

MEETING MINUTES

**TOWNSHIP OF OCEAN
COUNTY OF OCEAN
BUSINESS MEETING
July 9, 2020
7:00 pm**

Call to Order

ROLL CALL: LOPARO X DODD X BAULDERSTONE 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 – Ken Baulderstone

Thank you for attending tonight’s meeting. It is nice to have the public at the meeting. These are difficult times and the Township is working to continue in the “New Normal” of operations and meetings.

The Township is introducing two (2) bonds for projects within the Township.

Ordinance 2020-9 - Bond Ordinance. This ordinance is for water tank rehabilitation and repairs of the Birdsall Street Water Tank. The tank coating has exceeded its useful life and needs painting and repairs. The Township has applied for funding through the United States Department of Agriculture through the agriculture rural development water and waste disposal loan and grant program. The Township is awaiting the review and authorization, but the tank project needs to be handled this Fall. The estimated overall cost is approximately \$1,210,000, depending on the public bid.

Ordinance 2020-10 - Bond Ordinance. This ordinance is for capital items within the Township. The Township has received grant funding for the 2019 & 2020 NJ Department of Transportation grants in the amount of \$680,000.00. This was awarded for Michigan Ave., Ocean Ave., Kennedy Drive and Delaware Ave. Included in the project is drainage infrastructure that is not included in the grant.

The Community Development Block grant was awarded in the amount of \$32,000. As discussed at a previous meeting, the Township is working to bring all buildings into ADA compliance. The project for the 2020 CDBG is the Police Department entrance. The total cost for the work is approximately \$97,000 depending on the bids.

The final portion is for the bulkhead replacement project for Township owned street ends. They have fallen into disrepair and need to be replaced. The Township is hoping, by competitive bidding them at one time, to obtain a better price for the overall project.

The public hearing for these two bond ordinances will be at the August 11, 2020 meeting scheduled for 6:00 pm.

Ordinance 2020-11, First Reading, will allow “medical cannabis dispensaries” as a permitted use in the C-1 general commercial district. Medical cannabis dispensary means an organization was issued a permit by the Cannabis Regulatory Commission that authorizes the organization to obtain and dispense medical cannabis and related supplies. A medical dispensary shall not cultivate medical cannabis or produce, manufacture, or otherwise create medical cannabis products. The public hearing will take place at the August 11, 2020 meeting scheduled for 6:00 pm.

Resolution 2020-182. The Township Committee is urging Governor Murphy to restore funding for the Homestead Benefit Program and the Senior Freeze program. Seniors disabled and low- and middle-income New Jersey residents will unnecessarily pay more on their property tax bills in the coming months as a result of the Governor’s plan to cut aid to these two programs. This will create a hardship on those who qualify and need this assistance.

Resolution 2020-183. This resolution is calling upon the Federal Government to end the needless delays in moving forward with a new VA clinic to be located in Ocean County. Having a VA clinic in Ocean County is critical for the care of our veterans, many of whom are elderly and frail.

Resolution 2020-184 through 189. These resolutions are placing municipal liens on properties for failure to abate property maintenance. Also, some have failed to register as vacant properties. These must be done by resolution for the Tax Office to place the municipal lien on the property. The Clerk has requested that three (3) additional property maintenance and vacant property liens, which were completed today, be placed on at the end of the agenda – Resolutions 2020-193, 194 and 195.

Department of Public Works

Town Wide Clean Up Weekend was held. It was a great success. Items collected are Garbage 97.49 tons, Used Oil 600 gallons, Used Antifreeze 210 gallons, Used Paint 20 containers, Electronics one (1) 30 yard box, Concrete 21 tons, Metal 4.36 tons - Township received check \$347.20, Batteries 680 lbs. - Township received check \$156.00.

The collections numbers are slightly lower than 2019. The Township would like to thank the Department of Public Works for their hard work during this event and the residents for adhering to the new rules and cooperating to make this a successful event.

Faust Park. The new playground equipment has been installed and the park has been refurbished with new sod. The Township held a ribbon cutting to open the equipment. Thank you to all who attended and I hope everyone takes the time to visit the park.

Dog Park. The Department of Public Works has picked up the fence and posts and will start installation of the posts next week. Due to COVID 19, getting the equipment became difficult with manufacturers being closed. The Township was unsuccessful in obtaining quotes from fence companies. That is why Public Works is putting the fence up.

Bayshore Pump Station. The contractor is requesting a 49-day time extension which puts the contract completion at August 1st (change order 1). This is no monetary change to the contract. The NJ Natural Gas service is installed. Once the final gas plumbing connection is made to the generator, the meter will be installed. The gas plumbing work is scheduled for the end of next week. The water service is complete.

The final building and pump station will be demolished as soon as the electrical and gas are complete. It will take 3-5 days after for this work to be completed. As soon as this is complete, it will be ready for startup and final site restoration will be performed.

Deputy Mayor – Lydia M. Dodd

Good Evening. Thank you for coming this evening. It is good to see people live.

The Township will be holding the Re-Dedication of Corliss Park – Lake and Recreation Area, in honor of the local family who built a working cranberry bog here, and then later donated the property to Waretown as a recreation area. The Dedication will be this Saturday, July 11th at 10:00 am. There will be a service unveiling the new signs followed by attendees enjoying a hot dog and refreshments.

Ordinance 2020-8 amending the Township code regarding Refund of Disabled Veterans, as per the request of the Township's Tax Assessor to clarify the timeframe of the refund. This has been the policy in the Township of Ocean. This clarifies the information into the codebook. The Public Hearing will be held on August 11th.

Resolution 2020-180 allows for the selling of surplus in its "as is" condition. The items being auctioned at this time are the Double Wide Modular Unit (old construction office) a folding machine and computer monitors.

Resolution 2020-181 Hiring a part-time, fill-in Electrical Subcode Official, Gary Hood. He will be available for when the part-time Electrical Subcode is not available.

Resolution 2020-190 The State of New Jersey Department of Community Affairs, Division of Local Government Services sent out Local Finance Notice 2020-14 which sets the bid threshold for governmental entities with a qualified Purchasing Agent to increase to \$44,000.00 effective July 1, 2020. The Township of Ocean does have a certified Purchasing Agent.

Resolution 2020-191 This resolution is the renewal for liquor licenses for the year 2020/2021. Each Liquor License Owner must complete the application online under the New Jersey Alcohol Beverage Commission. The due date has been extended until September under the Governor's Executive Order.

Vacant Property Registration Report. June registrations total \$750.00. The total amount received in 2020 is \$61,000.00.

Zoning Department – June. 42 applications approved, 14 applications pending review and 2 denied applications.

Code Enforcement – June. 38 Notice of Violations, 0 Second Notice of Violation, 5 properties abated their violations and 9 Property Maintenance Lien Requests.

Construction

Cornerstone has received TCO's for all buildings.

Tradewinds is proceeding nicely, inspections are ongoing and clubhouse permits were issued.

Dunkin Donuts is starting work on the old Sonic.

36 Permits issued – with 33 permit updates.

3 Notices of Violations/Ordered to pay penalty for work without a permit.

3 Unsafe Structures (unsecure structure, fire, pool).

Committeeman – Ben LoParo

Good Evening. Thank you all for coming this evening.

Ordinance 2020-7, First Reading, amending the fee structure as requested by the Municipal Judge. The fee structure in the original ordinance did not give set fees. This ordinance gives a set fee for each offense. The public hearing is scheduled for August 11, 2020.

Resolution 2020-178 &179 authorizes the purchase of a Ford 2020 Police Interceptor SUV, lights, computers radios and graphics package through state contract. The Township will not be bonding for this item. This Township Committee has placed a line item in the budget for one new police vehicle each year. This budgeting for vehicles assists in keeping vehicle maintenance costs and not leave the Township in a situation where more than one vehicle needs to be replaced. This is smart effective budgeting.

Municipal Alliance/Recreation

Town Wide Yard Sale – July 25, 2020. At this time there are 17 homes registered and 9 people registered to bring their items to the Lake and Recreation Area.

Drive-In Movie. The Township of Ocean will be hosting a Drive-In Movie on August 1st at the Frederic Priff school on the field (where Founder's Day is held). The movie is Sonic the Hedge Hog and begins at 8:30 pm.

Municipal Alliance Programs are on hold at this time. Most of the funding is used to finance many afterschool programs at the Waretown School District. The Township will await information from the school district.

Chief of Police – Michal Rogalski

Chief Rogalski read the June 2020 Police Report. The Police Department handled 4,837 calls for police service, 36 alarms were activated and responded to, 18 animal complaints were handled, 2,856 individual business and residential checks, 6 criminal mischief act was investigated, 7 domestic violence incidents, 13 verbal disputes/harassments, 18 disabled vehicles were assisted, 2 drunk drivers were arrested, 6 individual drug arrests, 79 first aid calls, 69 general complaints, 20 motor vehicle accidents, 525 motor vehicle stops of which 121 tickets were issued, 3 psychiatric evaluations (PESS), 19 persons arrested on

various warrants, 18 suspicious persons and/or vehicles, 2 residential and commercial thefts and 2 thefts from motor vehicle were investigated. A full list of this activity is listed on the website.

Chief Rogalski discussed there is a widespread national call for Police reform, which is understandable. I will always support reevaluating Police policies and training with an eye to improve upon recognized best practices in this area. As a law enforcement executive entrusted with the duty and responsibility of public safety for the residents and visitors of Ocean Township, I support the call for certification of police officers. I support the development of improved recruitment, hiring and promotional practices and I support the improvement of standards and training. I strongly believe law enforcement in New Jersey is the gold standard for training of officers throughout the nation. As a result, we have forged stronger relationships with our stakeholders and our communities, especially here in Ocean Township.

I strongly believe there should be a firm action to address shortcomings in the agencies that are deficient. In the same regard, agencies that are high performers should be publicly commended to increase police community relations and we should not degrade them by perpetuating this false narrative that is occurring nationally today. The answer of defunding the police is not a one-size fits all situation. Regardless of skin color, ethnicity, sexual orientation or any of your beliefs, a member or members of the Ocean Township Police Department will always, without hesitation, respond quickly in a professional manner to help you with whatever your trouble might be. I have recently heard people all over this nation and even right here in Waretown think they have to start arming themselves because the police will no longer exist. The Police will exist and will always answer your call and be there in your time of need no matter what.

Mayor Baulderstone thanked Chief Rogalski and the members of the Ocean Township Police Department for the work they have done and continue to do.

Chief Rogalski thanked the Township Committee for their support. The Ocean Township Police Department appreciates it very much.

PUBLIC COMMENT:

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

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

Shawn Denning, Ocean Township School District, 64 Railroad Avenue, discussed a survey has been sent to the parents of the students, asking them what they feel most comfortable with, to gauge how the school should proceed. The number one job is to educate. The School District needs to make sure the students will come to school. If the parents are not going to send their kids to school, that will change the School District's plan. The School District anticipates the surveys will be done by Friday. A final determination will be made on Monday. The Ocean Township School District is in a unique situation. Young children wearing a mask may prove to be difficult. Staff and students will be encouraged to get a flu vaccine. The School District will have a plan on Monday. That plan is subject to change at a moment's notice at the direction of Governor Murphy. Financially there are a couple of significant issues. The School District is also looking at improving reading scores and things like that. The School Board August meeting will be in person. In September the school is anticipating the rebate from the State for the LED expansion program. The school is upgrading all lighting to LED.

Shawn Denning, 92 Morey Place Road, inquired what is done with the Vacant Property Registration fees collected.

Township Administrator/Clerk Ambrosio discussed the Vacant Property Registration money is put into miscellaneous funds in the budget and is used as needed.

Mr. Denning inquired why recreational marijuana is not included in the dispensary ordinance.

Township Administrator/Clerk Ambrosio discussed the Township would need the criteria of what is going to be allowed. The Township acknowledges the need for medical marijuana only at this time.

Mayor Boulderstone discussed last year's legislation included different categories of involvement in the marijuana industry. There were growers, processors, wholesalers, etc. At this point, the Township has no idea what the State is finally going to do.

Township Administrator/Clerk Ambrosio discussed the Township Committee did not pass a resolution saying it was not allowed.

Ed Crowley, 608 Tappan Street, Forked River, inquired how someone can obtain a delinquent tax property that no one bid on at the Township tax sale.

Township Administrator/Clerk Ambrosio discussed she received a letter from Mr. Crowley. The tax office is gathering all the information on the property you inquired about in your letter. Once the Township Committee has all the information from the Tax Office they can consider the matter. There is a municipal lien on the property.

Mr. Crowley discussed the tax map does not show the County's easement of drainage. That is what changes the one lot. The County took part of a lot on either side. It is a non-buildable, under-sized lot next to a drainage ditch.

Township Attorney Dasti discussed when Township Administrator/Clerk Ambrosio gets him all the information, he will speak to the Township Committee about it and call Mr. Crowley.

Mr. Crowley inquired how far back does liability go.

Township Attorney Dasti discussed if the Township never foreclosed on the property, it would fall back on the estate.

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

Roll Call: LoParo: Yes, Dodd: Yes, Boulderstone: Yes

Resolution 2020-177 Payment of Claims – as presented to the Township Committee for the for payment thereof in the amount of \$1,221,975.77

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

Roll Call: LoParo: Yes, Dodd: Yes, Boulderstone: Yes

Ordinance 2020-7 – 1st Reading – Title Only

AN ORDINANCE OF THE TOWNSHIP OF OCEAN, COUNTY OF OCEAN, STATE OF NEW JERSEY AMENDING CHAPTER 153 OF THE TOWNSHIP CODE ENTITLED “DRONES AND UNMANNED AIRCRAFT”

Motion to approve Ordinance 2020-7:

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

Ordinance 2020-8 – 1st Reading – Title Only

AN ORDINANCE OF THE TOWNSHIP OF OCEAN, COUNTY OF OCEAN, STATE OF NEW JERSEY AMENDING AND SUPPLEMENTING CHAPTER 345 OF THE TOWNSHIP CODE ENTITLED “TAXATION”.

Motion to approve Ordinance 2020-8:

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

Ordinance 2020-9 – 1st Reading – Title Only

BOND ORDINANCE PROVIDING FOR A WATER UTILITY CAPITAL IMPROVEMENT IN AND BY THE TOWNSHIP OF OCEAN, IN THE COUNTY OF OCEAN, NEW JERSEY APPROPRIATING ONE MILLION TWO HUNDRED TEN THOUSAND DOLLARS (\$1,210,000) THEREFORE AND AUTHORIZING THE ISSUANCE OF UP TO ONE MILLION TWO HUNDRED TEN THOUSAND DOLLARS (\$1,210,000) AGGREGATE PRINCIPAL AMOUNT BONDS OR NOTES OF THE TOWNSHIP OF OCEAN, COUNTY OF OCEAN, NEW JERSEY TO FINANCE THE COST THEREOF

Motion to approve Ordinance 2020-9:

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

Ordinance 2020-10 – 1st Reading – Title Only

BOND ORDINANCE APPROPRIATING ONE MILLION FIVE HUNDRED THOUSAND DOLLARS (\$1,500,000) AND AUTHORIZING THE ISSUANCE OF ONE MILLION FOUR HUNDRED TWENTY-FIVE THOUSAND DOLLARS (\$1,425,000) IN BONDS OR NOTES OF THE TOWNSHIP OF OCEAN FOR CAPITAL IMPROVEMENTS OR PURPOSES AUTHORIZED TO BE UNDERTAKEN BY THE TOWNSHIP OF OCEAN, IN THE COUNTY OF OCEAN, NEW JERSEY

Motion to approve Ordinance 2020-10:

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

Ordinance 2020-11 – 1st Reading – Title Only

AN ORDINANCE OF THE TOWNSHIP OF OCEAN, COUNTY OF OCEAN, STATE OF NEW JERSEY AMENDING AND SUPPLEMENTING CHAPTER 410 OF THE TOWNSHIP CODE ENTITLED “ZONING” SO AS TO ESTABLISH MEDICAL CANNABIS DISPENSARIES AS A PERMITTED USE IN THE C-1 GENERAL COMMERCIAL DISTRICT.

Motion to approve Ordinance 2020-11:

Motion to approve was moved by Committeeman LoParo, seconded by Deputy Mayor Dodd
Roll Call: LoParo: Yes, Dodd: Yes, Boulderstone: Yes

Resolution 2020-178

A resolution of the Township of Ocean, County of Ocean, State of New Jersey authorizing the purchase of Ford 2020 Police Interceptor SUV

Motion to approve Resolution 2020-178:

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

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

Resolution 2020-179

A resolution of the Township of Ocean, County of Ocean, State of New Jersey authorizing the purchase of Lights, Radios, and Graphics Package for Police Vehicle through State Contract

T-0106

Motion to approve Resolution 2020-179:

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

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

- 2020-180 Resolution authorizing the sale of surplus property – 2004 Design Space, Inc. Double Wide Modular Unite (trailer) Neopost folding machine Seagate black Armor Server Quantum back up drive, various computer monitors on GovDeals
- 2020-181 Resolution authorizing the hiring a part-time fill In Electrical Subcode, Gary Hood for the year 2020 at the hourly rate of \$35.00 per hour.
- 2020-182 Resolution of the Township of Ocean, County of Ocean, State of New Jersey urging Governor Murphy to restore funding the for the Homestead Benefit program and Senior Freeze Program
- 2020-183 Resolution of the Township of Ocean, County of Ocean, State of New Jersey calling upon the federal government to end the needless delays in moving forward with a new VA Clinic to be located in Ocean County
- 2020-184 Resolution authorizing a Municipal Lien be placed on 123 Bonita Road, failure to abate property maintenance \$346.79 and failure to register vacant and abandon property \$5,750.00 Total amount of Lien \$6,096.79
- 2020-185 Resolution authorizing a Municipal Lien be placed on 175 Main Street, failure to abate property maintenance \$443.50 and failure to register vacant and abandon property \$5,750.00 Total amount of Lien \$6,193.50
- 2020-186 Resolution authorizing a Municipal Lien be placed on 37/39 Lighthouse Drive, failure to abate property maintenance \$443.58 and failure to register vacant and abandon property \$5,750.00 Total amount of Lien \$6,193.58
- 2020-187 Resolution authorizing a Municipal Lien be placed on 49 Chestnut Street, failure to abate property maintenance \$690.16

- 2020-188 Resolution authorizing a Municipal Lien be placed on 32 Chestnut Street, failure to abate property maintenance \$346.79 and failure to register vacant and abandon property \$5,750.00 Total amount of Lien \$6,096.79
- 2020-189 Resolution authorizing a Municipal Lien be placed on 121 Harborage Place, failure to abate property maintenance \$356.79 and failure to register vacant and abandon property \$5,750.00 Total amount of Lien \$6,106.79
- 2020-190 Resolution of the Township of Ocean authorizing the adjustment of the Township's Bid Threshold pursuant to the Local Public Contracts Law
- 2020-191 Resolution authorizing the renewal of the Liquor Licenses in the Township of Ocean for the year July 1, 2020 – June 30, 2021

Motion to approve - Resolutions 2020-180 through 2020-191:

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

Resolution 2020-192

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

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

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

Resolution 2020-193

Resolution authorizing a Municipal Lien be placed on 10 Point Road, failure to abate property maintenance \$421.81 and failure to register vacant and abandon property \$5,750.00 Total amount of Lien \$6,171.81

Resolution 2020-194

Resolution authorizing a Municipal Lien be placed on 13 Hornblower Drive, failure to abate property maintenance \$3,146.57 and failure to register vacant and abandon property \$5,750.00 Total amount of Lien \$8,896.57

Resolution 2020-195

Resolution authorizing a Municipal Lien be placed on 112 Bonita Road, failure to abate property maintenance \$421.81 and failure to register vacant and abandon property \$5,000.00 Total amount of Lien \$5421.81

Resolution 2020-196

Resolution of the Township of Ocean, County of Ocean, State of New Jersey, authorizing change order for the Bay Shore Drive Pump Station Replacement Project.

Motion to approve - Resolutions 2020-193 through 2020-196:

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

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

Motion to approve the below listed dates in 2020 for the use of the Community Center, Waretown Memorial Recreation Park, Tuomey Park and ballfield:

2020

Waretown Memorial Recreation Park

Pinelands Cultural Society – Albert Music Hall – July 18, 2020 – Rain Date July 19, 2020

Joan Jones – August 23, 2020

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

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

Motion to go into Executive Session:

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

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

Motion to go into Open Session:

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

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

Resolution 2020-197

Resolution of the Township of Ocean, County of Ocean, State of New Jersey authorizing increase in hourly wage for Mary Ellen Brown to \$20.00 per hour, per hours worked, effective July 10, 2020.

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

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

Resolution 2020-198

Resolution of the Township of Ocean, County of Ocean, State of New Jersey authorizing increase in annual salary for Marleen Miller to \$60,000.00, effective July 10, 2020

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

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

Next Scheduled Meetings

TUESDAY, August 11, 2020 – Business Meeting – 6:00 pm

Adjournment

Motion to adjourn was moved by Committeeman LoParo, seconded by Deputy Mayor Dodd.

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

Signed and Submitted:

Diane B. Ambrosio, RMC
Municipal Clerk

Date