

# MEETING MINUTES

TOWNSHIP OF OCEAN  
COUNTY OF OCEAN  
BUSINESS MEETING/WORKSHOP  
October 13, 2020  
6:00 pm

Call to Order

Flag Salute

ROLL CALL: LOPARO     X     DODD     X     BAULDERSTONE     X    

**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

There are a few Proclamations on tonight’s agenda. Today celebrates the 245<sup>th</sup> Birthday of the United States Navy. Also, October celebrates National Fire Prevention Week, National Friends of the Library week and the month of October as National Breast Cancer Awareness Month.

### Ordinance 12, 13 & 14 – Bond Ordinances

The bond ordinances tonight are scheduled for public hearing.

Ordinance 2020-12 is allowing for the re-appropriating of funding that has been bonded. The bids came in lower for the NJ Department of Transportation (NJDOT) projects. The additional funding will be re-appropriated to the bulkhead replacement project. The Township had included an alternate to obtain pricing for Tuscarora Avenue Crystal Point Peninsula bulkheading. The cost estimated was over \$1 million dollars and the bid came in under half a million dollars. The Township is moving forward with this project.

The two other bond ordinances are for capital items within the Township’s Utility Department. These are maintenance issues that need to be handled and are included in the New Jersey Department of Environmental Protection Clean Water Act. The water tank on 8<sup>th</sup> Street and the pump station on Diamond drive need to be refurbished.

### Ordinance 2020-15

This ordinance is amending “water & sewer” connections. The Township has received many inquiries regarding the sale of a property and the requirement to connect to the utilities. This ordinance allows for the sale of the property and connection within 60 days of the date of the closing of title. It outlines all items necessary to obtain the 60-day requirement.

### Resolution 2020-265

This resolution authorizes a change order decreasing the overall cost of the Bryant Road Park project by \$5,000.00.

#### Resolution 2020-272

This resolution has been added to the agenda after it has been posted on the Township website. This resolution is awarding the bid for the Birdsall Water Tower Rehabilitation project. This project needs to take place in the Fall 2020. The bids have been received and reviewed by the Township Water/Sewer Engineer and the Township Attorney. The Township accepts the recommendations of its professional staff and is awarding the project to Bragaton Construction in the amount of \$831,400.00.

#### Department of Public Works

The Skate Park is closed due to repairs necessary on one of the ramps. The Department of Public Works is now waiting on parts from Spawn Ranch, which is the maker of the products from California. The anticipated date is October 16<sup>th</sup> for the decking. The Township will send a Town Wide e-mail when it is ready to reopen.

Hydrant Flushing continues throughout the Township. There was a water main break on Clearwater Drive. The Township along with Mathis Construction worked through the night to fix the water main. The hole has been filled and stone placed on top at this time. This will need to settle. Once this area settles in the next couple weeks, Ocean County Road Department will come and pave the area.

Due to illegal dumping, the leaf bin is temporarily closed. All residents should refer to the Township calendar for leaf pick up in your section of town. If you have any questions, please contact the Township's Clerk's office for assistance.

#### Township Bulkhead Repair

The Township held a preconstruction meeting on September 23<sup>rd</sup>. Once Crystal Point is complete, Albert Marine will move to the street ends authorized under this bid.

#### Senior Advisory Committee

The Senior Advisory meeting will take place at the Engel Sprague Senior Center on October 26<sup>th</sup> at 10:00am. Coffee and individually wrapped snacks will be provided. The speaker is a local Podiatrist.

#### Halloween House Decorating Contest

The Township will be holding their Annual Halloween House Decorating contest. Judging will take place on October 21<sup>st</sup>, 6:30pm–9:00pm. As of today, there are 13 homes entered in the contest. The Township will send an e-mail out with the winning entries for all residents to drive by and enjoy.

#### Holiday Spectacular Light Show

The Township continues to accept applications for vendors and sponsors for the Kindlemart event in conjunction with the Waretown Volunteer Fire Company. This year there will be a drive thru Holiday Light Show at Corliss Park. Albert Music Hall has committed to provide music at the Kindlemart.

As of today, the Township has received 15 sponsor forms with checks and are awaiting others who have committed to this great new event. This includes the sponsorship and radio station by Mr. Bill Clanton, who will produce the music through the radio during the event and sponsor announcements for free and is obtaining additional sponsors. A company has committed to donating all the signs necessary for the event.

The sponsors contacted are all very excited that the Township is holding an event that all can enjoy while social distancing. At this time there are four vendors for the Kindlemart.

At this time I would like to make a personal statement. Over the last three years I have enjoyed the opportunity to help residents. I have always listened to issues they may have had in their dealings with the Township. Recently, a resident has been in dispute with the Township over several issues. Recently the resident came into my office and provided a short update on two of the issues and ended that conversation with "I know a lot of people who ask me how to vote." I was unsure if I was supposed to take this statement as a threat or as an incentive to ensure that his action did not compromise my actions. I have ceased to be involved in any of the issues he had discussed with me. I want all residents to know that at all times my actions will always be what I consider to be in the best interest of all residents without fear of retribution or favor. All residents will be treated equally.

Deputy Mayor – Lydia M. Dodd

Thank you for coming this evening.

Ordinance 2020-16

This is the public hearing for the ordinance. This will assist in having applications and their attachments be sent in an electronic format. All digital files for proposed property upgrades/changes/improvements will be submitted. This will assist in the transparency of the project for the public review by the public and each Committee and/or Board. The files will be ready for the Township of Ocean's Geographic Information Systems (GIS) mapping and water quality act tracking. This outlines the electronic file submission standards.

Resolution 2020-251

Due to the New Jersey State budget not being completed, the Township sent estimated tax bills. The yearly tax bills are being mailed tomorrow October 14<sup>th</sup> and will have an extended grace period for fourth quarter taxes until November 10, 2020. After which interest will revert back to the original due date of November 1, 2020.

Resolution 2020-252

This resolution is in accordance with the Department of Local Government Services Local Finance Notice 2020-21 regarding remote public meetings. Currently municipalities are to have a resolution outlining the procedures for remote public meetings. The Township hopes to continue in public meetings, but if there is a need to hold a remote meeting the resolution will have been completed as required.

Resolution 2020-254

This resolution is required to hold the Township's Tax Sale online. This is scheduled for December 7, 2020.

Resolutions 2020-255 through 264

These resolutions are from the Tax-Utility Collectors office for either refunds, tax exemptions or corrections on back billing. All items must be completed by resolution.

Resolution 2020-271

This resolution is authorizing the Municipal Clerk to advertise for request for proposals through the Fair and Open Process in accordance with New Jersey State Law for professionals for the year 2021. The information will be available on the Township's website.

GovDeals

Please know that the old construction office trailer has been sold and the owner is in the process of removing it. The trailer will be removed on or about October 20<sup>th</sup>. The trailer sold for \$3,000. After the fee of 7.5%, the total to the Township was \$2,775.00.

The Township of Ocean has sold through Gov Deals from June 21, 2019 thru June 20, 2020 approximately \$22,000.00 and received a loyalty discount payment of 1.25% each year for a total rebate check of \$100.28.

Vacant Property Registration Report. September registrations total \$12,000.00. The total amount received in 2020 is \$84,000.00.

Zoning Department-September. 42 applications approved, 13 pending review and 3 denied applications.

Code Enforcement-September. 18 Notices of Violation, 4 Second Notices of Violation and 3 properties abated their violations.

Construction. 41 permits issued with 10 permit updates and 2 Notices of Violation.

299 Route 9 will receive a Certificate of Occupancy for an athletic wear store and dance studio in the same building.

Tradewinds is proceeding nicely, inspections are ongoing. Tradewinds is in the process of renewing their NJDOT access permit for Route 9. Once the permit is received, they expect the completion of Route 9 paving and the reconstruction of Birdsall Street to begin.

#### Committeeman – Ben LoParo

##### Police

Resolution 2020-253. The Police Department received a grant from the New Jersey Division of Public Safety in the amount of \$10,000 for fiscal year 2019. As required by New Jersey State law this must be completed by resolution to be input to the budget.

Resolution 2020-266. This resolution updates the form of agreement to be utilized by private contractors to be executed and signed with the Police Department for the employment of off-duty police officers. This was a recommendation by the Police Chief and the Township Committee who is acting on it this evening.

##### Municipal Alliance

- 2021-25 Alliance grant updates. The Township's award was cut from \$24,786 to \$4,826.66 for 2020-2021. A decrease of \$19,959.34
- Thanksgiving Food Drive – It was decided that the food will be distributed on Friday, November 20<sup>th</sup>. It is estimated the need for 40 baskets.
- Holiday Toy Drive – There was much discussion on how to hold our normal toy drive. Due to COVID 19 the collecting and distributing of toys could prove to be problematic. A recommendation to have gift cards donated instead of toys this year for sanitary reasons. Municipal Alliance will make a flyer letting residents know of the change for this year.

It was announced last night at the Board of Education meeting that our students will be going back to school right after the November break. Stafford is quarantining everyone at home for two weeks after the November break. There is no word on Southern Regional.

Thank you and stay safe.

Chief of Police - Michal Rogalski

Chief Rogalski read the September 2020 Police Report. The Police Department handled 3,949 calls for police service, 4 abandoned 911 calls, 34 alarms were activated and responded to, 22 animal complaints, 2,262 business and/or residential checks, 1 criminal mischief, 11 domestic violence incidents, 21 verbal disputes and/or harassment complaints, 15 disabled motor vehicles, 3 drunk drivers, 9 drug arrests, 93 first aid calls, 56 general complaints, 17 motor vehicle accidents, 397 motor vehicle stops of which 92 summons were issued, 6 juvenile complaints, 2 psychiatric evaluations, 12 persons were arrested on various warrants, 2 shoplifting incidents, 62 suspicious persons and/or vehicles, 7 thefts from residents or commercial properties and 5 thefts from motor vehicles. A full list of this activity is listed on the website.

**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

Bob Wood, 8 Hightide Drive, discussed Resolution 2020-272 awarding the bid for the Birdsall Water Tower and requested the Township Committee reconsider awarding to the lowest bidder. Not always is the lowest bidder the best option. Corrosion control is an important issue with water towers. It has been brought to my attention the bidder has had Occupational Safety and Health Administration (OSHA) violations and wage issues and suggested the Township rebid the whole project.

Jim Oris, Township Engineer, discussed a Union Representative attended the bid opening and raised some concerns. The contractor's qualifications were checked out. Remington & Vernick has worked with this contractor on other projects, which he has completed successfully. The bidders references have been checked with other engineers that have reviewed his work and his work was found to be acceptable. The bid documents including the bid bond and consent to surety were all in compliance with New Jersey public bidding law requirements with respect to violations on a prior project. Each project stands on its own. Remington & Vernick will monitor the project as required to make sure the bidder is in compliance with any OSHA requirements and wage-rate requirements for this particular project. If Mr. Wood has specific violations he wants to share, that will assist the Township identify how the bidder performs on this project, please give it to me after the meeting. To stand up at a meeting and say you heard the bidder has violations is not productive.

William Sommerville, 35 Walker Lane, discussed the new ordinance regarding hooking up to city utilities. The Township wants me to spend \$100,000 to extend the water line and connect to sewer. I could hook up to a water lateral 660 feet from the house and inquired if the Township is going to insist I extend the municipal water main. Mr. Sommerville discussed he donated his engineering to the Township for the 24 lot subdivision so the MUA could run the sewer line to the school. I paid for the easement for the Diocese of Trenton. I have always done my best for the Township. The Township should run the sewer main and I have no problem hooking up with laterals in front of my house even though it is over 300 feet away.

Mayor Baulderstone discussed and stated the Township will look into his situation.

Gerry Tabbacchino, 22 Walker Lane, discussed there are a group of people at one end of the street that are on city water. The street is on city sewer. There may be a few homes that were there earlier that are not. If somebody wants to sell their property, the owner or buyer will be forced to change from well water to city water.

Mayor Baulderstone discussed that ordinance was passed some time ago.

Mr. Tabbacchino discussed he is confused as to what is the gain to make people change over, if the home meets all standard tests for safe water and it is not environmentally hurting anything.

Township Attorney Dasti discussed the ordinance is approximately 10 years old. The ordinance requires homes that are on wells and septic systems, prior to selling the home the home needs to be connected to the systems prior to sale. The rationale is to have older properties come on line and tie into the water/sewer infrastructure.

Mayor Baulderstone discussed at the time the ordinance was passed, the Township was not going to force homeowners to connect. This was a mechanism that when the house changed ownership, the owner would be required to hook up. The Township extended the time in which people had to do that. If the water and sewer go past the property, not just in this town but in all towns, people are required to connect to it.

Mr. Tabbacchino inquired if people who are not living where that water line passes, are they going to be forced to hook up. There is sewer where I live. The water stops about 30% up the road. There is another 70% up the road that does not have a city water line. Mr. Tabbacchino inquired why those people are being forced to hook up if the main is not there.

Mayor Baulderstone discussed they are not being forced to hook up.

Township Attorney Dasti discussed they are not being forced unless they sell the property and there are services in front of the property.

Mayor Baulderstone discussed the ordinance specifies the distance the property has to be.

Mr. Tabbacchino discussed if someone is not within the distance and they sell their home, they will not be required to hook up.

Mayor Baulderstone discussed it is the property line, not the house. If the property line does not meet requirements, the home does not hook up. That is what the ordinance says.

Bob Lange, 2 Shore Drive, discussed the existing ordinance specifically says 200 feet from the property to the unit. The sewer Ordinance 445-1 states 200 feet from the building to the sewer line. I apologize to Mr. Baulderstone if he mistook my representation as a threat. I was trying to explain that the people come to me. With this ordinance, they cannot sell their house until they hook up to sewer and water and there are no water exemptions after this ordinance is passed. The state statute used to say 100 feet from the sewer to the building. I have a public well at my marina that is tested four times a year and it is 1,500 feet. This ordinance should be tabled tonight.

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

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

**Motion to approve Meeting Minutes of July 9, 2020** was moved by Deputy Mayor Dodd, seconded by Committeeman LoParo.  
Roll Call: LoParo: Yes, Dodd: Yes, Baulderstone: Yes

**Resolution 2020-250** Payment of Claims – as presented to the Township Committee for the for payment thereof in the amount of \$988,307.06  
Motion to approve was moved by Committeeman LoParo, seconded by Deputy Mayor Dodd.  
Roll Call: LoParo: Yes, Dodd: Yes, Baulderstone: Yes

**Ordinance 2020-12**

AN ORDINANCE AMENDING BOND ORDINANCE NO. 2020-10, ADOPTED ON AUGUST 11, 2020, BY THE TOWNSHIP OF OCEAN, IN THE COUNTY OF OCEAN, NEW JERSEY, TO REAPPROPRIATE AND ADJUST PRIOR APPROPRIATION AMOUNTS SPECIFIED THEREIN WITHOUT INCREASING THE AGGREGATE AMOUNT PREVIOUSLY APPROPRIATED UNDER BOND ORDINANCE NO. 2020-10

**Motion to open Public Comment for Ordinance 2020-12** was moved by Deputy Mayor Dodd, seconded by Committeeman LoParo.  
Roll Call: LoParo: Yes, Dodd: Yes, Baulderstone: Yes

No comment from the public.

**Motion close Public Comment for Ordinance 2020-12** was moved by Deputy Mayor Dodd, seconded by Committeeman LoParo.  
Roll Call: LoParo: Yes, Dodd: Yes, Baulderstone: Yes

**Motion to approve Ordinance 2020-12** was moved by Deputy Mayor Dodd, seconded by Committeeman LoParo.  
Roll Call: LoParo: Yes, Dodd: Yes, Baulderstone: Yes

**Ordinance 2020-13**

BOND ORDINANCE APPROPRIATING THREE HUNDRED TWENTY THOUSAND DOLLARS (\$320,000) AND AUTHORIZING THE ISSUANCE OF THREE HUNDRED FOUR THOUSAND DOLLARS (\$304,000) IN BONDS OR NOTES OF THE TOWNSHIP OF OCEAN FOR BULKHEAD REPLACEMENT PROJECT AUTHORIZED TO BE UNDERTAKEN BY THE TOWNSHIP OF OCEAN, IN THE COUNTY OF OCEAN, NEW JERSEY

**Motion to open Public Comment for Ordinance 2020-13** 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 for Ordinance 2020-13** was moved by Deputy Mayor Dodd, seconded by Committeeman LoParo.  
Roll Call: LoParo: Yes, Dodd: Yes, Baulderstone: Yes

**Motion to approve Ordinance 2020-13** was moved by Committeeman LoParo, seconded by Deputy Mayor Dodd.  
Roll Call: LoParo: Yes, Dodd: Yes, Baulderstone: Yes

**Ordinance 2020-14**

BOND ORDINANCE PROVIDING FOR VARIOUS WATER AND SEWER UTILITY CAPITAL IMPROVEMENTS IN AND BY THE TOWNSHIP OF OCEAN, IN THE COUNTY OF OCEAN, NEW JERSEY, APPROPRIATING ONE MILLION ONE HUNDRED FORTY-FIVE THOUSAND DOLLARS (\$1,145,000) THEREFORE AND AUTHORIZING THE ISSUANCE OF ONE MILLION ONE HUNDRED FORTY-FIVE THOUSAND DOLLARS (\$1,145,000) BONDS OR NOTES OF THE TOWNSHIP FOR FINANCING THE COST THEREOF

**Motion to open Public Comment for Ordinance 2020-14** 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 for Ordinance 2020-14** was moved by Deputy Mayor Dodd, seconded by Committeeman LoParo.

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

**Motion to approve Ordinance 2020-14** was moved by Committeeman LoParo, seconded by Deputy Mayor Dodd.

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

**Ordinance 2020-15**

AN ORDINANCE OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF OCEAN, COUNTY OF OCEAN, STATE OF NEW JERSEY AMENDING AND SUPPLEMENTING CHAPTER 400-3 OF THE TOWNSHIP CODE ENTITLED "CONNECTION TO EXISTING LINES REQUIRED; EXCEPTIONS" AND CHAPTER 405-3 OF THE TOWNSHIP CODE ENTITLED "CONNECTION TO WATER PIPELINE REQUIRED OF CERTAIN PROPERTIES".

**Motion to open Public Comment for Ordinance 2020-15** was moved by Committeeman LoParo, seconded by Deputy Mayor Dodd.

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

Michelle Dress, 181 Royal Oak Drive, discussed there is exceptions to everything. There is the Town Code Book and MUA Rules and Regulations that have been referred to a lot in my particular case. Ms. Dress read a portion of the MUA Rules and Regulations. Opening Wells Mills Road is not in the best interest of everyone here, especially when it makes it difficult for emergency vehicles to get through.

Michael Dress, 181 Royal Oak Drive, discussed there are a lot of individuals in town that are unaware of what is going on. There are a lot of gray areas. The policies and procedures need to be spelled out clear. Try to come up with more concrete information and no gray areas.

Mayor Baulderstone discussed with the existing ordinance, a homeowner was required to make this connection before they could close. This ordinance is allowing people 60 days from the date of closing of title, to connect the property to the Township water and sewer infrastructure.

Mr. Lange discussed this new ordinance is superseding and supplementing the old ordinance. The old ordinance has all the exceptions. On the new ordinance, the exceptions are all gone.

Township Attorney Dasti discussed the old ordinance provided exceptions if you were a certain amount of feet away from the property line, if you had a valid well that was approved or a septic system that was



approved by the Health Department. The catch-all in the current ordinance is that even if you meet those requirements, once you go to sell, those requirements go away. Prior to being able to close title or to sell your property, you have to tie in. The proposed ordinance, which I'm told is going to be tabled, provides that you do not have to tie in now, prior to selling your house. Even if those exceptions all go away because you are going to sell your house, within 60 days of the closing of title, the new property owner has to tie into the water and sewer infrastructure.

Mr. Lange discussed Municipal Ordinance 445-1 says if you are more than 200 feet from the public sewer to the building structure. Mr. Hammarstrom's wife needed to sell the property. Mr. Lane had to pay to connect to sewer.

Township Attorney Dasti discussed Mr. Lange is talking about two different things.

Jim Oris, Township Engineer, discussed the ordinance does not eliminate any of the exceptions but it does restate what Section C of 400-3 would be. It is saying it hereby amends and supplements. If there is an A, B and D in the ordinance that provides other exceptions, they are not being eliminated. It is only changing Subsection C. It says connection to existing lines required exceptions are hereby amended and supplemented as follows. It does not delete. The ordinance still allows for properties that do not have the sewer or water within 200 feet of their property line or building line, whichever the ordinance states, that part of the ordinance remains in full force and effect.

Mr. Lange discussed when you get pitch on a pipe, it has to go downhill. If it is more than 200 feet away, in most cases you cannot make it go down.

Mr. Oris discussed this Governing Body is trying to amend an ordinance that will help people. The ordinance adopted 10 years ago required them to hook up upon sale.

Mr. Dasti discussed the ordinance states now before you sell house you have to hook up. The exceptions do not go away if you supplement.

William Sommerville, 35 Walker Lane, discussed what the Township has done is taken away all the exceptions and inquired how can he not pay \$100,000 to sell his house.

Mr. Dasti discussed Mr. Sommerville, the exceptions have not been taken away. The Committee has heard Mr. Sommerville's comments.

Mary Ann Barreca, 85 Tiller Drive, discussed the issue is clarification and inquired if the exceptions that were previously there remain in place.

Township Attorney Dasti discussed yes, that is correct.

Mayor Baulderstone discussed the ordinance says if a property is unable to connect prior to the closing of title, buyer and seller shall execute an agreement for water and sewer connection in the form that is on file in the office of the Township Clerk. The form shall be filed with the posting of all connection fees and all permits required to connect to the Township's water and sewer infrastructure prior to the closing of title. That means if you are physically unable to do it, because you cannot get a contractor to do it, than you can pay all the fees, execute an agreement with this person and you can pay that to get a letter of no interest. This ordinance is allowing an arrangement whereby people can have 60 days to connect after

closing. The \$100,000 Mr. Sommerville is talking about has nothing to do with this ordinance. The ordinance has been on the books for years.

Mr. Oris discussed most Townships' Utilities Authority or Water/Sewer Department will require property owners to hook up to the public sewer and water once it has been extended to their house or beyond their house, when it traverses their property or if it touches their property or close to the building. It is normally done within a period of time after the facilities are installed. This Governing Body has pushed that requirement to the sale. Many towns require, once the sewer and water facilities are extended to the frontage of the property, then they are required to hook up within a year or two. It is not hinging upon a sale.

The reason for that is because once those public water and sewer facilities are in place, the NJ Department of Environmental Protection (NJDEP) would like all of those properties to be put on the public sewer and water so it is better regulated so the impacts on the environment are less and there is outlay of infrastructure by the Water/Sewer Department or the Utilities Department that has to be addressed so there is a cost there. Part of that is made up by the fact there is hook up fees and the water is utilized. That is all the context of being consistent with the NJDEP Environmental Regulations. So when you have the opportunity to hook up, people are not withdrawing water from the aquifer that is 150 feet down. They are taking water from the Township, which has all of the required permits and all of that work is being done in concert with the environment. There is reasons beyond why we are doing it that the public needs to understand. It is not just about an individual property owner. A big part of this is compliance with the NJDEP requirements and environmental purposes as well.

Vivian Lange, 2 Shore Drive, discussed having a property in Bayville and the Township bought into the city water. The Town paid for all of that and then we had to hook up. I never heard of putting that expense on a buyer. You are devaluating everybody's property. You bring the water and sewer lines in then you can charge them to hook up.

Harold Haack, 26 Walker Lane, discussed the Township needs to make an exemption. The water is 1,000 feet away from Mr. Sommerville's house. It is a lot of money. Walker Lane is not like the rest of the town. The properties are huge.

Mayor Boulderstone discussed that is not relevant to this ordinance. The existing ordinance states you have to hook up before closing. This ordinance allows for people to close and have 60 days to hook up.

Township Attorney Dasti discussed the existing ordinance states no matter how far away your property is, once you go to sell you have to tie in.

Mary Ann Barreca, 85 Tiller Drive, discussed the problem is you gave everybody a subsection of an ordinance as opposed to a copy of the full ordinance, which included all the exceptions.

Township Attorney Dasti discussed usually when you amend an ordinance you only include the section being changed. The ordinance book is on the Township website, in Town Hall and accessible to everybody all the time.

Ms. Barreca inquired if the Building Department is aware of what the ordinance says and are they enforcing it properly.

Township Attorney Dasti discussed he cannot speak to that.

Committeeman LoParo discussed the ordinance should be rewritten. The water is 660 feet from his house. The distance should be from the house instead of the property line. This guy has a well and sewer that is working and certified, which will be inspected. The ordinance from 10 years ago has to be redone.

**Motion to close Public Comment for Ordinance 2020-15** was moved by Committeeman LoParo, seconded by Deputy Mayor Dodd.

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

**Motion to Table Ordinance 2020-15** was moved by Committeeman LoParo, seconded by Deputy Mayor Dodd.

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

### **Ordinance 2020-16**

AN ORDINANCE OF THE TOWNSHIP OF OCEAN, COUNTY OF OCEAN, STATE OF NEW JERSEY ESTABLISHING CHAPTER 411 OF THE TOWNSHIP CODE ENTITLED "ELECTRONIC FILE SUBMISSION STANDARDS."

**Motion to open Public Comment for Ordinance 2020-16** was moved by Committeeman LoParo, seconded by Deputy Mayor Dodd.

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

No comment from the public.

**Motion to close Public Comment for Ordinance 2020-16** was moved by Deputy Mayor Dodd, seconded by Committeeman LoParo.

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

**Motion to approve Ordinance 2020-16** was moved by Deputy Mayor Dodd, seconded by Committeeman LoParo.

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

### **Resolution 2020-251**

Resolution authorizing the annual tax bills will be mailed on or before October 15, 2020 extending the grace period to pay the fourth quarter taxes to November 10, 2020, after which interest will revert back to the original statutory due date of November 1, 2020,

**Motion to approve Resolution 2020-251** was moved by Deputy Mayor Dodd, seconded by Committeeman LoParo.

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

### **Resolution 2020-252**

Resolution of the Township of Ocean, County of Ocean, State of New Jersey adopting procedures for remote Public Meeting held during a declared emergency

**Motion to approve Resolution 2020-252** 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.**

- 2020-253 Resolution authorizing insertion of special item of revenue for the FY 2019 Emergency Performance Grant in the sum of \$10,0000
- 2020-254 Resolution authorizing the electronic tax sale with NJ Tax Lien Investors/RealAcution.com
- 2020-255 Resolution authorizing totally disabled veterans Tax Exemption for 2020 Taxes for Block 106, Lot 1.02 in the amount of \$2,095.17
- 2020-256 Resolution authorizing a refund of overpayment for block 241.04, Lot 45 in the amount of \$1,662.04
- 2020-257 Resolution authorizing totally disabled veterans Tax Exemption for 2020 block 57.29, lot 34 in the amount of \$1,775.44
- 2020-258 Resolution authorizing totally disabled veterans tax Exemption for 2020 block 57.25, lot 24 in the amount of \$4,976.86
- 2020-259 Resolution authorizing totally disabled veterans tax Exemption for 2020 block 57.09, lot 18 in the amount of \$4.37
- 2020-260 Resolution authorizing totally disabled veterans tax Exemption for 2020 block 14, lot 5.03 in the amount of \$6,905.84
- 2020-261 Resolution authorizing a Utility Department credit due to a stuck meter that has since been replaced at 66 Illinois Avenue in the amount of \$114.95
- 2020-262 Resolution authorizing the back billing of 321 Bayshore Drive in the amount owed \$276.60
- 2020-263 Resolution authorizing the back billing of 5 Carteret Court in the amount owed \$87.36
- 2020-264 Resolution authorizing a Utility Department credit due to a stuck meter that has since been replaced at 16 Jolly Rodger in the amount of \$60.50
- 2020-265 Resolution of the Township of Ocean, County of Ocean, State of New Jersey, authorizing change order No. 1 for Bryant Road Bulkhead and Dock Reconstruction project will decrease the total contract amount by 1.57% - \$5,000.00
- 2020-266 Resolution of the Township of Ocean, County of Ocean, State of New Jersey, adopting the form agreement for the Outside employment of Off-Duty Police Officers by Private Contractors
- 2020-267 Proclaiming October 4-10, 2020 as National Fire Prevention Week
- 2020-268 Proclaiming October 18 – 24, 2020 as National Friends of the Library Week
- 2020-269 Proclaiming and requesting all residents to join in celebrating the United States Navy 245<sup>th</sup> Birthday on October 13, 2020.
- 2020-270 Proclaiming the Month of October 2020 as National Breast Cancer Awareness Month in the County of Ocean and in the Township of Ocean

**Motion to approve Resolutions 2020-253 through 2020-270:**

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

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

**Resolution 2020-271**

Resolution authorizing the Township Clerk to advertise Request for Proposals for Professional positions for the year 2021

**Motion to approve Resolution 2020-271** was moved by Deputy Mayor Dodd, seconded by Committeeman LoParo.

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

**Resolution 2020-272**

RESOLUTION OF THE TOWNSHIP OF OCEAN, COUNTY OF OCEAN, STATE OF NEW JERSEY, AWARDING THE BID FOR THE BIRDSALL WATER TOWER REHABILITATION PROJECT

**Motion to approve Resolution 2020-272** 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**

WAA Baseball, Tuesdays/Thursdays September 24 – October 15, 2020

Recreation Department - Beginner Art Classes - Oct. 14 – Dec. 16, 2020 1pm–3pm

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

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

Committeeman LoParo inquired if there is an expiration date on the outdoor dining.

Township Attorney Dasti discussed it is 30 days after the expiration of the public health emergency.

Committeeman LoParo discussed extending the outdoor dining until December 1<sup>st</sup>, which would include Thanksgiving for all the restaurants and bars in town.

Township Attorney Dasti discussed at the last meeting the Governing Body wanted an ordinance. The ordinance was prepared and sent to the Township Planner for review and approval. The intent is to keep it going as long as the public health emergency is going. The ordinance can include language to extend until December 1<sup>st</sup>. I am almost certain the resolution passed in March gave a time period of 30 days after the public health emergency is lifted.

Next Scheduled Meetings  
TUESDAY, November 10, 2020 – 10:00 am  
\*TUESDAY, November 24, 2020 – 6:00 pm – if needed  
TUESDAY, December 22, 2020 – 6:00 pm

**Adjournment**

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

Signed and Submitted:

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Diane B. Ambrosio, RMC  
Municipal Clerk

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Date