

# MEETING MINUTES

**TOWNSHIP OF OCEAN  
COUNTY OF OCEAN  
BUSINESS MEETING  
December 12, 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

I want to thank everyone for coming tonight. This is my last meeting as Mayor. It has been an honor and privilege to serve as Mayor. I thank my fellow Committee people for choosing me to do so last year. Thank you all.

Resolutions 2019-298 through 301 are four resolutions that are grants received by the Township for the Police Department. The Police Department applied for grants for New Jersey Body Armour, New Jersey Drunk Driving Enforcement Fund, New Jersey National Priority Safety Program, and the Emergency Performance Grant. The Township has received the funding from 2018 – 2019 and it was placed in the budget. These items in total are approximately \$20,000 in cost savings to the Township. Congratulations to the Police Department and thank you.

The Township calendars are complete for 2020 and are at the printer. The anticipated mailing date is next week. The calendars are mailed and are not delivered to P.O. Boxes. If you do not receive a calendar by January 1<sup>st</sup> you can obtain one from Town Hall.

The Township of Ocean's Municipal Alliance Holiday Food Drive and Toy Drive have concluded. Thank you to everyone who donated towards these events. All items were used to assist families in need in Waretown. Thank you and Merry Christmas and Happy New Year.

Deputy Mayor – Ken Baulderstone

It has been a pleasure working with Mayor LoParo for the last twelve months.

Ordinance 2019-12 is listed for a Public Hearing to clarify in the Township Codebook when payment of water and sewer connection fees are due. The payment must be made in full prior to the issuance of any permits within the Township of Ocean. This applies to residential and commercial buildings.

Resolution 2019-305. Township Engineer Remington and Vernick has negotiated with the three bidders. The negotiated changes consist of relocating the generator and changes to miscellaneous areas. The price is now within the budget and the bonded amount of \$800,000.00.

Main Street Bridge Project. Work continues to move along as the weather allows. The old bridge has been removed. The project is currently scheduled to install the culvert just before the first of the year. Earle Paving is the contractor and they plan to backfill and pave the new roadway, with minor concrete and drainage work following. Barring any unforeseen issues and weather, the roadway should be re-opened in February.

#### Department of Public Works

The Department of Public Works has been working on many projects. The Holiday Decorations have all been put in place on Route 9. The DPW made a brand new Menorah and Manger and the Holiday Tree is decorated. They did a really good job.

Leaf cleanup continues throughout the town. The DPW will be working to pick up all leaves prior to the end of the year.

Brush pick up continues. Please be reminded to call Town Hall to be placed on the brush pick up list. Brush is picked up at the curb and cannot be brought to the leaf collection area at the lake. The Township will be obtaining a quote for cameras for this area to stop the illegal dumping.

The Township of Ocean Dog Park. Today the area at the lake has been staked for the size of the park. It will be approximately 1 acre. Each area will be ½ acre for large dogs and ½ acre small dogs. The rope delineating the area will be put up next week to show the area behind the tennis courts. The Township is contacting fence companies to obtain quotes for the fencing. The Township will be clearing the underbrush and leveling the ground. Minor tree removal will take place. The DPW will remove dead trees and trees in the area of the fence line only. The Township will continue to report on the progress of this park.

Town Hall Meeting Room/Court Room Vertical Lift Project. Construction on the stairwell is ongoing. To date, the courtroom carpeting is complete. The new stairs are completed including flooring. The vertical lift is scheduled to be delivered the first week of December and installation is scheduled the week of December 10<sup>th</sup>. The anticipated project completion is December 20<sup>th</sup>.

NJ DOT Municipal Aid Grant Application. The Township has received a letter from NJ Department of Transportation (NJDOT) for the 2020 grant process. The Township has been awarded \$315,000.00 for the scope of work for Kennedy Drive and Ocean Avenue. The Township received \$365,000.00 for 2019 which was for Michigan Avenue. The Township will meet with the Township Engineer to discuss drainage corrections in this area. The Township will need to bond in 2020 for the project as the payment needs to be made up front and the NJDOT will reimburse. The Township will use the reimbursement to pay for the bond.

#### Special Events

Annual Tree Lighting and Sundaes with Santa & Snowman. The event was well attended and enjoyed by all. Thank you to the Special Events Committee, Waretown Volunteer Fire Company, Department of Public Works and everyone who volunteered and attended the event.

The Holiday House Decorating Contest is now open. Nominations are now being accepted in the Recreation Department and Clerk's Office. Please email or call in your address or nominate a neighbor. Judging will be held on December 17<sup>th</sup> 6:30 pm – 8:30 pm.

The Snowman Building Contest is November 1<sup>st</sup> – March 2, 2020. The contest is free. Submit a photo of your snowman by email or drop off at Town Hall. Please ensure that your name, address, email and phone number are included with all entries. Entries must be received by end of day March 2<sup>nd</sup>.

Many trips are planned. Information is sent out on the town wide email and is posted on the Township's website. Thank you and Happy Holidays & Happy New Year.

Committeewoman – Lydia M. Dodd

It was a pleasure working with Mayor LoParo and Deputy Mayor Baulderstone this year. I learned a lot in my first year. This year should be a little smoother for me.

Ordinance 2019-11, Second Reading, Public Hearing. The Township of Ocean introduced this ordinance at the November Meeting. The Public Hearing is this evening. Charlie Cunliffe from T&M Associates is here tonight to discuss the minor zoning changes on this ordinance after the Committee Reports.

Resolution 2019-294 authorizes appropriation transfers during the last two months of the fiscal year. The transfers are made to certain budget appropriations within the 2019 budget.

Resolutions 2019-297 authorizes the sale of surplus items no longer needed for public use such as cassette tapes, office supplies. These must be done by resolution at a Township Meeting and advertise in the newspaper.

Resolution 2019-302 authorizes the hiring of a part-time Electrical Inspector, Edward Miceli. He will be working each Tuesday and Thursday from 9:00 am – 12:00 and is flexible for additional hours as needed. He will be paid for hours worked.

Resolutions 2019-303 & 304 authorize refunds and credits for taxes and also cancels taxes due to qualifying for the totally disabled Veteran Exemptions. This must be done by resolution.

The Vacant Property Program. During the month of November 2019 the program had four initial registrations and three first renewals for a monthly total of \$9,000.00. The year to date collected in 2019 is \$75,250.00.

### Zoning

During the month of November, 20 zoning applications were approved, 21 applications pending review and 1 zoning application denied.

Zoning Summons. MOJO Car Sales has been issued another summons due to continued presence of U-Haul trucks. Court has been rescheduled for Tuesday, December 17<sup>th</sup>, as they were issued a Failure to Appear on November 19<sup>th</sup>.

Construction. 32 Permits were issued along with 12 permit updates.

Code Enforcement. 46 Notices of Violation were written in the month of November, 4 second notices were issued and 9 violations were abated.

Buy Rite Liquor Store. Buy Rite is finishing up and is looking to obtain a Temporary Certificate of Occupancy (TCO) in the next week or two pending final inspections.

Tradewinds at Waretown. The contractor has been on site working. Permits were issued for 4 units. Updates are being prepared for two more units/floors.

Thank you. Happy Holidays and Happy, Healthy New Year.

### Chief Rogalski – Report

Chief Rogalski read the November 2019 Police Report. The Police Department handled 3,635 calls for police service, 4 abandoned 9-1-1 calls, 19 alarms were activated and responded to, 25 animal complaints were handled, 1,844 individual business and residential checks, 3 criminal mischief acts were investigated, 6 domestic violence incidents, 17 verbal disputes/harassments, 16 disabled vehicles were assisted, 2 drunk drivers, 5 drug arrests, 62 first aid calls, 53 general complaints, 25 motor vehicle accidents, 319 motor vehicle stops of which 61 summons were issued, 3 juvenile complaints, 2 psychiatric evaluations (PESS), 11 persons were arrested on various warrants, 85 suspicious persons and/or vehicles, 7 residential and commercial thefts and 1 theft from a motor vehicle. A full list of this activity is listed on the website.

Charlie Cunliffe, T&M Engineering, discussed Ordinance 2019-11 is proposing an adoption of the updated zoning plan. It is based on recommendations of the Master Plan Re-Examination that was adopted by the Planning Board on November 14, 2019. All zoning changes are East of Route 9, which are a continuation of the zoning changes that were made in 2016. There are several marinas in that area that are getting back to the Waterfront Development District. The Waterfront Development District is being expanded to include lots which closely follow the characteristics of that zone. There are some properties and areas along the main street corridor that are being re-added back to the C-2 Commercial District. There are changes to residential zones where zones are being changed to more closely follow the bulk standards and minimal lot areas for those zoning districts. T&M Engineer recommends the Township adopt the ordinance. It is an improvement to the zoning plan.

### **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

Bob Ridsen, 97 Main Street, inquired about a donation for body armor that went to the Police Department years ago from the Greenbriar Mens Club.

Chief Rogalski discussed the purchase from Greenbriar was outside carrying vests. The body armor goes inside those vests. The life expectancy of a vest is five years. The vests are on a rotating cycle of about four to five officers per year. It is never more than that. The Police Department receives two grants, a Federal grant and a State grant. The additional money that is needed is coming out of the funds the Township appropriates. Most of the money from the Federal and State government covers all the costs. The Township Committee has been very generous to the Police Department in the form of a budget.

Harry Dering, 15 Dock Avenue, inquired about surveyors on boats near the power plant.

Township Administrator Ambrosio discussed it is for the possibility of the powerlines from the windmill project. Orsted is looking at some of the roadways. The Township asked them to review the waterway.

Mayor LoParo discussed they are taking half the power from the Atlantic City windmills and running it from Waretown to the plant. The other half is going South to Somers Point or Ocean City. They are going across the land in front of the plant, the canal by Mr. Dering's house, then Lighthouse Drive, Bryant Road and Tuscarora Avenue.

Township Administrator Ambrosio discussed the Township asked them to run it through Oyster Creek to see if we can have them dredge. That is the Township's first choice.

Gary Cottrell, 94 Main Street, inquired if the liaison to the School Board has been going to the meetings.

Mayor LoParo discussed, he is the liaison to the School Board and is in constant contact with the Superintendent and the President about what is going on at the meetings. The school is losing a third of their budget over 5 or 6 years.

The School Board is an independent entity and I cannot speak of anything that I have no knowledge of. The School Board is aware of the cuts and the changes that have to be made. There is a lot going on in Trenton. The Governor is proposing to let school districts who have lost a certain percentage of their aid to have unlimited tax increase availability.

Mr. Cottrell inquired if the Township has looked into the banning of hunting near Main Street.

Mayor LoParo discussed the Township is going to call the Game Warden and come up with a plan. There are old maps of where you can and can't hunt. The Game Warden said signs have to be posted.

Mr. Cottrell discussed the Township should reach out to Ginny Haines in charge of parks. By law you cannot hunt on a lot of the County parks and open space areas.

Mr. Cottrell discussed a year ago I requested certain information pertaining to the \$25 million debt.

Township Administrator Ambrosio discussed I believe I gave you the information. Please call me or come to my office and I will get you exactly what you are looking for.

John Pawlowski, 105 Atco Court, inquired about the rental property inspections.

Mayor LoParo discussed the matter has been tabled. The Township is looking further into it. It has to be refined quite a bit.

Mr. Pawlowski discussed for the last couple of years he has volunteered for the Pinelands Municipal Council. It is a very obscure meeting, a subcommittee, with representatives. The meeting is held at various places no has even heard of. I'm sure the Township has no interest in going to these meetings. I am willing to assist.

Committeewoman Dodd discussed she has gone to every meeting this year.

Township Administrator Ambrosio discussed Mr. Pawlowski can be an Alternate Member.

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

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

**Resolution 2019-293** Payment of Claims – as presented to the Township Committee for payment thereof in the amount of \$2,003,580.67

Motion to approve 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.**

- 2019-296 Resolution of the Township of Ocean, County of Ocean, State of New Jersey recognizing December 2019 as National Impaired Driving Prevention Month
- 2019-297 Resolution authorizing the disposal Surplus Property of the Township of Ocean, County of Ocean, State of New Jersey such as Cassette Tapes and office supplies
- 2019-298 Resolution authorizing the insertion of an item of revenue in the 2019 Budget in the amount of \$2,346.56 from the New Jersey Body Armor Fund
- 2019-299 Resolution authorizing the insertion of an item of revenue in the 2019 Budget in the amount of \$2,200.00 from the New Jersey Drunk Driving Enforcement Fund (NJDDEF)
- 2019-300 Resolution authorizing the insertion of an item of revenue in the 2019 Budget in the amount of \$5,500.00 from the New Jersey National Priority Safety Program
- 2019-301 Resolution authorizing the insertion of an item of revenue in the 2019 Budget in the amount of \$10,000.00 from the FY 2018 Emergency Performance Grant
- 2019-302 Resolution authorizing the hiring of Edward Miceli as Electrical inspector for the year 2019
- 2019-303 Resolution authorizing a refund of credit for Block 20, Lot 5 & 16 in the amount of \$454.48
- 2019-304 Resolution authorizing canceling of taxes for Block 57.16, Lot 29 as the resident is qualified as a Totally Disabled Veteran Tax Exemption

### **Motion to approve Resolutions 2019-296 through 2019-304**

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

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

**Ordinance 2019-11 - Second Reading – Public Hearing**

An Ordinance of the Township of Ocean, County of Ocean, State of New Jersey, amending and supplementing Chapter 410, Entitled “Zoning”, adopting a new Zoning Map of the Township of Ocean for all lands within the Township that are situated to the East of the Garden State Parkway and West of the Garden State Parkway

**Motion to open Public Comment Ord. 2019-11** 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 Ord. 2019-11** was moved by Deputy Mayor Baulderstone, seconded by Committeewoman Dodd.

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

**Motion to approve Ordinance 2019-11** was moved by Committeewoman Dodd, seconded by Deputy Mayor Baulderstone.

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

**Ordinance 2019-12 - Second Reading – Public Hearing**

Ordinance of the Township of Ocean County of Ocean, State of New Jersey Amending Chapter 400 of the Township Code of the Township of Ocean Relating to Water & Sewer Connection Fees

**Motion to open Public Comment Ord. 2019-12** 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 Ord. 2019-12** was moved by Deputy Mayor Baulderstone, seconded by Committeewoman Dodd.

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

**Motion to approve Ordinance 2019-12** was moved by Deputy Mayor Baulderstone, seconded by Committeewoman Dodd.

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

**Resolution 2019-294**

Resolution authorizing appropriation transfers in the Current Fund in the amount of \$168,900.00 and the Utility Fund in the amount of \$50,000.00

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

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

**Resolution 2019-295**

Resolution authorizing the Township Committee to go into Executive Session to discuss personnel matters and contracts

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

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

**Resolution 2019-305**

**Resolution of the Township of Ocean, County of Ocean, State of New Jersey, authorizing the award of a negotiated contract for the Bayshore Pump Station upgrades pursuant to N.J.S.A. 40A:11-5(3)**

Motion to approve Resolution 2019-305 was moved by Deputy Mayor Baulderstone, seconded by Committeewoman Dodd.

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

**Motion to Approve:** Second Hand Dealer Licenses for 2020 Waretown Stamp and Coin and Recycling Partners Inc. (Sonny's Recycling)

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

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

**Motion to Approve:** Towing Services for 2020 Midland Motors Inc. Towing Services, Jersey Shore Towing, Accurate Towing and Priced Rite Auto Repair and Towing

Motion to approve 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 and 2020 for the use of the Community Center, Waretown Memorial Recreation Park, Tuomey Park and ballfield:**

**2019**

Annette Bonfonti – December 15, 2019

Roxanne Lacey – December 14, 2019

Waretown Volunteer First Aid – December 29, 2019

Ryan Healey – December 8, 2019

**2020**

United Methodist Church – June 28, 2020

Ashlee Govich – January 18, 1920

Cornerstone at Waretown – January 7, 2020

Veronica Suleski – January 25, 2020

Waretown Thunder – Wed & Sunday March 2020 – November 30, 2020

Waretown Athletic Association (WAA) Mon – Tues – Thurs – Fri – Sat March – Nov. 2020

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

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



**Motion to move into Executive Session:**

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

Mayor LoParo thanked everyone for coming. Merry Christmas. Happy New Year.

**Next Scheduled Meeting**

*January 1, 2019 – 12:00 noon – Town Hall Meeting Room*

**Motion to move into Open Session:**

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

**Motion of Authorization** for the Township Administrator to take appropriate action with respect to personnel issues and with respect to a litigation issue that was discussed in Executive Session was moved by Deputy Mayor Baulderstone, seconded by Committeewoman Dodd.  
Roll Call: Dodd: Yes, Baulderstone: Yes, LoParo: Yes

**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:

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Diane B. Ambrosio, RMC  
Municipal Clerk

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Date