY OF OCEAN BUSINESS MEETING September 12, 2019

Call to Order

ROLL CALL: DODD X BAULDERSTONE X LOPARO X

Flag Salute

Mayor LoParo requested everyone to remain standing for a moment of silence to remember those we have lost on 9/11 and everyone since as a result of it.

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

Proclamation – Waretown Thunder 16U Softball Team

Mayor Ben LoParo read and presented a proclamation to the Waretown Thunder Girls Softball Team who participated in the Babe Ruth World Series. Certificates were also presented to the team.

Committee Reports

Mayor – Ben LoParo

First I would like to thank the Township of Ocean CERT Team for hosting a 911 Memorial Service yesterday at the Firehouse. Thank you to Thema Polon from the CERT Team for putting this evening together. It was a very nice, thoughtful evening.

Resolution 2019-227. The Township Committee does not support the transportation of spent nuclear fuel over its roadway as the path to/from Oyster Creek traverses busy municipal roads on which schools and business are located. This will pose a substantial health and safety risk and significant wear and tear to vital roads.

The Township Committee will be forwarding this resolution to the New Jersey Department of Environmental Protection to deny any request it receives to transport spent nuclear fuel over the Township's roadways to ensure the health and safety of the public and maintain the integrity of critical infrastructure.

Oyster Creek will have their Annual Stakeholders Public Meeting On Monday, September 23, 2019 at 6:00 pm at the Lacey Township Middle School. All are welcome to attend. They will discuss Holtec and CDI's decommissioning program for Oyster Creek Generating Station. Flyers are on the back table. Congressman Kim had a meeting last month and assured the residents everything will be done with the utmost safety in mind.

Police Department

Accreditation. The Township Committee would like to thank and congratulate Chief Rogalski and his department for their outstanding work to achieve accreditation. We would like to acknowledge Chief Michal Rogalski for leading his department in this arduous undertaking. The site visit has been completed. The final assessment will be in October.

Resolution 2019-230 & 231. The Police Department has received a grant through the Office of the Attorney General Emergency Management office in the amount of \$36,472.62 for a 2019 Chevrolet Tahoe. The Township will be purchasing the vehicle through the New Jersey State Contract.

Recreation/Municipal Alliance

Resolution 2019-233. The Township has received the funding for the Municipal Alliance Grant for the year 2020 in the amount of \$21,786.00. This money funds programs throughout the year for after school programs at the Waretown Schools. It also funds Senior Programs at the Community Center. All are geared to awareness.

- September 30th Family STEM (science, technology, engineering and math) night at the Waretown Library 6:30-7:30pm Pre register with the Library (609) 693-5133.
- October 24th Changing the Script Parent program. The program is designed for coaches, parent's and officials of middle school and high school athletes. This will take place at the Barnegat Recreation Center.
- September 25th – Caesars Casino “Musical Tribute to Carole King” \$84 per person with \$25 play back – slot play.

All programs for Recreation are posted on the Township Website and flyers can be picked up at Town Hall. Anyone who would like to sponsor the Haunted Hayride, please contact Town Hall or Jeanne Broadbent. There are prizes up to \$500 for the best skit.

Deputy Mayor – Ken Baulderstone

Ordinance 2019-10 is an ordinance that has been in the code book since 2000. The ordinance has expired and needs to be completed. This re-established a 5 year tax abatement for areas in the Township. This would apply to “Areas in need of Redevelopment” in the C-1/C-2 zones as stipulated in the Township's Town Center and Plan Endorsement process. This would be the Route 9 corridor. All applications to apply for the tax abatement are to be reviewed and voted on by the Township Committee. There is a criteria and documents to be provided to be eligible or approved for this program. There are procedures that are defined and need to be followed. The second reading, public hearing will take place at the October 10th meeting.

Resolution 2019-237 and 238. These resolutions are for property maintenance issues. The Township is placing a municipal lien on each of these properties for work the Department of Public Works has completed to bring the property in compliance.

Department of Public Works. Many projects have been going on throughout the town. Several sink holes have been fixed throughout the town. There are areas where pavement has been patched and repaired. DPW had to repair the road at the lake after the storm. This road was closed for a few days and has been opened. The Department of Public works continues the cutting back of brush and brush pick up. New siding was completed on the front of Town Hall.

Township of Ocean Dog Park. The Township has received the jurisdictional determination from the New Jersey Department of Environmental protection. A CAFRA permit is not required and additional parking cannot be added to the site. The Dog Park Will be located at Waretown Memorial Recreation Park in the back across from the tennis courts. The Township will be meeting with the Township Engineer to move the project forward.

Volunteer Way. The Township has received a letter from the New Jersey Department of Environmental Protection (NJDEP) with additional questions regarding storm water management design, based on the new rules. T&M Engineering is preparing a response to object to the new requests. T&M is reviewing this issue with the supervisors at the NJDEP.

Township Bulkhead Assessment. T&M Emgineering is preparing the design plans and permit applications. The submittal should be made in the next two weeks.

Bayshore Drive Pump Station. All documents are being finalized and the project will be out to bid next week. The Township should award the contract at the October meeting.

Vertical Platform Lift for Meeting/Court Room. The preconstruction meeting was held. The required materials are on order. Once all items are on site, the work will begin. The anticipated start date is the end of October, beginning of November. The project should take approximately 6 weeks, once the schedule is complete and submitted to the Township. The change of venue for meetings will be announced.

Trees. The Township obtained a No Net Loss Grant to plant trees. Some have already been planted in different areas around the Township. There will be a total 592 trees. The trees will be planted on Township and County property. There will be trees added to sections of the Rail Trail.

Committeewoman – Lydia M. Dodd

Resolution 2019-226. The Township will be accepting the 2018 Audit. The governing body has reviewed the audit, and I am happy to report again this year there were outstanding Comments or Recommendations made from the Auditor. This is consistent with the past three years. The Township does not have to file a corrective action plan with the State of New Jersey. Thank you to the Business Administrator, Municipal Finance Officer and the entire staff for their hard work.

Resolution 2019-226 is the reauthorization of the Township of Ocean Property Tax Savings/Rewards program with Municipal Cards LLC. 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. All information regarding the program is on the front page of the Township's website. The payment towards the tax bill will be in the 3rd quarter of each year. A resident can earn credits by shopping with a prepaid credit card to earn credit. It is the choice of each resident if they would like to participate.

Resolutions 2019-234, 235, 236. Resolutions authorizing the Tax Collector to refund overpayments and Veteran Exemptions reimbursements as required by state law.

The Vacant Property Program. During the month of August 2019 the program had two initial registrations for a total of \$1,500.00 and one 1st renewal for a total of \$2,000.00. The year-to-date collected in 2019 is \$58,000.00.

Zoning and Code Enforcement. During the month of July, 32 zoning applications were approved, 1 denied and 37 received and waiting to be reviewed and/or processed.

Zoning Summons. Mojo Auto Sales was scheduled for court on September 6th. They did not show up. The Judge issued a Failure to Appear. Update on site: The U-Haul trucks have been removed, most of the scrap/salvage and/or inoperable vehicles have been removed. This case is ongoing.

The Planning Board had one applicant who presented an application for 121 Wells Mills Road. The applicant is proposing to rehab the existing structure and build an accessory structure on the property. The building will be for professional offices. The new building would be utilized by the applicant, Alliance Pest Services, for their vehicles and business supplies.

Police Chief Michal Rogalski

Chief Rogalski read the August 2019 Police Report. The Police Department handled 3,393 calls for police service, 3 abandoned 9-1-1 calls, 44 alarms were activated and responded to, 367 animal complaints were handled, 1,618 individual business and residential checks, 3 criminal mischief acts were investigated, 1 domestic violence incident, 10 verbal disputes/harassments, 22 disabled vehicles were assisted, 6 drunk drivers, 6 drug arrests, 54 first aid calls, 42 general complaints, 23 motor vehicle accidents, 489 motor vehicle stops of which 150 summons were issued, 3 juvenile complaints, 4 psychiatric evaluations (PESS), 45 persons were arrested on various warrants, 72 suspicious persons and/or vehicles, 1 stolen vehicle turned out to be a false report and the subject was charged yesterday, 4 residential and commercial thefts. A full list of this activity is listed on the website.

Police Accreditation is a progressive way for assisting law enforcement agencies to improve their overall performance. Accreditation is formulated through standards which contain clear statement of professional law enforcement objectives. Agencies who participate in the accreditation process execute a self-assessment to determine how policies and procedures can be improved to meet those objectives. Once these policies and procedures are employed, a team of assessors validates that the standards are being followed by the agency.

Assessors review written materials, interview agency members and visit offices and other places where compliance with these standards can be observed. That was the onsite portion of the process, which was August 19, 2019. The assessors that came were Chief Chew from Evesham Township of Burlington County and Lt. Baskay from Mount Laurel. They are both Accredited Assessors from the State Chiefs Association. An Agency Accreditation Program requires that departments comply with the Best Practice Standards in five basic areas, the administrative function, the personnel function, the operations function, the investigative function and the arrestee detainee function. An Accredited Agency must show compliance in 112 different standards within these five sections.

While policy and procedures based on the accreditation program will not guarantee a crime-free municipality, nor will it promise an absence of lawsuits against law enforcement agencies and executives, the program does have many substantial benefits. Of those, the municipality receives significant insurance premium discounts, provides a stiffer defense against civil lawsuits and complaints, frivolous legal actions against the agency are shown to decrease with accreditation. It delivers an objective measure of the department's leadership and service, a greater accountability by written directives that clearly defines law of authority, decision making and resource allocation. An accreditation streamlines operations of the department providing more consistency and more effective deployment of agency manpower.

Items for Discussion

Certificate of Occupancy – Rental Properties.

Committeewoman Dodd discussed she would like to see the Township of Ocean reintroduce the ordinance requiring rental inspections. The Township required rental inspections from 1986 to 2011. The Township wants to see all homes safe and maintained well and wants all of our residents to be housed in safe and well-kept homes. The Township has very conscientious landlords. This is not in any way against them. This is a safety net for all residents. I have had many concerns from people for the last 4-5 years. This item is open to the public tonight to give you the opportunity to express your concerns for or against inspections.

Committeewoman Dodd discussed the residential and commercial rental certificate occupancy notices will include inspections for the ownership of the property, showing members and managers authorized to handle all transactions. Houses must have numbers on them attached to the structure, four-inch numbers for residential and six-inch numbers for commercial. Houses should have smoke detectors, one on each floor, including the basement, and must be within 10 feet of all bedrooms. Carbon monoxide detectors are required, a fire extinguisher, door deadbolts cannot be keyed on the interior, check for open permits and violations from the building department, no open permits or violations from zoning and no broken windows or holes in the floor, walls or doors. The general condition of the property must be safe, sanitary and secure.

Mayor LoParo inquired if the intent is just for these eight points to be inspected.

Committeewoman Dodd discussed, yes.

Township Attorney McGuckin discussed there had been previous discussion about certification from the property owner.

Committeewoman Dodd discussed the Township would not inspect the furnaces. It would be the property owner's responsibility to provide a mechanical certification from a licensed contractor.

Township Attorney McGuckin discussed it was part of a previous discussion that the Township would accept certification from the owner that the furnace is in proper working order at the time the property is rented.

Mayor LoParo inquired if there are state requirements for rental Certificate of Occupancies (C.O.)

Township Attorney McGuckin discussed not for a C.O. inspection.

Deputy Mayor Balderstone discussed there are two options when you apply to get the smoke certification, the reason can be change of occupancy or change of ownership.

Township Attorney McGuckin discussed if a house is rented, I am not aware the property owner would need to get a smoke certification as part of the lease with the tenant. Some Townships require it and some do not.

Committeewoman Dodd discussed the Township wants the public's input.

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

Roger Ackerman, 12 Jolly Roger Way, inquired if the Township has considered single-family occupancy only. The Township does not want multiple people of different families living in one dwelling.

Township Attorney McGuckin discussed the Township cannot determine what a family is under Federal Case Law. It is permitted as long as the occupancy requirements are met on what is permitted per the square footage.

Mr. Ackerman inquired if the owner has to apply for weekly rentals.

Township Attorney McGuckin discussed in some towns, there is a seasonal-type inspection. That would be one of the issues that would have to be addressed.

Scott Ackerman, 8 Keelson Drive, discussed C.O.'s for rental houses absolutely need to be enforced. There are three houses nearby that need to be condemned and demolished. Roofs are falling in, siding is fall off and everything is rotten.

Bob Lange, 2 Shore Drive, discussed he has lived and worked in Waretown since 1985. The building department cannot keep up on their inspections. This burden cannot be put on the Building Department. I heard the Building Department is not going to work on rentals on Fridays. The Township cannot make a tenant wait six weeks to move into the house because of inspections. If property owners are not taking care of their house, Zoning can enforce that. Let's not discriminate against renters. Do it for everybody. People will not rent a junk house.

John Pawlowski, 105 Atco Court, discussed there should be inspections on rental properties. I have a rental property in Gloucester City, Camden County, which requires an annual inspection for \$150 per year. Once a year is excessive, but I cannot see letting a rental property go for 10-15 years. I had to hardwire the smoke detectors, voice activated, voice annunciation smoke detectors. There was a bad fire in that town 15 years ago, where four fireman were killed.

Mr. Pawlowski inquired if the locations of the tree replacement grant have been decided.

Township Administrator Ambrosio discussed, yes. I will try to have the map uploaded on the website. The trees have to be placed on Township or County property.

Bryan Muermann, 77 Tiller Drive, discussed his tenants disconnect the smoke detectors. If the Township does inspections, the Township is liable if something happens to the house. The Township should not get involved. My insurance company evaluates my properties.

Claire Gallagher, 13 Cutlass Way, discussed she is in favor of C.O.'s. There are a lot of rentals in Skippers Cove. There are a number of phone calls made to the Township regarding the maintenance of some of the rentals, where the Township has to come out and look at the property. That is costing the Township time and money. The C.O. inspections keep the standards of the communities up to speed.

Ms. Gallagher inquired how will the Township know when a house changes a renter. The landlord may not be upfront about that.

Township Attorney McGuckin discussed it would be a requirement to obtain the C.O. as a condition of a re-rental. It would be an ordinance violation if the owner did not comply. There will be a fine involved if they do not comply.

Ms. Gallagher discussed it is very important the Township has a C.O. inspection at the time of every rental renewal. If the Township does not have rental inspections, inoperable smoke detectors can go on and on in an unsafe condition.

Mayor LoParo discussed Ms. Gallagher is proposing every time a tenant is changed, there should be an inspection.

Ms. Gallagher discussed any rental term more than one month.

Mayor LoParo discussed the Township has different levels of rental properties, hotel, Airbnb, short-term, summer rentals, year-round rentals and there is even a bed and breakfast rumored to be built in town. It is a very complicated policy the Township has to come up with to be inclusive to everything.

Wanda Muermann, 77 Tiller Drive, discussed owning multiple rental houses, new and old, that all have smoke detectors, carbon monoxide detectors and fire extinguishers. Some tenants are there for 10 years and I make them sign a document that they are changing their smoke detector batteries. If the tenant unplugs the smoke detectors, I am not responsible for that. Landlords cannot go into rentals without the authorization of the tenant. I have been in rentals 40 years in different townships. The Township cannot get involved with this. It is the homeowners' responsibility.

Shawn Denning Jr., 92 Morey Place Road, discussed the rental C.O.'s ordinance sounds great on paper but the Township is putting a new burden on that landlord. Now there is a delay in rent and loss of revenue. I've been in plenty of houses that are not rentals that do not have working smoke detectors. If safety is the issue, then the Township should go in every single house and inspect the things Committeewoman Dodd is worried about instead of propping up the building department with fees and bureaucracy.

Committeewoman Dodd discussed it is not about the money. People come to me crying about their neighbors and bad situations.

Mr. Denning discussed the Tax Abatement Program. I understand there is a need and urgency to make Route 9 look nice. I have an issue with giving people money, who are coming here to make a profit, so they can make more money. We pay a lot of money in school taxes. The school is going to lose 30% of their money. The state is going to take it. There are two developments going on. One is 147 units, the other is 55 units. If there is three-quarters of a child per unit, at \$15,000 a pop, the development across from ShopRite is going to cost the Township \$1.5 million. The 55 units next to the liquor store is going to cost the Township \$750,000. I would like to see in the tax abatement ordinance a mechanism that looks at the impact to the school district and to the Township and what it is going to cost the Township. The Township should consult with the School Board and see if the school wants to give up their money. If the school does not want to give up their money, they should be able to say no. If the municipality wants to give up their 37% portion, that is their right.

Joe Fabozzi, 99 Bay Parkway, discussed he is against C.O.'s in general. The Township gave me a C.O. and my house floods. I don't think the government can do anything right. I think you should completely regulate, simplify and streamline the zoning process. Get rid of Zoning/Construction all together. If the Township deregulated, the Sonic, Wawa and Thirsty Mallard would not be empty. I am going to get the Township a bikini barista at the Sonic.

Mr. Fabozzi discussed Cliff from the water department, who stole my tent, has an illegal water line. He is stealing water from the Township. It goes from Poplar, across Paul MacAvoy's property, into Cliff's back yard.

Mr. Fabozzi discussed cancer from the power plant. Armando asked me to bring up about his mother and stepfather dying of cancer and inquired why there has never been a study about the effects of cancer on the people of this Township. There are machines that measure the radiation at the end of my street. The power plant has been here since 1969, exposing us to radiation. The residents do not get any tax money. I want to know if former officials in the Township were paid off by Excelon not to conduct a study.

Township Attorney McGuckin inquired if Mr. Fabozzi has any proof of the accusations or are you making a statement. Township Attorney McGuckin inquired if Mr. Fabozzi has any proof to start an investigation.

Mr. Fabozzi discussed, no.

Mr. Fabozzi discussed there was flooding throughout the town on September 2, 2019. The Township needs to be on the front line to see what's going on. I called the Township to ask Committeewoman Dodd to come out and I was laughed at and talked down to.

Committeewoman Dodd discussed receiving a message to call Mr. Fabozzi. I did call back but did not get an answer.

Mr. Fabozzi discussed yes, Committeewoman Dodd did leave a message.

Mr. Fabozzi discussed the Township should put an immediate moratorium on all construction in town until the existing problems are fixed, especially the affordable housing. I think the Township should put in retention ponds for the sewers and the drains. It cost me big money at my parent's house. Mr. Fabozzi inquired why it took him acting like an idiot on the internet to get results for the County to come out and see my house. I have been asking the Township for help for 15 years.

Township Administrator Ambrosio discussed I did contact the County and came to your home with the County Supervisor.

Mr. Fabozzi discussed with no results. 8 Crosswind Drive was built on wetlands in 2007 and caused all the houses between Tiller, Lighthouse and Keelson to flood. That is not fair to me and my family.

Township Attorney McGuckin discussed Mr. Fabozzi can get a copy of the building department's file on the property any time you want.

Mr. Fabozzi discussed the Township should withdraw from the Affordable Housing mandate. It is unconstitutional and inquired if the Township Attorney can argue that with the Federal Supreme Court.

Township Attorney McGuckin discussed it is not a federal court issue. It is a state constitutional issue. It has been argued as a state constitutional issue and it has been rejected by the courts.

Mr. Fabozzi inquired if the Township can argue there are not enough water towers, schools, police, fire, EMS and need to withdraw from the affordable housing mandate.

Eileen Doyle, 243 11th Street, discussed a tenant on the third floor at Birchwood had bedbugs. Now four people have bedbugs.

Township Administrator Ambrosio discussed that has to be reported to the Ocean County Health Department.

Nancy Caira, 103 Atlantic Avenue, discussed she is thrilled about the dog park. The Ocean County Parks Department runs a phenomenal dog park and the Township should use their guidelines and regulations.

Ms. Caira discussed the decommissioning of the power plant is a complicated issue. At the decommissioning meeting, I did not walk away feeling assured of our safety at all. There is no plan. There is no long term plan. Everything is up in the air. I want to thank the Mayor for being at the meeting. It was a packed house. I think most of us in Waretown live closer to the plant than Lacey. If another superstorm hits, these casks are still here on Route 9. I would like Waretown to have a voice at the table.

Mayor LoParo discussed if there is a Citizen Advisory Board, the Township of Ocean will request to have people on it. The casks of radioactive rods could be moved to Nevada. There are two temporary locations. The first problem is getting them out of New Jersey. The Township just passed an ordinance that the rods cannot be driven through Waretown.

Township Administrator Ambrosio discussed the Township is in touch with the power plant. The meetings are more frequent. I will inquire about the Citizen Advisory Board.

Vivian Lange, 2 Shore Drive, inquired if resale C.O.'s are not required, why are rental C.O.'s required. I don't understand the different standards. Most towns you do not need a C.O.

Committeewoman Dodd discussed with resales, people usually get a home inspector to check the house out.

Ms. Lange discussed if the house is purchased as an investment, and you get a home inspection, it is already done before you rent the property out. There are property owners, where the property is deplorable. If there is a problem, you call the Township or Zoning Dept.

Committeewoman Dodd discussed she started this issue, due to renters complaining for the last 5-6 years about their landlords not fixing leaking roofs, mold and windows nailed shut.

Corey Whalen, 420 Third Street, discussed he is in favor of C.O.'s for rentals and new homeowners. Mr. Whalen received a letter in the mail about changing wetlands to buildable and inquired if the Department of Environmental Protection (DEP) has a say in it.

Township Administrator Ambrosio discussed that property owner is putting in for his Letter of Interpretation so they can delineate the wetlands. Yes, the NJ Department of Environmental Protection does all the wetlands.

Township Attorney McGuckin discussed the DEP determines all the wetlands. A Letter of Interpretation is the DEP saying this is where the wetlands are and you cannot build here or you cannot build within 150 feet of it.

Mr. Whalen inquired what the builder has planned for that property and discussed there was an application for apartments to be built on the corner of Seminole by Dollar General.

Mayor LoParo discussed that application was 44 apartments. As a requirement, 20% of all apartments have to be affordable housing. That application was not approved, as it was not an approved use. I personally would not approve apartments for that property in the letter you received.

Mr. Whalen inquired why the builder wants to change it.

Township Administrator Ambrosio discussed the builder is not looking for a change. He is looking for the delineation of wetlands.

Mayor LoParo discussed the builder has to show what is wetlands and what is buildable land. All residents within 200 feet of the project will be notified of the Redevelopment Meeting, which all are welcome to attend.

Robert Lange, 2 Shore Drive, discussed my main goal on the School Board was to help with taxes and to educate children, give them a job and give them a future. It should be put in the education system to teach the kids to check their smoke and carbon monoxide detectors.

Bill Geronimo, 77 Hornblower Drive, discussed it is bias going against landlords. Everyone in this room is equal. A neighbor in violation is just as severe as a landlord in violation. Mr. Geronimo inquired what the next step for the Township is on this matter.

Mayor LoParo discussed the next step is more discussion, present an ordinance publicly, then the Township Committee will vote on the ordinance.

Township Attorney McGuckin discussed the ordinance will be introduced at a Township Committee meeting. There will also be a public hearing on the ordinance.

Mayor LoParo discussed the ordinance has to be approved by two out of three Committeemembers. My opinion is the Township cannot get involved between landlord and tenant issues. It is the landlord's obligation to register their property with the Township.

Mr. Geronimo discussed the big concern is for safety. Safety is for everybody not just for landlords. This applies regulations to 5% of the population. It should apply to everybody.

Jeff Iannuzzelli, 427 Third Street, discussed he is for the C.O.'s. There are three rentals in his neighborhood that have blue tarps as a roof and gutters hanging. Landlords need to make sure the house is structurally safe for the people around and for the people who live in the house.

Mr. Iannuzzelli inquired if the NJ Department of Environmental Protection (NJDEP) will inspect the woods and the street.

Township Administrator/Clerk Ambrosio discussed the NJDEP looks strictly at the wetlands.

Township Attorney McGuckin discussed the NJDEP utilizes a state mapping system and has also inspected many properties. Sometimes they will go out and look. Other times they use their databases in Trenton for every block and lot in the state. There is a difference between wetlands and where drainage is. Wetlands is a natural occurring thing as opposed to something that is created by water.

Mr. Iannuzzelli inquired if a natural occurrence is water running out of those two pipes 24 hours a day, 7 days a week. That water runs into my backyard.

Township Attorney McGuckin discussed that may or may not create a wetlands. I am not an engineer. That is for the DEP.

Township Administrator/Clerk Ambrosio discussed the letter you received gives instructions if you object. Please take a moment and reach out to the DEP. Mr. Iannuzzelli can copy the Township, to keep on file.

Patty Jones, 17 Skippers Boulevard, discussed there are good landlords that rent safe houses and people want to live next to them. The 5% of landlords we are talking about rent unsafe homes with a blue tarp. Let's not encapsulate everyone. Ms. Jones inquired if anything is being done about the Thirsty Mallard and the Sonic.

Township Attorney McGuckin discussed it is private property. There is nothing the Township can do, however, the Township is considering introducing a tax abatement ordinance, which is on the agenda tonight. That might spur some of that development and they would need approval of the governing body for that.

Mr. Fabozzi inquired if a Certificate of Occupancy covers the blue tarps.

Committeewoman Dodd discussed it does not cover that at this time.

Mayor LoParo discussed the general condition of a property must be safe, sanitary and secure.

Mr. Pawlowski inquired why the ordinance came out in 1986 and was rescinded in 2011.

Township Administrator/Clerk Ambrosio discussed there were a group of people who came to the Township Committee meetings and asked for the ordinance to be repealed. The Township Committee discussed it and their final decision was to repeal.

Joe Lizzi, Philadelphia, PA, discussed he has lived in Philadelphia and vacationed at the shore his whole life. The more laws and regulations that get put on the books, the worse it becomes. Waretown has a chance to save itself. Do not become like the big cities. Focus on principles of limited government. Transfer most of the power to the people. That is where the power belongs.

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

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

Resolution 2019-225 Payment of Claims – as presented to the Township Committee for payment thereof in the amount of \$2,243,724.52

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

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

Resolution 2019-226

Authorizing the acceptance of the 2018 Audit and that the governing body have personally reviewed, as a minimum, the Annual Report of Audit and specifically the sections of the Annual Audit entitled “Comments and Recommendations”.

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

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

Resolution 2019-227

Resolution of the Township of Ocean, County of Ocean, State of New Jersey, imploring the New Jersey Department of Environmental Protection to Deny Access to the Township Roadways to Entities Transporting Nuclear Fuel

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

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

Ordinance 2019-10 - First Reading – Title Only

AN ORDINANCE OF THE TOWNSHIP OF OCEAN, COUNTY OF OCEAN, STATE OF NEW JERSEY RE-ESTABLISHING A FIVE YEAR TAX ABATEMENT AND/EXEMPTION PROGRAM FOR CERTAIN PORTIONS OF THE MUNICIPALITY PURSUANT TO NJSA 40A:21-1 ET SEQ.

Mayor LoParo inquired if it is possible to exclude residential property and do commercial properties only for tax abatement. I would not like to include any type of apartments, just commercial zones.

Township Attorney McGuckin discussed the ordinance includes multifamily and commercial, if they are combined mixed-use. It is not for residential, only if it is part of a mixed-use, along with commercial or separately apart from commercial and/or industrial uses.

Mayor LoParo discussed he would like to do a tax abatement for the commercial portion only and not for the residential section. I am against giving a tax break for apartments for reasons on incomes in the schools.

Deputy Mayor Baulderstone discussed without the development, there is no income for the school. The Township is not taking money away from the school. Township development gives revenue back to the Schools, Township and the County.

Mayor LoParo discussed he does not think the Township should include residences in this ordinance. It is a big mistake for Waretown. Giving people a tax break is going to affect the Township and the schools.

Motion to approve Ordinance 2019-10 was moved by Deputy Mayor Baulderstone, seconded by Committeewoman Dodd.

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

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.

- 2019-228 Resolution of the Township of Ocean, County of Ocean, State of New Jersey, Re-Authorizing the Execution of a Master Service Agreement between the Township of Ocean and Municipal Cards, a Delaware Limited Liability Company
- 2019-229 Resolution proclaiming and recognizing September 2019 as Hunger Action Month in the Township of Ocean
- 2019-230 Resolution authorizing the insertion of an item of revenue for 2019 966 Grant in the amount of \$36,472.62
- 2019-231 Resolution authorizing the purchase of a 2020 Chevrolet Tahoe – non pursuit vehicle by New Jersey State contract in the amount of \$36,128.88
- 2019-232 Resolution authorizing the release of escrow money held for Block 178, Lot 6.03 in the amount of \$12.25
- 2019-233 Resolution authorizing the insertion of an item of revenue for 2019 Grant for FY 2020 Municipal Alliance Grant in the amount of \$21,786.00
- 2019-234 Resolution authorizing the Veteran's property tax exemption for the 2019 taxes, 15 Barbara Court in the amount of \$1,006.34
- 2019-235 Resolution authorizing the Veteran's property tax exemption for the 2019 taxes, 133 Admiral Way in the amount of \$1,474.29
- 2019-236 Resolution authorizing a tax refund for overpayment to 203 Third Street in the amount of \$886.10
- 2019-237 Resolution authorizing the Township of Ocean to place a Municipal Lien for failure to abate violations for 123 Bonita Road in the amount of \$367.31
- 2019-238 Resolution authorizing the Township of Ocean to place a Municipal Lien for failure to abate violations for 32 Main Street in the amount of \$484.62

Motion to approve Resolutions 2019-228 through 2019-238

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

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

Resolution 2019-239

Resolution authorizing the Township Committee to go into Executive Session for the reasons: Litigation and Personnel matters.

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

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, Tuomey Park and Ballfield:

Nancy Denver – May 9, 2019
Nancy Matthews – September 1, 2019
Barnegat Bay Assembly of God – September 15, 2019
Kaitlyn Allen – September 14, 2019
Democratic Club – November 9, 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 Block Party Application:

October 12, 2019 – Oak Knoll Road

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

Motion to approve Social Affair Permit:

US Homes We Care Foundation on Oct. 15, 2019 at Greenbriar Oceanaire Golf & Country Club

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

Motion to go into Executive Session:

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

Motion to go into Open Session:

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

Next Scheduled Meeting

Cancelled Meeting – September 26, 2019
October 10, 2019 – 7:00 pm - Regular Business Meeting
November 14, 2019 – 7:00 pm – Regular Business Meeting

Adjournment

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

Signed and Submitted:

Diane B. Ambrosio, RMC
Municipal Clerk

Date