

MEETING MINUTES

TOWNSHIP OF OCEAN
COUNTY OF OCEAN
BUSINESS MEETING/WORKSHOP
September 8, 2020
10:00 am

Call to Order

ROLL CALL: LOPARO X DODD X BAULDERSTONE X

Flag Salute

Mayor Ken Baulderstone requested everyone remain standing for a moment of silence in observance of September 11th. On the 19th anniversary of this solemn occasion, let us take a moment to reflect on the lives that were lost on this fateful day.

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

Township Committee Workshop Discussion Items:

Township Administrator/Clerk Ambrosio discussed there is a property on Pennsylvania Avenue that a resident had requested the Ocean County Natural Lands Trust review. That property on Pennsylvania Avenue has approvals for a marina and five homes. The County would like to know the Township's stance on this property. This is taking a large tract of land that is buildable uplands and removing it from the Township's tax rolls.

Committeeman LoParo discussed the Township Committee worked hard on that plan.

Township Administrator/Clerk Ambrosio discussed that application was in front of Redevelopment several times. The property is bank-owned at this time. Finally, the bank came in to ask for an extension on the approvals but pulled back because of this request.

The Township Committee agreed Township Administrator/Clerk Ambrosio should write the County a letter stating the Township cannot give up that tax revenue.

The Township is moving forward with painting and repairs of the water towers. The Township received pictures from other towns. The least expensive is painting the water tower the same color it is now with the word Waretown on both sides, which is the way it is now. The logo is a little more expensive.

The Township Committee agreed to keep it the same and go with the least expensive.

Township Administrator/Clerk Ambrosio discussed the Township went out for a short-term bond sale and it was bid on. It came back at .58. The bond rate was 0.509858%. Due to that fact, the Township knows that in 2021 the Township has to do the water tower on 8th Street. Even though this is a short-term bond, the Township does not know what the long-term market will be at this time next year. It would be nice to take advantage of these prices, if they continue and possibly bond for the 8th Street water tank. In

discussions, the Township was going to rebid the Diamond Drive pump station. That bid came back as COVID hit and went up tremendously. There is a major price difference.

Now that Remington & Vernick is working on it, Jim Oris has come up with an updated engineer estimate, that includes a generator and other things that were left out of the original bid. The Township bonded for \$156,000 for the whole project. Mr. Oris is estimating \$415,000 for the whole project. The Township is short \$259,000. Mr. Oris has reviewed the Birdsall water tower and is anticipating \$700,000. The Township was anticipating \$900,000. If the Township does not use the money, the Township can pay it back or not take it out with the long-term bonds. The Township will know exactly what the number is when the long-term bonds are necessary.

Mayor Baulderstone discussed it is more of a savings in the first 12 months that the Township may not get later on. At least the Township will get that rate for a year.

Deputy Mayor Dodd discussed, absolutely.

The Township Committee all agreed to do the 8th Street water tower now.

Township Administrator/Clerk Ambrosio discussed a couple business owners reached out regarding outdoor dining in the future. Township Administrator/Clerk Ambrosio discussed Brick Township's outdoor dining ordinance. Brick Township does seasonal dining where the business owner obtains a permit from April through the end of October. It is for temporary seating. The Township's business owners have done an outstanding job in putting up the barriers and necessary items. The business owners would like to continue. It would be a special permit from April–November. If the owner wanted to do permanent, then they would have to come in and apply for permanent. If it is just seasonal, maybe that is something the Township can consider for 2021. The Governor has ordered another 30 days and they are still at only 25%. The Township could do an ordinance to allow for a special permit from April–November each year, using nonpermanent items.

Township Attorney Dasti discussed other Townships have drafted ordinances already that they have introduced to allow this on a long-term basis. The resolution that the Committee passed in March allows businesses to do this. As soon as the Governor reigns back the declaration of emergency the Township's approval terminates and business have to go back inside.

Deputy Mayor Dodd discussed people like the café atmosphere.

Mayor Baulderstone inquired what would be the reason for not allowing it and why is it not allowed.

Township Administrator/Clerk Ambrosio discussed it was allowed if the business owner came in and applied for a site plan. Kristy's put up a permanent patio for all year round. It is not seasonal. The seasonal permit allows a tent but not a cement patio or permanent items.

Township Attorney Dasti discussed if the Township wants the business owners to decide if they want permanent outdoor dining, that could affect their prior approval. The business will have to go back in front of the Planning Board and get an amended approval. As of right now, the Township is not regulating it at all. If the Township adopts an ordinance that says it is allowed seasonal or not seasonal or allow it permanently, at least the Planning Board knows the Governing Body wants this now.

Committeeman LoParo inquired if it is possible to take what the town is doing now and turn it into a seasonal for next season and if they want to make a change, there would be a \$50 change fee. If there is no change, there should be no charge.

Township Attorney Dasti discussed the ordinance could say within the first twelve months you have to get your approval and in two years then there is a fee.

Chief Rogalski discussed once the order is rescinded by the Governor the liquor license is changed. For the business to allow alcohol in their parking lot, it will probably not be allowed as their liquor license does not allow outside.

Township Attorney Dasti discussed they would have to go to the Division of Alcoholic Beverage Control (ABC) to get an expanded license.

Township Administrator/Clerk Ambrosio discussed ABC has a special seasonal permit. It is not just the liquor licenses. The bakery has outdoor seating that they would like to keep. Each of these businesses have made the outdoor seating cute and secure.

Township Attorney Dasti inquired if the Township would like the ordinance to be seasonal, April 1 through October.

Township Administrator/Clerk Ambrosio discussed, yes, November.

The King Luminaire lights that are on the side of the road and part of the Township's design standards, are very difficult to get without there being a pandemic. The people who worked with JCP&L years ago don't really handle them anymore. The lights are not cost-effective or energy efficient and JCP&L will not maintain them under any circumstances. The Township is trying to change to LED lights, which are energy efficient and less maintenance. The owners of Tradewinds cannot get the King Luminaire light fixtures and have sent a packet requesting a light fixture that is very similar to the ones in the ShopRite plaza. The light is LED, energy efficient and will require less maintenance. Those design standards were put in place in 2008. It might be time to revisit the design standards ordinance. The Township should pick a new light now so the new projects coming in will be consistent.

Buy Rite Liquors is required to get the King Luminaire lights and they cannot get them.

Township Administrator/Clerk Ambrosio discussed everyone is in agreement with the light submitted by Tradewinds. The Township Engineer will make sure this light matches the ones in the ShopRite plaza.

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

No comment from the public.

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

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

Resolution 2020- 223 Payment of Claims – as presented to the Township Committee for the for payment thereof in the amount of \$4,271,507.01

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

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

Resolution 2020-224

A Resolution authorizing the acceptance of the 2019 Annual Report of Audit and the governing body has reviewed the “Comments and Recommendations”

Motion to approve Resolution 2020-224 was moved by Deputy Mayor Dodd, seconded by Committeeman LoParo.

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

Resolution 2020-225

RESOLUTION OF THE TOWNSHIP OF OCEAN, COUNTY OF OCEAN, STATE OF NEW JERSEY, AWARDING THE BID FOR THE 2020 ROAD IMPROVEMENT PROGRAM to Shore Top Construction \$617,731.80

Motion to approve Resolution 2020-225 was moved by Committeeman LoParo, seconded by Deputy Mayor Dodd.

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

Resolution 2020-226

RESOLUTION OF THE TOWNSHIP OF OCEAN, COUNTY OF OCEAN, STATE OF NEW JERSEY, AWARDING THE BID FOR THE 2020 STREET END BULKHEAD RECONSTRUCTION PROJECT

Motion to approve Resolution 2020-226 was moved by Deputy Mayor Dodd, seconded by Committeeman LoParo.

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

Resolution 2020-227

Authorizing the Municipal Clerk to advertise and receive bids for Solid Waste and Recycling contracts for the Township of Ocean

Motion to approve Resolution 2020-227 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.

2020-228 Resolution authorizing Remington & Vernick Engineers scope of work for the Birdsall Street Hydropillar Storage Tank rehabilitation and Repairs not to exceed \$100,000.00

- 2020-229 Resolution authorizing T&M Associates scope of work for the NJDOT Municipal Aid Program 2019/2020 not to exceed \$119,550.00
- 2020-230 Resolution authorizing T & M Associates scope of work for the 2020 Street End Bulkhead Replacement Project in the not to exceed \$36,900.00
- 2020-231 Resolution authorizing a lien be placed on 27 Chestnut Street for failure to maintain property and vacant property total line \$6,290.12
- 2020-232 Resolution authorizing a lien be placed on 72 Barnegat Beach Drive for failure to maintain property and vacant property total lien \$7,623.81
- 2020-233 Resolution authorizing a lien be placed on 10 Point Road for failure to maintain property total Lien \$346.79
- 2020-234 Resolution authorizing a lien be placed on 32 Main Street for failure to maintain property and vacant property total lien \$6,096.76
- 2020-235 Resolution authorizing a lien be placed on 123 Bonita Road for failure to maintain property total Lien \$346.79
- 2020-236 Resolution authorizing refund of taxes for Block 214, Lot 4 as he is a totally disabled veteran in the amount of \$1,701.97
- 2020-237 Resolution authorizing refund of taxes for Block 257, Lot 10 as he is a totally disabled veteran in the amount of \$1,660.72
- 2020-238 Resolution authorizing refund of taxes for Block 241.05, Lot 20 as he is a totally disabled veteran in the amount of \$128.59
- 2020-239 Resolution authorizing refund of taxes for Block 272, Lot 393 as he is a totally disabled veteran in the amount of \$505.08
- 2020-240 Resolution authorizing refund of taxes for Block 57.09, Lot 9 as he is a totally disabled veteran in the amount of \$163.08
- 2020-241 Resolution authorizing refund of taxes for Block 57.26, Lot 29 as he is a totally disabled veteran in the amount of \$213.49
- 2020-242 Resolution of the Township of Ocean, County of Ocean, State of New Jersey Recognizing September 2020 as Hunger Action Month in the Township of Ocean
- 2020-243 Resolution authorizing T & M Associates scope of work for ADA sidewalk and parking improvements for the front of the Police Department in the amount of \$26,900.00
- 2020-244 Resolution authorizing Remington & Vernick Engineers to advertise and receive bids for the Birdsall Street Water Tank
- 2020-245 Resolution authorizing Remington & Vernick Engineers to rebid the Diamond Drive Pump Station

Committeeman LoParo inquired why the sidewalk in front of the Police Station needs improvements.

Township Administrator/Clerk Ambrosio discussed the Township is making it Americans with Disabilities Act (ADA) compliant. The ramp and handicap spot is not legal and electronic doors will be installed.

Motion to Approve Resolutions 2020-228 through 2020-245:

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

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

Resolution 2020-246

Resolution authorizing the Township Committee to go into Executive Session for the following reasons: Personnel matter and contractual.

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

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

Motion to approve the below listed dates in 2020 for the use of the Community Center, Corliss Park Lake & Recreation Area, Tuomey Park and Ballfield:

2020

Township of Ocean Recreation Art Class – Sept 16, 21, 23 and October 5, 7, or 14, 2020

Girl Scouts of America Jersey Shore Troop 50269 – August 31, 2020

Pamela Gerstl - October 3, 2020

Greenbriar Artisan Kitchen Club – September 15, 2020

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

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

Motion to approve: Joseph M. Hurley to the New Jersey State Firemen’s Association was moved by Deputy Mayor Dodd, seconded by Committeeman LoParo.

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

Motion to approve: Trident Multisport LLC on September 27, 2020 8:30am–10:30am for the Bicycle portion on Wells Mills Road & Brookville Road. Using the Citta Boy Scout Camp and Ocean County Vocational School parking lot, was moved by Committeeman LoParo, seconded by Deputy Mayor Dodd.

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

Motion to take 2 Minute break and move into Executive Session

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

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

Motion to move into Open Session

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, September 22, 2020 – 6:00 pm

TUESDAY, October 13, 2020 – 6:00 pm

Redevelopment Meeting

MONDAY, September 21, 2020 - 7:00 pm – Waretown Volunteer Fire House

Adjournment

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

Signed and Submitted:

Diane B. Ambrosio, RMC
Municipal Clerk

Date