

# MEETING MINUTES

**TOWNSHIP OF OCEAN  
COUNTY OF OCEAN  
BUSINESS MEETING/WORKSHOP  
February 16, 2021  
6:00 pm  
- Zoom Meeting -**

**Call to Order**

**Flag Salute**

**ROLL CALL: LOPARO     X     DODD     Absent     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**

Deputy Mayor – Ben LoParo

Good Evening. Mayor Dodd is not available for tonight’s meeting. We look forward to seeing her at the next Township Meeting.

The Township held the Free Rabies Clinic on Saturday, February 13, 2021 at the Township of Ocean Community Center at 239 11<sup>th</sup> Street. Appointments were made for cats and dogs, due to the COVID19 virus. The Township Committee and I would like to thank the Volunteers that assisted from the Board of Health. Due to COVID19, the students from the High School were not able to volunteer. A total of 22 cats and 95 dogs were vaccinated for a total 117 animals. Many commented on how they appreciated having the appointments. This will be reviewed to continue for next year.

Ordinance 2021-1 and Ordinance 2021-2. Tonight, is the 2<sup>nd</sup> Reading Public Hearing on these two ordinances that were recommended by Police Chief Rogalski. Ordinance 2021-1 is to charge an application fee for 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.

Ordinance 2021-4. This ordinance being introduced tonight is to allow outdoor dining even after the pandemic. Outdoor dining was assisting the struggling restaurants, brewery, and any indoor eating establishment in the Township. This ordinance places the rules in the codebook. Outdoor dining will be allowed April–November each year. To assist the struggling local businesses at this time, if you have applied for an outdoor dining permit in 2020, there will be no fee for 2021, if the establishment keeps the same setup as in 2020. The Public Hearing will be on March 4<sup>th</sup>.

Township Buildings. Due to the continuing rise of new cases within the County and in the Township of Ocean, The Township buildings will remain closed to the public. 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.

Thank you.

#### Committeeman – Ken Baulderstone

Ordinance 2021-3. Tonight is the public hearing on this ordinance, amending and supplementing the Stormwater Control, specifically in “Non-Pinelands Areas”. These items are required by the State of New Jersey. This updates the Stormwater regulations in the Township of Ocean as required.

Department of Public Works. The Township Committee and I would like to acknowledge the plowing and salting of the streets by the Department of Public Works, as the snow and ice continues to fall on the streets. The Township streets are always in great shape and safe for traveling. Several residents have sent messages of appreciation.

Bryant Road Park. Tonight, the Township Committee will be authorizing the Township Clerk to go out for bid for non-motorized watercraft rentals and food trucks for this year starting in April. The bathroom has been ordered. There is a 3–4 months lead time for this item. The manufacturers production line has been slowed down due to COVID19. The Township is moving to purchase the fencing for the property and when the weather warms up, grass and picnic tables can be set in place.

Recycling. Ocean County has released the Document Shredding Program date for 2021. The Township of Ocean date this year is Saturday, June 5<sup>th</sup>, 9am–12pm or until the trucks are full, in the Town Hall parking lot.

Recreation. Due to the recent snowfall, the snowman building contest has become a reality. So far there are 34 entries, the most the Township has received in a year. Keep up the good work. The contest continues until March 1<sup>st</sup>. All entries should consist of a photograph of the snowman and must have at least one of the builders in the photo for scale. Up to two photos per snowman can be submitted. Enter as often as you wish

Thank you.

#### **PUBLIC COMMENT:**

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

Roll Call: Baulderstone: Yes, LoParo: Yes

Mary Hammett, 7 Roberts Road, introduced herself and declined public comment at this time.

Robert Lange, 2 Shore Drive, discussed he disagrees with the distances on the water/sewer ordinances. If the 400 feet for sewer is gravity, that’s fine. If it is not gravity, that much distance is no good.

Mr. Lange discussed a Northeast wind will kill the grass at Bryant Road Park. Indoor/outdoor carpet should be installed instead.

Jim Oris, Township Utilities Engineer, discussed if you can connect by gravity, regardless of the distance, you should connect, for the benefit of the environment and the Water/Sewer Department. After reviewing the ordinance, the Township decided to put in a distance-certain of 400 feet or less. If you can connect by gravity in that 400 feet or less distance, you should be required to connect, as opposed to just any distance. If you look at 400 feet and a quarter-inch per foot for a 4 inch lateral, that is 8 feet plus 4 foot of cover. It starts to get pretty deep after that distance. That is why the Township is using 400 feet.

Mr. Oris discussed after an aerial survey of the town using google and measuring setbacks for existing structures, 200 feet made sense and is the right number. The ordinance provides a provision, if a resident feels there is a unique situation, they can request a waiver. The Township is trying to make the ordinance friendly to everyone.

Mr. Lange discussed his auxiliary bath house is mostly used for washing boats and is 1,500 feet from the sewer main. You cannot run a 1.25 inch line 1,500 feet and have any pressure.

Mr. Oris discussed these ordinances do not change this. The current ordinance stipulates that if the primary structure is hooked up to water then the accessory structures should be on water as well. Mr. Oris suggested he review the ordinance to see if the Township needs to tweak that section of the ordinance. Tonight's ordinance is not changing that. Tonight's ordinance is saying if your structure is 200 feet or less to the water or sewer, upon sale you have to connect and new construction has to connect.

John Petrosill, Vessel Road, discussed he agrees with Mr. Lange about the grass at Bryant Road Park. The Township should look at other options better suited for that type of environment.

Mary Hammett, 7 Roberts Road, discussed she heard there is a new ordinance that states residents not currently hooked up to city water/sewer will have to hook up at their own expense.

Township Attorney Dasti discussed the way the ordinance reads now is if you are not hooked up and want to sell your house, you would have to hook up. There is also no appeal mechanism in the current ordinance. The ordinance amendments provide requirements of how many feet from the line to the dwelling and provides a hardship waiver.

Mrs. Hammett inquired what is that distance to the main.

Deputy Mayor LoParo discussed 200 feet for water and 400 feet for sewer at this time.

Mr. Oris discussed it is measured to the sewer mains in the center line of the road. The water is measured usually 5 foot off the edge of pavement. Mr. Oris looked up Mrs. Hammett's property on the NJ-GeoWeb. It looks like Mrs. Hammett is 180 feet from the center line of the road.

Kevin Hammett, 7 Roberts Road, discussed there is not water or sewer in the street. It is all the way up Railroad Avenue.

Mr. Oris discussed your structure is more than 200 feet from the main and would qualify for the exemption. When you sell the property, you would not have to connect because you are more than 200 feet. If you could by gravity get out to Railroad where there is sewer, that would be an additional 500

feet. That is more than 400 feet so you would not have to connect. Once the ordinance is adopted, you can apply and you will receive a determination, which would give you piece of mind.

Mr. Hammett inquired why water and sewer is not in front of his house like everybody else.

Mr. Oris discussed over the years, the Township has looked to expand the sewer and water system to serve the residents. It makes environmental sense to connect septic systems to the public sewer system, as Ocean County Utilities Authority does a very good job in treating the effluent before sending it on its way. There are only a few users on your road. It would be a big undertaking to expand it. It would have to be looked at more closely.

Mr. Hammett inquired if the Township can look into it. It is not fair. He pays the same taxes as everybody else.

Deputy Mayor LoParo discussed you do not pay for your water and sewer.

Mr. Hammett discussed most people in Waretown have the option right in front of their house.

Mr. Oris discussed Mrs. Hammett has stated she wants to make sure she is not required to connect. Mr. Hammett is saying he would like the option to connect.

Mr. Hammett discussed the Township did not want to pay to send the mains down Roberts Road for one or two homes.

Mr. Oris discussed it can be looked into and priced out. Deputy Mayor LoParo's point is the people that have the option to connect to sewer had to pay the connections fees and have an annual sewer bill. They are part of the rate payer system. If the other properties on your street were ever to develop, if there was a subdivision, the board would have a requirement that the applicant extend the sewer to their property. There are different options. If the lot across the street from you developed, they would be required to connect or apply for a waiver.

Mrs. Hammett inquired if she were to write a letter to Mr. Oris, could the Township forward it to him.

Mr. Oris discussed the easiest way would be to send him an email. Mr. Oris gave Mrs. Hammett his email address.

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

Roll Call: Baulderstone: Yes, LoParo: Yes

**Resolution 2021-108 Payment** of Claims – as presented to the Township Committee for payment thereof in the amount of \$7,237,031.05 was moved by Deputy Mayor LoParo, seconded by Committeeman Baulderstone.

Roll Call: Baulderstone: Yes, LoParo: Yes

**Ordinance 2021-1 – 2<sup>nd</sup> Reading – Public Hearing**

**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 open Public Comment Ordinance 2021-1** was moved by Deputy Mayor LoParo, seconded by Committeeman Baulderstone.  
Roll Call: Baulderstone: Yes, LoParo: Yes

No comment from the public.

**Motion to close Public Comment Ordinance 2021-1** was moved by Deputy Mayor LoParo, seconded by Committeeman Baulderstone.  
Roll Call: Baulderstone: Yes, LoParo: Yes

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

**Ordinance 2021-2 – 2<sup>nd</sup> Reading – Public Hearing**

**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 open Public Comment Ordinance 2021-2** was moved by Deputy Mayor LoParo, seconded by Committeeman Baulderstone.  
Roll Call: Baulderstone: Yes, LoParo: Yes

No comment from the public.

**Motion to close Public Comment Ordinance 2021-2** was moved by Deputy Mayor LoParo, seconded by Committeeman Baulderstone.  
Roll Call: Baulderstone: Yes, LoParo: Yes

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

**Ordinance 2021-3 – 2<sup>nd</sup> Reading – Public Hearing**

**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 open Public Comment Ordinance 2021-3** was moved by Deputy Mayor LoParo, seconded by Committeeman Baulderstone.  
Roll Call: Baulderstone: Yes, LoParo: Yes

No comment from the public.

**Motion to close Public Comment Ordinance 2021-3** was moved by Deputy Mayor LoParo, seconded by Committeeman Baulderstone.  
Roll Call: Baulderstone: Yes, LoParo: Yes

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

**Ordinance 2021-4 – 1<sup>st</sup> Reading – Title Only**

**AN ORDINANCE OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF OCEAN, COUNTY OF OCEAN, STATE OF NEW JERSEY ESTABLISHING CHAPTER 410-43.3 ENTITLED “TEMPORARY OUTDOOR DINING AREA”**

**Motion to approve Ordinance 2021-4** was moved by Deputy Mayor LoParo, seconded by Committeeman Baulderstone.  
Roll Call: Baulderstone: Yes, LoParo: Yes

**Ordinance 2021-5 – 1<sup>st</sup> Reading – Title Only**

**AN ORDINANCE OF THE TOWNSHIP OF OCEAN, COUNTY OF OCEAN, STATE OF NEW JERSEY AMENDING AND SUPPLEMENTING VARIOUS PROVISIONS OF CHAPTER 400 OF THE TOWNSHIP CODE ENTITLED “WATER AND SEWER”**

**Motion to approve Ordinance 2021-5** was moved by Deputy Mayor LoParo, seconded by Committeeman Baulderstone.  
Roll Call: Baulderstone: Yes, LoParo: Yes

**Ordinance 2021-6 – 1<sup>st</sup> Reading – Title Only**

**AN ORDINANCE OF THE TOWNSHIP OF OCEAN, COUNTY OF OCEAN, STATE OF NEW JERSEY AMENDING AND SUPPLEMENTING VARIOUS SECTIONS OF CHAPTER 405 OF THE TOWNSHIP CODE ENTITLED “WATER SERVICE CONNECTION”**

**Motion to approve Ordinance 2021-6** was moved by Deputy Mayor LoParo, seconded by Committeeman Baulderstone.  
Roll Call: Baulderstone: Yes, LoParo: Yes

**Ordinance 2021-7 – 1<sup>st</sup> Reading – Title Only**

**AN ORDINANCE OF THE TOWNSHIP OF OCEAN, COUNTY OF OCEAN, STATE OF NEW JERSEY AMENDING AND SUPPLEMENTING VARIOUS PROVISIONS OF CHAPTER 445 OF THE TOWNSHIP CODE ENTITLED “SEWER CONNECTIONS”**

**Motion to approve Ordinance 2021-7** was moved by Deputy Mayor LoParo, seconded by Committeeman Baulderstone.  
Roll Call: Baulderstone: Yes, LoParo: Yes

**Ordinance 2021-8 – 1<sup>st</sup> Reading – Title Only**

**AN ORDINANCE OF THE TOWNSHIP OF OCEAN, COUNTY OF OCEAN, STATE OF NEW JERSEY REPEALING CHAPTER 75 OF THE TOWNSHIP CODE**

**Motion to approve Ordinance 2021-8** was moved by Deputy Mayor LoParo, seconded by Committeeman Baulderstone.

Roll Call: Baulderstone: Yes, LoParo: Yes

**Resolution 2021-109**

**Resolution of the Township of Ocean, County of Ocean, State of New Jersey, removing a property lien for Block 239, Lot 19, 112 Bonita Road**

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

Roll Call: Baulderstone: Yes, LoParo: Yes

**Motion to Approve: The Municipal Clerk to go out for bid for Concessions of a Food Truck and Non-Motorized sports for Bryant Road Park**

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

Roll Call: Baulderstone: Yes, LoParo: Yes

**Motion to Approve: Motion to approve the below listed dates in 2021 for the use of the Ballfields, Railroad Avenue:**

**Waretown Thunder Softball Club – Starting 3/15/21 – Wednesday and Sunday**

**WAA Baseball – Starting March 2021 – Monday, Tuesday, Thursday, Friday, Saturday**

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

Roll Call: Baulderstone: Yes, LoParo: Yes

**Next Scheduled Meetings**

March 4, 2021 – 10:00 am Workshop/Regular Business Meeting (Zoom)

March 16, 2021 – 6:00 PM (Zoom)

\*\*April 1, 2021 – 10:00 am Workshop/Regular Business Meeting

April 20, 2021 – 6:00 pm Regular Business meeting

*\*\*Can be canceled*

Deputy Mayor LoParo discussed the Township should be getting 8 inches of snow on Thursday. Please be prepared, be careful and clear the roads so the Department of Public Works can keep doing the great job they are doing.

**Adjournment**

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

Roll Call: Baulderstone: Yes, LoParo: Yes

Signed and Submitted:

\_\_\_\_\_  
Diane B. Ambrosio, RMC  
Municipal Clerk

\_\_\_\_\_  
Date