

# MEETING MINUTES

TOWNSHIP OF OCEAN  
COUNTY OF OCEAN  
BUSINESS MEETING/WORKSHOP  
October 19, 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.

There are a few Proclamations on tonight’s agenda. On October 13<sup>th</sup> the United States Navy celebrated their 246<sup>th</sup> Birthday. Thank you to the United States Navy and all who have served and are serving. Also, October celebrates National Fire Prevention Week and the month of October is National Breast Cancer Awareness Month.

Mayor Dodd discussed attending the Waretown Historical Society meeting last night. There was a presentation on Abraham Waeir, who is the founding father of Waretown. The Historical Society meetings are open to the public and are quite informative. On September 19<sup>th</sup> the Pinelands Symphonic Band performed at Corliss Park and Recreation Area. Approximately 250 people attended and it was very enjoyable.

Vacant Property Registration Report. Zero received for the month of September. Total amount received in 2021 is \$61,750.00.

Zoning Department. 43 applications were approved, 1 application is pending review and 4 denial applications.

Code Enforcement. 32 Notices of Violation, 18 Second Notices of Violation, 9 properties abated their violations and 0 Property Liens.

Construction. 46 permits were issued, 4 permit updates, 69 Certificates of Approval were issued, 6 Certificates of Occupancy, 2 Notices of Violation–work without permits, 1 Notice of Violation–penalty for false and misleading statement.

Ordinance 2021-19. Tonight is the public hearing on this ordinance. New Jersey State law requires, if a town has a shared service agreement with a Construction Official, the fee ordinances must be the same in each town. The Township is introducing small changes to the Construction Fee Ordinance to comply.

Resolution 2021-246 through 2021-250. These resolutions are authorizing the return of escrow fees. These must be approved at a Township meeting for the remainder of fees to be returned.

Resolutions 2021-252. Due to conflicts with the New Jersey League of Municipalities and the Holiday, the Township Committee will be changing the date of the November meeting. This resolution changes the date from November 16, 2021 to November 9, 2021 at 6:00 pm.

Resolutions 2021-257. This resolution authorizes the Township Clerk to advertise for a Full-Time Certified Municipal Finance Officer. At this time, the Township is preparing for retirements and would like to investigate having a Full-Time Finance Officer.

Resolutions 2021-263. This resolution authorizes the Municipal Clerk to advertise request for proposals for Professional Services for the year 2022. All proposals need to be sent in sealed envelopes no later than 11:00 am on November 19, 2021.

Thank you.

**Deputy Mayor – Ben LoParo**

Good evening.

Resolutions 2021-258 and 2021-259. These resolutions are appointing Special Class II Officers for the Police Department. Brett Rinck is an outstanding Certified Class II Officer. Brett grew up in Waretown, attended and graduated from the Southern Regional High School. Brett is being hired to replace a retiring officer. Once Brett has completed his training, he will be appointed a Full-Time Police Officer.

The second person is Danielle Errico who has served in the U.S. Army at the rank of Sargent for five years. She is a Southern Regional graduate. She is an outstanding candidate that will be attending the Ocean County Police Academy in November to become a Class II Officer. The Township is constantly reviewing and noting changes within all departments and are planning for the future.

Municipal Alliance. At this time, the after-school programs funded by the Municipal Alliance are scheduled to start in October. Hopefully there are no changes from the Governor's Office about what can and cannot be done in school. The next meeting for the Municipal Alliance is October 21<sup>st</sup>. The Township's Food Drive and Toy Drive will be discussed. The Township is looking forward to again working with the Greenbriar Oceanaire's Men's Club and Women's Club, along with the Township's Police Department for the food and toy drives.

Thank you.

## Committeeman – Ken Boulderstone

Good evening.

Ordinance 2021-18. Tonight, is the Public Hearing for this ordinance allowing a drive-thru business in the Redevelopment Plan for Tradewinds. When the plan was first written in 2009, this was not a discussion. Since this past year with COVID all businesses want to incorporate drive-thru windows.

Resolution 2021-254. This resolution opposes State Legislature S-3810 and A-5862. There are items in the bills that would substantially impact local governing bodies and property taxpayers regarding previously non-negotiable items. These will infringe upon the ability for public sector management to manage, and it will drive up costs borne by local government and ultimately the local taxpayers.

2020 Road Improvement Program. This project is now complete. This project involved Michigan Avenue, Ocean Avenue, Kennedy Drive, and Delaware Drive. All work is complete, and the contractor has submitted their 2-year maintenance bond.

2021 Road Improvement Program. The New Jersey Department of Transportation project includes Bonita Road and Lagoon View Road. The Township received a grant of approximately \$401,000.00 for the project. The intent will be for storm drainage work to be completed in the winter and pavement for the spring.

Birdsall Water Tower Project. The State of New Jersey Department of Labor has issued a stop work order on this project. The Township needs to wait for the report and findings from the Department of Labor to see if and when the project can resume. The Township professionals have issued letters to the company owner and the bond company. The Township is awaiting a response from the State and bond company at this time.

### Department of Public Works

The Department of Public Works (DPW) has installed fencing at the Community Center, Town Hall Generator, Diamond Drive Lift Station and Seneca Boulevard Lift Station, completed a concrete pad and curbing at the Diamond Drive Lift station, repaired the Township horseshoe pits, graded all dirt roads, refaced old and faded stop signs, replaced multiple street signs throughout the Township and have also been active in the leaf and brush pick up.

DPW has installed additional donated benches. One (1) bench has been donated to Corliss Park, one (1) bench has been donated to Crystal Bay Peninsula Park and three (3) additional benches at Waretown Bayfront Park and Pier have been installed. Reminder: A person can also purchase a bench for Veterans Memorial Park and the Township Dog Park. Flyers are located in the back of the meeting room.

### Special Events

Halloween House Decorating Contest. This year the voting will be done by residents online. All homes need to be entered on the site for people to cast their votes. The link will be live from October 23–31, 2021. Winners will be announced the week of November 1<sup>st</sup>. To enter please e-mail [recreation@twpoceannj.gov](mailto:recreation@twpoceannj.gov) or the clerk's office. Prizes are 1<sup>st</sup> Place \$150.00, 2<sup>nd</sup> Place \$100.00 and 3<sup>rd</sup> Place \$75.00.

October 22<sup>nd</sup> - Medicare Open Enrollment. Ocean County Senior Services is scheduling appointments to review your plan at the Waretown Engle Sprague Senior Center. Please call Jeanne to book your appointment. There is a limited quantity available. Appointments are filling up.

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

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

**Resolution 2021-243** Payment of Claims as presented to the Township Committee for payment thereof in the amount of \$336,116.63  
Motion to approve was moved by Deputy Mayor LoParo, seconded by Committeeman Baulderstone.  
Roll Call: Baulderstone: Yes, LoParo: Yes, Dodd: Yes

**ORDINANCE NO. 2021-18 – 2<sup>nd</sup> Reading Public Hearing**

AN ORDINANCE OF THE TOWNSHIP OF OCEAN, COUNTY OF OCEAN, STATE OF NEW JERSEY AMENDING THE ROUTE 9—PHASE 1 REDEVELOPMENT PLAN FOR TRADEWINDS AT WARETOWN, BLOCK 131, LOT 4

**Motion to open Public Comment for Ordinance 2021-18** 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 for Ordinance 2021-18** was moved by Deputy Mayor LoParo, seconded by Committeeman Baulderstone.  
Roll Call: Baulderstone: Yes, LoParo: Yes, Dodd: Yes

**Motion to approve Ordinance 2021-18** was moved by Deputy Mayor LoParo, seconded by Committeeman Baulderstone.  
Roll Call: Baulderstone: Yes, LoParo: Yes, Dodd: Yes

**ORDINANCE NO. 2021-19 – 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 135 OF THE TOWNSHIP CODE ENTITLED “CONSTRUCTION REGULATIONS” AND SPECIFICALLY SECTION 25 THEREOF ENTITLED “CONSTRUCTION FEES”

**Motion to open Public Comment for Ordinance 2021-19** 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 for Ordinance 2021-19** was moved by Deputy Mayor LoParo, seconded by Committeeman Baulderstone.

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

**Motion to approve Ordinance 2021-19** 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.**

- 2021-244 Resolution proclaiming October 3-9, 2021, as Fire Prevention Week throughout the Township of Ocean
- 2021-245 Resolution proclaiming the month October 2021 as National Breast Cancer Awareness Month in the County of Ocean and encourages all residents to get an exam for breast cancer
- 2021-246 Resolution of the Township of Ocean, County of Ocean, State of New Jersey, authorizing release of escrow money in the name of Coastal Redevelopment Urban Renewal Partners in the amount of \$1,692.00
- 2021-247 Resolution of the Township of Ocean, County of Ocean, State of New Jersey, authorizing release of escrow money in the name of Coastal Redevelopment Urban Renewal Partners in the amount of \$414.40
- 2021-248 Resolution of the Township of Ocean, County of Ocean, State of New Jersey, authorizing release of escrow money in the name of Coastal Redevelopment Urban Renewal Partners in the amount of \$954.00
- 2021-249 Resolution of the Township of Ocean, County of Ocean, State of New Jersey, authorizing release of escrow money in the name of Coastal Redevelopment Urban Renewal Partners in the amount of \$500.00
- 2021-250 Resolution of the Township of Ocean, County of Ocean, State of New Jersey, authorizing release of escrow money in the name of Coastal Redevelopment Urban Renewal Partners in the amount of \$67.00
- 2021-251 Resolution of the Township of Ocean, County of Ocean, State of New Jersey, authorizing release of escrow money held in the name of Matthew Roman in the amount \$580.00
- 2021-252 Resolution of the Township of Ocean, County of Ocean, State of New Jersey changing November regular Business Meeting from November 16, 2021, to November 9, 2021, at 6:00 pm
- 2021-253 Resolution authorizing the release of escrow money held for traffic control in the of New Gen Environmental Group, Inc. in the amount of \$3,709.28
- 2021-254 Resolution again opposing State Legislature S-3810 and A-5862
- 2021-255 Resolution Township of Ocean, County of Ocean, State of New Jersey Recognizing the Month of November as National Caregivers month
- 2021-256 Resolution accepting the resignation of Malyssa Zafonte, full-time dispatcher
- 2021-257 Resolution authorizing the Municipal Clerk to advertise for a full-time Certified Municipal Finance Officer

- 2021-258 Resolution appointing Brett Rink, Special Class II Police Officer starting on November 4, 2021
- 2021-259 Resolution appointing Danielle Errico, Special Class II Police Officer starting on November 4, 2021
- 2021-260 Resolution authorizing the Township Clerk to advertise bid for a lease for antenna on municipal water tower and ground space for ancillary support equipment on the Seneca Water Tower and Greenbriar Water Tower
- 2021-261 Resolution proclaiming, acknowledging, and celebrating the United States Navy 246<sup>th</sup> Birthday

**Motion to approve Resolutions 2021-244 through 2021-261:**

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

**Resolution 2021-262**

Resolution authorizing the Township Committee to hold Executive Session for the matters of: Contracts

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

**Resolution 2021-263**

Resolution authorizing the Township Clerk to advertise Request for Proposals for Professional positions for the year 2022

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

**Motion to approve:** New Jersey Firemen's Association member Jordan W. Rainone as a member of the Waretown Volunteer Fire Company

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

**Motion to approve:** Block Party Application for Barnegat Beach Civic Association – Saturday, October 23, 2021 – Marine Road & Oak Knoll

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

**Motion to approve the below listed dates in 2021 for the use of the Community Center, Corliss Park - Recreation and Lake, Toumey Park, and ballfield:**

**Angelina & James Yacono – December 11, 2021**

**Elizabeth Moore – October 10, 2021**

**Tracey Bonaparte – December 4, 2021**

**Road to Recovery Group – November 25, 2021**

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

Township Attorney Dasti discussed no formal action will be taken after the discussion in Executive Session. The meeting may be adjourned.

Next Scheduled Meetings

November 9, 2021 – 6:00 pm – Regular Business Meeting  
December 21, 2021 – 6:00 pm – Regular Business Meeting

**Adjournment**

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

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

Signed and Submitted:

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

\_\_\_\_\_  
Date