

# MEETING MINUTES

## TOWNSHIP OF OCEAN COUNTY OF OCEAN BUSINESS MEETING/WORKSHOP

January 19, 2021

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.

### Committee Reports

Mayor – Lydia M. Dodd

Resolution 2021-88 and 2021-89. These resolutions are completed each year, as necessary. The Township can make budget transfers each year prior to adopting the budget. The second resolution is reappointing Lori Miceli for the year 2021, this resolution was left off the Reorganization Meeting in error.

Board of Health – Free Rabies Clinic. The Township will be holding the Free Rabies Clinic on Saturday, February 13, 2021 at the Township of Ocean Community Center at 239 11<sup>th</sup> Street. Appointments are necessary. Only one person per animal allowed and masks are required. All must stay 6 feet apart. Contact the Clerk’s office to make an appointment and complete the proper paperwork to have appointment scheduled.

Vacant Property Registration Report – January 2021. Total amount received is \$19,750.00.

Zoning Department. 18 applications approved and 2 applications pending review.

Code Enforcement. 8 Notice of Violations, 3 Second Notice of Violation and 2 properties abated their violations.

Construction. 1 unsafe structure was issued due to fire and 1 outside tent approval for Oyster Creek Brewery

### Construction Department

Tradewinds is moving along nicely. A meeting was held with the contractors and New Jersey Department of Transportation. One of the outstanding items is the work that needs to be completed on Route 9 and the realigning of Birdsall Street. The contract plans on using the shoulder to complete the storm drains and the entrances from Route 9. When the weather is warmer, they will mill and pave and restripe Route 9. This work will probably be done in March. The developer is working to start renting

the first two buildings at the end of March or beginning of April, if all of Route 9 and Birdsall Street is complete. The clubhouse is built and the pool is being finished. They are waiting on the pool company to complete. The elevators need to be installed in each building.

Dunkin Donuts is moving along nicely.

Township Buildings. Due to the continuing rising of new cases within the County and in the Township of Ocean, The Township buildings will remain closed to the public. This is for the safety of the residents and the employees. Please continue to use the drop boxes. Ring Doorbells have been installed at all the entrances for immediate assistance. The Township Committee will revisit this situation each month and assess the circumstances.

#### Deputy Mayor – Ben LoParo

Good Evening. I would like to start with acknowledging and thanking our Police Department and Police Chief Rogalski for having the Township Police Department Certified under Safe Policing for Safe Communities under Executive Order issued by President Trump in June 2020. The Township Police Department is qualified to receive federal grants for three years from January 7, 2021. Congratulations and thank you for completing this task to allow for additional grant funding.

Ordinance 2021-1 & Ordinance 2021-2. These ordinances are recommendations from the Police Chief. The Public Hearing on these ordinances will be February 16, 2021.

2021-1 is to charge an application fee to applicants seeking appointment to the Police Department. This is to offset the costs of hiring a new officer.

Ordinance 2021-2 amends the Township Code on Eligibility for Promotion for Sergeant and Lieutenant or other high-ranking positions. A Sergeant must possess at least an Associates College Degree and Lieutenant or above must possess at least a bachelor's College Degree.

Resolutions 2021–91 & 93. These resolutions are annual resolutions for Shared Service agreements with the Ocean County Prosecutors office and the Ocean County Sheriffs office annual programs, the “Move Over” Law Enforcement Program and “Child Restraint Program” for 2021.

Municipal Alliance. Due to COVID19 all programs are currently on hold.

#### Committeeman – Ken Baulderstone

Ordinance 2021-3. This ordinance is amending and supplementing the Stormwater Control and specifically in “Non-Pinelands Areas”. These items are required by the State of New Jersey. This is to update the stormwater regulations in the Township of Ocean as required. The public hearing on this ordinance will be February 16, 2021 at 6:00 pm.

#### Department of Public Works (DPW)

There was an emergency repair on Poplar Street. An outside contractor was hired on the project due to the depth of the repair. The repair has been made and everything is working properly.

DPW continues to pick up brush and holiday trees. Brush pickup is the 1<sup>st</sup> and 3<sup>rd</sup> Thursday of each month. Please call or e-mail the Clerk's office to be placed on the list. All information is on the Township calendars, which were mailed out in December and posted on the Township website.

Bryant Road Park. The bulkhead project is complete and closeout documents have been processed. The Township is having the Township Engineer complete a plan for the parking, bathrooms, fencing, picnic tables and tree planting. This project is continuing and moving forward to complete most likely in the Spring.

The Township Committee will discuss moving forward with a request for proposal to rent space to a non-motorized rental business. Also, a request for proposal may be issued for one or two food trucks to rent space.

2020 Road Improvement Program - Michigan Avenue, Ocean Avenue, and Kennedy Drive. The contractor began replacement of the storm drainage easements. Roadway reconstruction work will be completed in the Spring.

2021 NJ DOT Road Improvement Grant. The Township has received the award announcement for Bonita Road and Lagoon View Drive. The Township has been awarded \$491,500.00. This does not include stormwater upgrades that must be completed during the project.

Bayshore Pump Station. This project is near completion. Final punch list items are being handled at this time.

Birdsall Water Tower Refurbishment Project. The contractor has received their letter to proceed. Work on this project is anticipated to start soon to keep to the schedule. It is important to have this water tank back online prior to Summer.

Water and Sewer Ordinance Review is being conducted. Updates will be issued on this in the future.

Wine Festival. The company that handles the Wine Festival, Allen Consulting Inc., has contacted the Township to cancel the event for 2021. After she had spoken with the wineries and vendors, she feels it is best to cancel. The concern for the attendees and vendors has contributed to the decision to cancel 2021 and bring it back in 2022.

Township Engineer Jason Worth, T&M Engineering, discussed Resolution 2021-87. This resolution is authorizing the execution of a Redevelopers Agreement with Herman and Marsha Zell for their property known as Block 241.11 Lots 12.02, 13.01 and 13.02 and Block 343 and 352 all lots. This is the property located along Route 9. In recent history, this property has had an approved Redevelopment Plan. Herman and Marsha Zell have been named redevelopers of the project.

This agreement solidifies their responsibilities with respect to the project. The Redevelopers Agreement outlines what will be done for the project. They will be required to meet the Redevelopment Plan, hire reputable contractors and meet all necessary codes. They will be responsible for costs, performance and maintenance bonds and meeting all Township ordinances. They even hold harmless the Township with respect to the agreement and project. This even covers in the event of any transfer of property in the future. The Redevelopers Agreement remains in place. This is just a Redevelopers Agreement at this time. It is not in any way a formal site plan approval. It will still be required to go before the Township Planning Board for full site plan approval.

**PUBLIC COMMENT:**

**Motion to open Public Comment** was moved by Deputy Mayor LoParo. Seconded by Committeeman Baulderstone.

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

John Petrosilli, 11 Vessel Road, inquired what is the Township's thinking in charging an application fee for the Police Department.

Chief Rogalski discussed most agencies in the surrounding area charge for their applications to process. The hiring process takes time and effort to go through all the applications, run a Physical Abilities Test and do background checks. This helps the department offset some of that cost. It is very common in the Police and law enforcement field to pay for application fees. The Township is not doing anything out of the norm.

Samuel Pinkava, 9 Central Avenue, discussed he is looking for some way of serving the community. The Township Clerk has my contact information. If anyone needs an extra pair of hands or something that focuses on Waretown, please let me know.

Township Administrator/Clerk Ambrosio discussed she received Mr. Pinkava's email over the weekend and will be responding with some thoughts on the Township's special events and will send contacts of a few churches that are pretty active.

Chief Rogalski discussed Township Administrator/Clerk Ambrosio could forward Mr. Pinkava's information to him. The Community Emergency Response Team (CERT) could definitely use help.

Mayor Dodd thanked Mr. Pinkava. The Township appreciates your willingness to volunteer.

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

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

**Motion to approve:** Meeting Minutes of November 10, 2020 and November 24, 2020 was moved by Deputy Mayor LoParo, seconded by Committeeman Baulderstone.

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

**Resolution 2021-86 Payment** of Claims – as presented to the Township Committee for the for payment thereof for December 2020 in the amount of \$756,718.87

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

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

**Ordinance 2021-1 – 1<sup>st</sup> Reading – Title Only**

**AN ORDINANCE OF THE TOWNSHIP OF OCEAN, COUNTY OF OCEAN, STATE OF NEW JERSEY AMENDING AND SUPPLEMENTING CHAPTER 61 OF THE TOWNSHIP CODE ENTITLED “POLICE DEPARTMENT” TO INCLUDE SECTION 22 ENTITLED “APPLICATION FEE”.**

**Motion to approve Ordinance 2021-1** was moved by Deputy Mayor LoParo, seconded by Committeeman Baulderstone.

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

**Ordinance 2021-2 – 1<sup>st</sup> Reading – Title Only**

**AN ORDINANCE OF THE TOWNSHIP OF OCEAN, COUNTY OF OCEAN, STATE OF NEW JERSEY AMENDING AND SUPPLEMENTING CHAPTER 61 OF THE TOWNSHIP CODE ENTITLED “POLICE DEPARTMENT” AND SPECIFICALLY SECTION 20 THEREOF ENTITLED “PROMOTION OF SUPERIOR OFFICERS”.**

**Motion to approve Ordinance 2021-2** was moved by Deputy Mayor LoParo, seconded by Committeeman Baulderstone.

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

**Ordinance 2021-3 – 1<sup>st</sup> Reading – Title Only**

**AN ORDINANCE OF THE TOWNSHIP OF OCEAN, COUNTY OF OCEAN, STATE OF NEW JERSEY AMENDING AND SUPPLEMENTING SECTION 322 OF THE TOWNSHIP CODE ENTITLED “STORMWATER CONTROL” AND SPECIFICALLY ARTICLE I THEREOF ENTITLED “NON-PINELANDS AREAS”.**

**Motion to approve Ordinance 2021-3** was moved by Committeeman Baulderstone, seconded by Deputy Mayor LoParo.

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

**Resolution 2021-87**

**RESOLUTION OF THE TOWNSHIP OF OCEAN, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING EXECUTION OF A REDEVELOPERS AGREEMENT WITH HERMAN ZELL AND MARSHA ZELL FOR PROPERTY KNOWN AS BLOCK 241.11, LOTS 12.02, 13.01, AND 13.02 AND BLOCK 343, AND BLOCK 352 PURSUANT TO N.J.S.A. 40A:12A-1 ET SEQ.**

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

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

**Resolution 2021-88**

**Resolution of the Township of Ocean, County of Ocean, State of New Jersey, authorizing appropriation reserve transfers in accordance with N.J.S.A. 40A:4-59**

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

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

- 2021-89 Resolution appointing Lori Konescsny-Miceli be appointed as Full-Time Sub-Code Official for the year 2021
- 2021-90 Resolution authorizing a Chapter 159 for the Community Development Block Grant received in the amount of \$34,000.00
- 2021-91 Resolution authorizing the execution of Shared Service Agreement with the County of Ocean County Prosecutors Office for the "Move Over" Law Enforcement Program
- 2021-92 Resolution of the Township of Ocean, County of Ocean, State of New Jersey, accepting payment regarding outstanding water charges for 14 Carteret Court in the amount of \$2,051.24
- 2021-93 Resolution authorizing the execution of Shared Service Agreement with the Count of Ocean pursuant N.J.S.A. 40:8A-1 Et. Sec for Ocean County Sherriff's Program – Child Restraint Program Grant for FY21

**Motion to approve - Resolutions 2021-89 through 2021-93:**

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

**Motion to Approve: American Red Cross Blood drive – January 5, 2021**

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

**Next Scheduled Meetings**

- \*\*February 4, 2021 – 10:00 am (Zoom) Workshop/Regular Business Meeting
- February 16, 2021 – 6:00 PM (Zoom)
- \*\*March 4, 2021 – 10:00 am Workshop/Regular Business Meeting
- March 16, 2021 – 6:00 PM

*\*\*Can be canceled.*

**Adjournment**

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

Signed and Submitted:

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Diane B. Ambrosio, RMC  
Municipal Clerk

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Date