

MEETING MINUTES

**TOWNSHIP OF OCEAN
COUNTY OF OCEAN
BUSINESS MEETING/WORKSHOP
June 15, 2021
6:00 pm**

Call to Order

Flag Salute

ROLL CALL: BAULDERSTONE X LOPARO X DODD 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

Thank you for joining us this evening for our regular business meeting. I would like to start with acknowledging that June 14th is the 246th Birthday of the United States Army. The Township of Ocean commends the soldiers of the United States Army past and present and recognizes the historic significance. The Township expresses the appreciation of the citizens to the United States and the dedicated soldiers. Thank you and Happy Birthday.

Vacant Property Registration Report. For the month of May, the Township received \$1,500.00. Total amount received in 2021 is \$50,750.00.

Zoning Department. 64 applications were approved, 31 applications are pending review and 6 denial applications.

Code Enforcement. 72 Notices of Violation, 8 Second Notices of Violation, 13 properties abated their violations and 2 property liens.

Ordinance 2021-11, Resolutions 2021-150. As discussed at the last meeting, the items listed on the agenda are for the 2021 Budget. Tonight is the public hearing on the Municipal Budget for 2021. The budget presented represents a remarkable job of balancing the needs of sustaining a professional municipal operation versus the financial realities of our taxpayers. It is a delicate balance between the two, but I firmly believe we have struck that balance with the budget being introduced.

There were some shortfalls in the budget last year due to COVID19. The Township has been able to recover some of the shortfalls with the Ocean County Cares funding. The Township continues to review areas that can be improved and is continuing the Shared Service Agreements for cost savings. This year includes a Shared Service Agreement with Little Egg Harbor for a Chief Financial Officer. The Township also shares services for a part-time Construction Official, Sub-Code Officials, Tax Collector, and Tax Assessor for additional cost savings.

There are annual costs of doing business that increase including pension payments, salaries, fuel, electric etc. The Township does need to provide the proper items necessary for the departments to continue to do their jobs effectively.

The Township Committee along with the Township Finance Officer and Business Administrator have been working diligently to have the 2021 budget complete. This year even with the Township working hard to keep costs down the Township will have an increase of less than 2 cents (\$0.013).

	<u>Avg. House Assmt.</u>	<u>Avg. Increase based upon \$.013</u>
Township Houses	\$270,600	\$ 35.18 - Total year
Greenbriar Houses	\$323,600	\$ 42.07 - Total year

Resolution 2021-168. This resolution is required annually for the renewal of approved liquor licenses in the Township.

Resolution 2021-179 and 2021-180. These resolutions are accepting the resignation of the Administrative Assistant in the Construction/Zoning Office and appointing a new Administrative Assistant for that office. The Township would like to welcome Ashley Harper to the team.

Resolution 2021-181. This resolution is authorizing T&M Associates to move forward with the work necessary for the Veteran's Memorial Park. This park will be located in front of the Skate Park on Route 532, where the Construction Office was located. The Township Department of Public Works will be doing some of the work on the park to try and assist in keeping costs down. The Township would like the park to open on or near Veteran's Day.

Tradewinds. As you can see, the builder is continuing the necessary work on Route 9 and site work to obtain a Temporary Certificate of Occupancy (TCO) for Building 1. There are outstanding items that need to be completed prior to obtaining a TCO. If the developer completes the items necessary, there is a possibility of starting to move residents in by the end of the month.

Free COVID Vaccination Clinic. The Ocean County Health Department will be holding a Free COVID-19 Vaccination Clinic on Monday, June 28th, from 10am-1pm, at the Ocean County Fire & EMS Academy, 100 Volunteer Way in Waretown. Pfizer 2 dose vaccines or Johnson & Johnson 1 dose vaccines will be available free of charge to all New Jersey residents. COVID 19 vaccinations and immunizations are extremely important for the health and well being of all adults during the pandemic. You can walk-in and register on site.

Thank you.

Deputy Mayor – Ben LoParo

Good Evening.

Ordinance 2021-12, Second Reading, Public Hearing. Tonight, this ordinance is having the Public Hearing regarding cannabis establishments in the Township. The Township is waiting for the Cannabis Commission to send down the actual requirements involving recreational marijuana. The Township of Ocean is not against having recreational cannabis businesses but wants to establish them according to the laws, licensing and zoning required. At this time, a business for manufacturing or warehousing must be

located in an Industrial Zone. Currently the Township does not have an Industrial Zone. The Township Committee will be reviewing the zoning necessary to approve the different types of licenses.

The State of NJ when passing the law only gave municipalities a timeline to complete an ordinance. The ordinance must be completed by August 21, 2021. The Township has the ability at any time to opt in with a new ordinance. The Township Committee will be reviewing the Zoning and the licenses to determine the best fit and location within the Township.

The Township Committee is not opposed to recreational cannabis businesses but would like the opportunity to zone it in the proper locations. The Township Committee has approved a medical marijuana business within the Township. The company has submitted their zoning permit to start the process to build the store front in the Town Center. The Cannabis Commission still has not set up any guidelines yet.

Resolution 2021-166. This resolution is the separation agreement for Sgt. Mike Ward. Sgt. Ward has worked in the municipality for 23 years and served in the United States Marine Corp. The Township of Ocean would like to thank Sgt. Ward for his dedication to this Township. We wish him all the best in his well-earned retirement.

Resolution 2021-171. This resolution is authorizing the Township to accept the Grant Funding for Body Worn Cameras for the Township of Ocean. The amount to be placed in the budget is \$48,912.00. This covers most of the cost but there is approximately an additional \$20,000 that has not been awarded and the Township will need to pay. This is one step in coming into compliance with the mandate from the State Attorney General.

Municipal Alliance

Fishing & Crabbing Contest at Sands Point Park on Friday, June 18th. Registration opens at 5:30 pm. Contest starts at 6:00 pm – 7:30 pm. Participants must bring their own bait and tackle. Light snacks will be provided. Awards will be given to the children. It is always a fun event.

Thank you.

Committeeman – Ken Baulderstone

Good Evening.

Resolution 2021-167. This resolution authorizes the Township to go out to bid for Garbage and Recycling. The contract in place currently expires this year. The Township is having a combined bid with Barnegat. This assisted the Township a few years ago to obtain a better price to service both towns. The bids are broken down for each town, with a robo can and without. Also, it includes the homes in Greenbriar to obtain a price for household waste. The bids are due on August 25, 2021 at 10:00 am.

Resolution 2021-170. This resolution authorizes Remington & Vernick engineers to provide consulting services for the Water Utility Cybersecurity Assessment Plan for the Township of Ocean Utilities Department. The New Jersey Water Quality Accountability Act requires water purveyors with internet controls and 500 or more service connections to development a Cybersecurity System.

Resolution 2021-172 This resolution is supporting a grant application for the New Jersey Department of Transportation (NJDOT) grant for improvement to Bayview Drive and Marine Road. The Township has

been successful in securing funds for NJDOT projects. The Township would need to review storm drain upgrades when necessary, in the area. This will be discussed upon receipt of the letter from NJDOT.

Clean Communities. The Township has received a check for the Clean Communities funding in the amount of \$22,653.07. This funding is used to offset the cost of Clean Up Weekend.

Clean Up Weekend. The Department of Public Works, in conjunction with the Township's Environmental Commission, held the 19th Annual Clean Up Weekend. The weekend was a great success. I would like to thank the Department of Public Works employees for assisting the residents. It ran smoothly and there was a steady stream of residents with trash throughout both days.

Birdsall Water Tank Project. The project continues to move forward. At this time, the tank has been filled for the summer. No major tank painting construction is anticipated this summer. The contract will remobilize in September 2021 to complete the project.

Recreation. The drive-in movie was a great success approximately 230 people were in attendance. The weather was great and it was fun evening for all.

Founder's Day Fireworks over the bay finally took place on Monday, May 29th. The Township Committee has received positive feedback on the fireworks and the Waretown Bayfront Park & Pier. All were enjoyed by the citizens who brought chairs to sit at the park and watch the Fireworks display.

The Town Wide Yard Sale took place on June 5th and was very successful. There were 22 registered at the lake and 84 homes were on the map.

The list of camps and classes are posted on the Township website or the forms can be picked up at Town Hall. The Marine Camp is sold out.

Senior Advisory will have a meeting on June 21st at 11:30 am. It will be a Learn and Lunch with Home Instead Healthcare. Please RSVP if you would like to attend to have a proper headcount. Please contact Jeanne in Recreation.

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, Dodd: Yes

Gabriel Shehady, Eagle Scout, 99 Railroad Avenue, discussed he has lived in Waretown for a long time. I really love our town and that is why I would like to do my Eagle Scout project here. I think Corliss Park would be the perfect place for my project. I would like to make 10-11 signs with information about our local environment along the trails behind the lake. These signs will be similar to the sample sign I have given you of the poisonous plants.

Township Administrator/Clerk Ambrosio discussed the Township Committee and myself like the sign. The only comment is to please replace this logo with the Township logo.

Mr. Shehady discussed the other signs I have are trees, bushes, insects, birds, fish, lake, plants and safety. All the signs will be 24'x24' just like the sample. I will supply the Township Committee with a thumb drive of the artwork of the signs. I will need a signature from the Township Committee so I may present my project to the Eagle Board for approval. Once I receive the approval, I will need a contact name I can talk to directly about the other signs in my project. Thank you for your time and consideration of my project. I hope you will vote in favor.

Mr. Shehady obtained Mayor Dodd's signature of approval and thanked the Township Committee and Township Administrator/Clerk.

Shawn Denning, 92 Morey Place Road, discussed he looks forward to seeing Mr. Shehady's signs.

Mr. Denning discussed he enjoyed the eclipse at 5:20 am at Waretown Bayfront Park and Pier. It looks great. The Township did a great job on the park. There were a lot of people there. I wish the weather was a little more cooperative.

Mr. Denning discussed the Meadowbrook sanitation truck is littering his street with garbage and recycling. There are various other recyclable bottles along the street. The second complaint is the garbage company is picking up the recyclables with the garbage. Mr. Denning inquired if the Township looked up the tonnage of recyclables compared to garbage before and after Meadowbrook took over to see if the Township is getting ripped off.

Township Administrator/Clerk Ambrosio discussed she does monitor the reports from year to year. The reports are basically the same.

Mr. Denning discussed I'm sure Meadowbrook was cheaper. When the Township used Waste Management, there was never a problem.

Township Administrator/Clerk Ambrosio discussed Waste Management did not bid.

Robert Lange, 2 Shore Drive, thanked Mr. Dasti for getting back to him on his zoning issue. Mr. Lange discussed he is getting more violations than permits. There are so many people that are complaining. Contractors will not work in town anymore. Mr. Lange discussed he is not allowed to drop a building permit off until he has Zoning approval. Then Zoning tells you 10 days. After the 13-15th day, maybe you get an answer. Then in 21 days they tell you they have to look at the building permit. Then after 15 days, they say something is wrong. It takes 2-3 months to get a simple building permit.

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 April 20, 2021 was moved by Deputy Mayor LoParo, seconded by Committeeman Baulderstone.

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

Resolution 2021- 165 Payment of Claims – as presented to the Township Committee for payment thereof in the amount of \$1,545,275.02

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

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

ORDINANCE NO. 2021-13

AN ORDINANCE OF THE TOWNSHIP OF OCEAN, COUNTY OF OCEAN, STATE OF NEW JERSEY, ADOPTING AMENDMENTS TO THE OFFICIAL ZONING MAP AND CHAPTER 410, ENTITLED “ZONING,” OF THE TOWNSHIP OF OCEAN

Motion to approve Ordinance 2021-13 was moved by Deputy Mayor LoParo, seconded by Committeeman Baulderstone.

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

ORDINANCE NO. 2021-11, 2nd Reading Public Hearing

CALENDAR YEAR 2021 ORDINANCE TO EXCEED THE MUNICIPAL BUDGET APPROPRIATION LIMITS AND TO ESTABLISH A CAP BANK (N.J.S.A. 40A: 4-45.14)

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

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

No comment from the public.

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 Ordinance 2021-11 was moved by Deputy Mayor LoParo, seconded by Committeeman Baulderstone.

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

ORDINANCE NO. 2021-12, Second Reading Public Hearing

AN ORDINANCE OF THE TOWNSHIP OF OCEAN, COUNTY OF OCEAN, STATE OF NEW JERSEY, ESTABLISHING CHAPTER 125 OF THE TOWNSHIP CODE ENTITLED “CANNABIS ESTABLISHMENTS, DISTRIBUTION AND DELIVERY SERVICES PROHIBITED”

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

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

No comment from the public.

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 Ordinance 2021-12 was moved by Deputy Mayor LoParo, seconded by Committeeman Baulderstone.

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

Resolution 2021-150

Authorizing the Municipal Budget of the Township of Ocean, County of Ocean, State of New Jersey for fiscal year 2021. The Budget Summary was published on May 25, 2021, in the Asbury Park Press Newspaper. The Public Hearing on the Budget Resolution will be held June 15, 2021 at the Municipal Building Meeting Room, 50 Railroad Avenue, Waretown NJ 08758 at 6:00 pm for final passage

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

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

Rodney Haines, Municipal Finance Officer, thanked Mayor Dodd for giving an excellent description of the budget in your presentation. The total amount of the budget is \$13,280,091.20 of which \$9,421,339.54 will be raised by taxation. There is an increase in the tax rate of only 1.3 cents, which is very good.

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 Resolution 2021-150 was moved by Deputy Mayor LoParo, seconded by Committeeman Baulderstone.

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

Resolution 2021-166

Resolution authorizing the Mayor and Township Clerk to execute a Retirement and Separation agreement between the Township of Ocean and Sergeant Michael Ward

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

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

Resolution 2021-167

Resolution Authorizing the receipt of bids for Solid Waste and Recycling Collection for the Township of Ocean

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

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

Resolution 2021-168

Resolution authorizing the renewal of liquor licenses for the term July 1, 2021 – June 30, 2022

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.

2021-169 Resolution of the Township of Ocean, County of Ocean, State of New Jersey, awarding the bid for the 2020 Roadway Improvement Program Asphalt Core Testing Project to Key Tech Laboratories

- 2021-170 Resolution of the Township of Ocean, County of Ocean, State of New Jersey authorizing Remington & Vernick Engineers to provide consulting services for the water utility Cybersecurity Assessment Plan
- 2021-171 Resolution authorizing an insertion of any special item of revenues in the budget in the amount of \$48,912.00 for Body Worn Cameras grant
- 2021-172 Resolution of the Township of Ocean, County of Ocean, State of New Jersey approval to submit a grant application and execute grant agreement with the New Jersey Department of Transportation for improvements to Bayview Drive and Marine Road
- 2021-173 Resolution of the Township of Ocean, County of Ocean, State of New Jersey, recognizing
June 15, 2021, as world Elder Abuse Awareness Day
- 2021-174 Resolution proclaiming June 14th the 246th Birthday of the United States Army
- 2021-175 Resolution of the Township of Ocean, County of Ocean, State of New Jersey, authorizing partial release of performance guarantee to Coastal redevelopment Partners II for property known as Block 41, Lot 36.01
- 2021-176 Resolution authorizing the return of escrow to Robert Kraft in the amount of \$310.39
- 2021-177 Resolution authorizing the release of escrow money held for traffic control in the name of Shore Connection, Inc in the amount of \$571.36
- 2021-178 Resolution authorizing a lien be placed on 10 Point Road for property maintenance and vacant property in the amount of \$5975.48
- 2021-179 Resolution accepting the resignation of Corinne Anderson from the Construction and Zoning Office
- 2021-180 Resolution appointing Ashley Harper as Administrative Assistant in the Construction and Zoning Department
- 2021-181 Resolution authorizing T & M Associates to provide professional services in an amount not to exceed \$38,250.00 and authorize bidding on Veteran's Memorial Park

Motion to approve Resolutions 2021-169 through 2021-181:

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

Motion to approve Resolution 2021-182

Resolution authorizing the Township Committee to hold Executive Session:

No Executive Session needed tonight.

Motion to approve the below listed dates in 2021 for the use of the Community Center, Waretown Memorial Recreation Park, Toumey Park and Ballfield:

Horseshoe Club – Toumey Park – Fridays

Road to Recovery – Fridays

Barbara Drummond – Grand Bay Harbor Condo Assoc – August 7, 2021

Jason Dougherty – July 24, 2021

Democratic Club of Waretown – June 27, 2021

Democratic Club of Waretown – 3rd Tuesday – 6:00 pm of each month

Holly Auxiliary of SPMC Foundation – 4th Monday

Jazzercise – Tuesday and Thursday

Manga & Comic Book Drawing Classes with Deidre Callaghan
Senior Mahjong Evenings - Thursday
Senior Chair Exercise – Mon & Thursday
Wednesday Afternoon Cards
Mahjong Afternoon – Tuesdays
Senior Advisory Committee Meetings – 3rd Monday
Beginners Art Class – Wednesdays
Soccer Shots – July 19-23
Township of Ocean, Regular Republican Club – Last Tuesday of each month

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

Resolution 2021-185

Resolution of the Township of Ocean, County of Ocean, State of New Jersey, authorizing a lien be placed on Block 77, Lot 9 in the Township of Ocean, which is 32 Chestnut Street, in the amount of \$5,852.73

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

Resolution 2021-186

Resolution of the Township of Ocean, County of Ocean, State of New Jersey, authorizing project closeout and final payment for the 2020 Street End Bulkhead Reconstruction Project

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

Next Scheduled Meetings

July 20, 2021 – 6:00 pm - Regular Business Meeting
August 17, 2021 – 6:00 pm - Regular Business Meeting

Adjournment

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

Signed and Submitted:

Diane B. Ambrosio, RMC
Municipal Clerk

Date