

MEETING MINUTES

**TOWNSHIP OF OCEAN
COUNTY OF OCEAN
BUSINESS MEETING/WORKSHOP
November 24, 2020
6:00 pm
- Zoom Meeting -**

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

Agenda - overview

Jason Worth, Township Engineer discussed Ordinance 2020-17 is an ordinance being introduced tonight for an amendment to the Waretown Town Center Economic Redevelopment Plan for the Town Center District. The Township previously adopted an Economic Redevelopment Plan pursuant to NJSA 40A:12A-1 on December 13, 2007, which was later amended pursuant to Ordinance 2013-08 on April 11, 2013. The current amendment to the Township Center District Redevelopment Plan identifies and provides enhanced design standards for a new Waretown Plaza subdistrict at the Northwestern corner of Volunteer Way and Route 9 and revises proposed roadway networks and street typologies in order to ensure cohesiveness between various Town Center subdivisions.

Ordinance 2020-18 also being introduced tonight creates a site specific Redevelopment Plan for Block 241.11, Lots 12.02, 13.01, 13.02 and all lots within Blocks 343 and Block 352. The properties encompass 24.52 acres and are located on US Route 9. The subject properties are either located in the C1 Zone or have been determined to be an area of redevelopment to allow for the effective redevelopment of the overall tract. The Redevelopment Plan identifies and provides design standards, uses and bulk standards for these subject properties.

Township Administrator/Clerk Ambrosio discussed Ordinance 2020-19 being introduced tonight is a 2% increase on the water and sewer rates for rate payers. The Township has been making improvements to the system. Due to the annual cost of doing business including cost of fuel, salaries, Ocean County Municipal Utility Authority processing upgrades and the Clean Water Act such as the refurbishing of two Township water tanks, this increase is a necessary item. The new increase will take effect in January 2021. The fixed quarterly rate for sewage use was \$44.51 and it will now be \$45.40. The water fixed rate was \$35.61 and will now be \$36.32. The public hearing will take place on December 22nd at the Township meeting.

Resolution 2020-287. Due to the unexpected passing of the Township's CFO, Ed Simone, this resolution authorizes a shared service agreement with Little Egg Harbor Township for Rodney Haines, who is their CFO to be a shared service with the Township of Ocean. This will allow the Township to have a qualified CFO handling the position. This shared service agreement will start December 1, 2020.

Resolution 2020-288. The Waretown Volunteer Fire Company has requested to purchase off the New Jersey State contract rescue bags and struts. These are being ordered to replace the aging set of airbags that have reached the end of their lifespan along with the rescue stabilization struts. The Chief and Deputy Chief of the Department have sent the information that the airbags are used to lift heavy objects or displaced items trapping a person. The rescue struts, stabilize items and capture lifting progress so whatever is being stabilized does not move or fall injuring or harming the rescuer or victim. The Fire Company has investigated the pricing of the equipment and found the best price on the New Jersey State contract in the amount of \$15,589.25. All items that are purchase on the New Jersey State contract must be done by resolution.

Resolution 2020-289 is hiring a part-time Electrical Subcode Official. This is to assist while an employee is on medical leave at this time. The Township will be placing an ad for a part-time building inspector due to the same reason of the person being out on medical leave.

Due to COVID19 and the rising cases, as many other towns are doing, it is recommended to keep the buildings closed to the public for safety of the residents, as well as the staff. In November alone, there have been 32 additional cases in Waretown. The offices will be staffed at 100%. If a resident needs to meet with a staff member, they can call and make an appointment for a meeting. The Township drop boxes and communicating through email and phones worked well before and will work well again. Township Administrator/Clerk Ambrosio discussed recommending keeping the buildings closed until January 31st to be reviewed again at that time.

Committeeman LoParo discussed it is a good idea to keep the buildings closed to the public.

Deputy Mayor Dodd discussed it is a good idea to keep the buildings closed to the public.

Mayor Baulderstone discussed it is a good idea to keep the buildings closed to the public.

Township Administrator/Clerk Ambrosio discussed she will send out a town wide email letting the residents know the Township will continue staff at 100% but they will not be able to enter the buildings unless they set up an appointment.

Mayor Baulderstone discussed the decision to open the buildings in January will depend upon what the Township is experiencing closer to that date.

PUBLIC COMMENT:

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

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

RESOLUTION NO. 2020 – 286A

RESOLUTION OF THE TOWNSHIP OF OCEAN, COUNTY OF OCEAN, STATE OF NEW JERSEY, AMENDING RESOLUTION NO. 2020-286 REGARDING REDEVELOPMENT DESIGNATION

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

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

Ordinance 2020-17 – 1st Reading

An Ordinance of the Township of Ocean, County of Ocean, State of New Jersey Amending the Waretown Center Economic Redevelopment Plan for the TC (Town Center) District Redevelopment Plan Pursuant to N.J.S.A. 40A:12A-1 ET Seq.

Motion to approve Ordinance 2020-17 was moved by Deputy Mayor Dodd, seconded by Committeeman LoParo.

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

Ordinance 2020-18 – 1st Reading

AN ORDINANCE OF THE TOWNSHIP OF OCEAN, COUNTY OF OCEAN, STATE OF NEW JERSEY ADOPTING REDEVELOPMENT PLAN FOR BLOCK 241.11, LOTS 12.02, 13.01, AND 13.02 PURSUANT TO N.J.S.A. 40A:12A-1 ET SEQ.

Motion to approve Ordinance 2020-18 was moved by Deputy Mayor Dodd, seconded by Committeeman LoParo.

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

Ordinance 2020-19 – 1st Reading

AN ORDINANCE AMENDING ORDINANCE NO. 2019-09 OF THE TOWNSHIP OF OCEAN, COUNTY OF OCEAN, STATE OF NEW JERSEY AND SPECIFICALLY CHAPTER 13 OF THE TOWNSHIP CODE ENTITLED “WATER AND SEWER UTILITY DEPARTMENT” AND FEES RELATED THEREOF.

Motion to approve Ordinance 2020-19 was moved by Committeeman LoParo, seconded by Deputy Mayor Dodd.

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

Resolution 2020- 287

RESOLUTION OF THE TOWNSHIP OF OCEAN, COUNTY OF OCEAN, STATE OF NEW JERSEY, ACCEPTING AND APPROVING A SHARED SERVICES AGREEMENT WITH THE TOWNSHIP OF LITTLE EGG HARBOR, COUNTY OF OCEAN, STATE OF NEW JERSEY FOR CHIEF FINANCIAL OFFICER SERVICES

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

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

Resolution 2020- 288

Resolution authorizing the purchase of Highway Vehicle Stabilization Kit and Airbags for the Waretown Volunteer Fire Company under State Contract Paratech NJ State Contract 17-Fleet-007 57 in the total amount of \$15,589.25

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

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

Resolution 2020- 289

Resolution appointing Part-Time Electrical Sub Code Official, Carl G. Voss III starting December 1, 2020

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

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

Next Scheduled Meetings

Tuesday, December 22, 2020 – 6:00 pm – *Zoom Meeting*
Re-Organization Meeting – January 1, 2021 at 12:00 Noon

Adjournment

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

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

Signed and Submitted:

Diane B. Ambrosio, RMC
Municipal Clerk

Date