

# MEETING MINUTES

**TOWNSHIP OF OCEAN  
COUNTY OF OCEAN  
BUSINESS MEETING/WORKSHOP  
February 15, 2022  
6:00 pm**

**Call to Order**

**Flag Salute**

**ROLL CALL: DODD   X   BAULDERSTONE   X   LOPARO   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**

Committeewoman – Lydia M. Dodd

Thank you for joining us this evening.

January Zoning Department Report. 14 applications approved, 14 applications pending review and 5 denial applications.

Code Enforcement. 11 Notices of Violation, 9 Second Notices of Violation, 2 properties abated their violations and zero (0) Property Liens.

Construction. 29 permits issued, 15 permit updates, 3 Certificates of Approval issued, 1 Certificate of Occupancy, 2 notices of violation–penalty for failure to obtain proper inspections and 1 notice of violation–never received final approvals/expired temporary certificates of approval.

Work has started on the Medical Marijuana business in the Town Center. Zano’s is adding a pizza business and the permits have been issued.

Ordinances 2022-1. This ordinance being introduced tonight is for placement of generators within the PRD Zone. The Township is reviewing generators throughout the town and that portion of the Zoning Code. This ordinance will have the 2<sup>nd</sup> Reading Public Hearing on March 15<sup>th</sup>.

Ordinances 2022-3 & 4. These ordinances are for updating fees as per the recommendation of the Township Administrator for Registrar fees for certified documents. The fee is being amended from \$5.00 for a certified copy to \$10.00 per certified copy. The cost of certified paper has increased and after reviewing surrounding town charges, this is a reasonable fee.

The Township is also updating the fees for liquor licenses for the year 2022 as allowed by State law.

These ordinances will have the public hearing at the March 15<sup>th</sup> Committee meeting.

Resolution 2022-111. A resolution must be completed for refunds of money. The resolution tonight is for an overpayment.

Thank you.

Deputy Mayor – Ken Baulderstone

Good evening.

Ordinance 2022-2. This ordinance is being introduced to update the rental process for the Township's Community Center, Rotary Pavilion and Waretown Bayfront Park and Pier. The Township has been receiving requests to rent these areas for weddings and parties. The Township Committee discussed and received a recommendation from the Township Administrator, due to people wanting to host their weddings at Waretown Bayfront Park and Pier, to have an application process so there are not two or three weddings planned on one day.

The rental will be for the grass area of the park. The pier will remain open for all to enjoy each day.

This ordinance also updates having food trucks at the park. The food trucks will have to contact Town Hall to fill out an application and pay a \$20.00 fee per day of use. If the vendor will be there for seven (7) consecutive days, the fee will be \$100.00 for the week.

This will assist the Township in knowing when a vendor is scheduled to be there and for use of the Township park, restrooms, and if necessary use of the electric.

Resolution 2022-113 authorizes T&M Associates to go out for bid for the New Jersey Department of Transportation (NJDOT) 2021 Municipal Road Improvement project. This project was budgeted and bonded in 2021. This is for Bonita Road in the Barnegat Beach section of town.

#### Department of Public Works

The Township was visited by an Occupational Safety and Health Administration (OSHA) representative. The Township was given a list of a few items to be corrected. All items and trainings have been corrected and implemented. The Township has received the letter stating the case has been closed.

#### Special Events Committee

Special Events Held their first meeting this year. They will be working on different ideas and new events for the Township. The next event is the Easter Egg Hunt, which will be held at Corliss Park Lake and Recreation Area.

#### Community Center - Update

As most are aware, the Community Center had damage after the snowstorm. The gutters froze and water leaked into the attic and froze. The water leaked down the wall in the large room and kitchen. Now that the contractor has opened the wall, it has shown the leak has been there for a while. The Township's insurance carrier has employed a company to make the repairs. The kitchen cabinets have all been removed and the walls are open for repair. The Community Center will be closed until at least March 1<sup>st</sup> and possibly longer.

### Senior Center

The Township has been awarded additional funding through the Ocean County Senior Services Grant to purchase equipment, Twenty (20) six-foot tables, six (6) card tables, forty-eight (48) cushion chairs, portable microphone and speaker system, storage cabinets for the senior room, items for the Wii Video System and new exercise tapes and CD's.

Thank you.

### Mayor – Ben LoParo

Thank you for coming to the Township Committee meeting this evening.

I would like to thank Barnegat Animal Clinic for assisting in the free Rabies Clinic that was held on Saturday, February 12<sup>th</sup>. It was again a great success. Thank you to the Ocean County Board of Health for supplying the serum and thank you to the Township of Ocean Board of Health for volunteering at this event. Also thank you to Michele and Amanda in the Clerk's Office who worked the event.

Eighty-five (85) animals were vaccinated, 67 dogs and 18 cats. This was the first year the Township licensed animals at the event. Thirty-two (32) animals were licensed, 21 dogs and 11 cats. The Township will continue to license at the event moving forward. The residents did appreciate the convenience.

Ordinance 2022-3. This ordinance is being updated as per the request of the Police Chief and Township Administrator. Tonight, is the first reading. The public hearing will be on March 15<sup>th</sup>.

The Township Committee continues to work on putting together the Budget for 2022. The Township has received a letter from Riggins Oil, the Township's gas supply company. The Township buys fuel in bulk through the Stafford Co-op to obtain the best price without taxes. Riggins is informing the town that they now need to charge municipalities the federal taxes required on both regular and diesel fuel.

### Wine Festival

The Wine Festival "Wine in the Pines" event will take place May 14 & 15, 2022 from 12pm-5pm at Corliss Park Lake and Recreation Area. The new vendor organizing the event will be sending out information shortly. Tickets will go on Sale April 1<sup>st</sup>. Once the Township receives the information, it will be sent out via Township e-mail and Facebook.

Last night the School Board passed a resolution doing away with the masking band in school as of March 7<sup>th</sup>, regardless of whether the Governor extends his emergency powers or not.

Mayor LoParo gave his personal support to Senate Bill 1200, which is currently in the Senate Committee. This bill will contain the Governor's powers during a health or irregular emergency by a two-thirds vote in the Senate and Assembly. Senator Chris Connors is a cosponsor of the bill. Hopefully the bill will be out of Committee soon and we can do something about controlling our State a little bit better. We have to support the people above us and they support us at the local level.

Mayor LoParo reminded everyone, during open public comment each member of the public is allowed to speak for 5 minutes. The person will approach the podium and state their name and address for the record. Please address the entire Township Committee. When the person has completed speaking, please return to your seat. At that time the Committee can comment on what was discussed or presented at the podium. Each member of the public can approach one time.

Chief of Police - Michal Rogalski

Chief Rogalski read the January 2022 Police Report. The Police Department handled 4,466 incidents for police service, 1 abandoned 9-1-1 call, 22 alarms were activated and responded to, 7 animal complaints, 2,916 business and/or residential checks, 2 criminal mischief acts, 3 domestic violence incidents, 5 verbal disputes and/or harassment complaints, 29 disabled vehicles, 2 drunk driving arrests, 96 first aid calls, 58 general complaints, 29 motor vehicle accidents, 291 motor vehicle stops of which 47 summons were issued, 2 juvenile complaints, 3 psychiatric evaluations, 27 persons were arrested on various warrants, 2 shoplifting incidents were investigated, 54 suspicious persons and/or vehicles, 1 stolen vehicle which resulted in an arrest, 4 residential/commercial thefts, 3 arrests for receiving stolen property. A full list of this activity is listed on the website. As of yesterday morning, the department went live with body cameras. All officers are equipped with the Focus X2 Body Worn Cameras.

**PUBLIC COMMENT:**

**Motion to open Public Comment** was moved by Deputy Mayor Baulderstone, seconded by Committeewoman Dodd.

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

John Petrosilli, 11 Vessel Road, discussed the generator ordinance does not address safety areas as to where it can be placed.

Mayor LoParo discussed, because the generators are in Greenbriar, the Homeowners Association has to approve it. The Homeowners Association will not approve it under a window or in front of a gas meter. It has to be placed in the front or behind the current air conditioner. This ordinance is Greenbriar specific. Every house in Greenbriar has an air conditioner and there are no more homes being built in Greenbriar. It can be in front or behind the home, according to the ordinance. Generators have been approved with a little less than a four-foot setback. The current ordinance states five feet.

Mr. Petrosilli discussed this ordinance also does not address flood elevation.

Township Administrator/Clerk Ambrosio discussed the Township is working on another ordinance addressing outside of Greenbriar and hope to introduce it by March 15<sup>th</sup>.

Mayor LoParo discussed this ordinance is for a Planned Residential Development (PRD). Greenbriar is the only PRD the Township has.

Township Attorney Dasti discussed in terms of how the generator is installed, the ordinance adopts the manufacturers installment instructions of where it should be placed, as long as it meets the setbacks.

Mr. Petrosilli inquired about existing generators.

Mayor LoParo discussed existing generators are already approved.

Mr. Petrosilli discussed Waretown Bayfront Park and Pier has turned into a dog park. It is like walking through a mine field. There is one individual that covers his dog's excrement with stones.

Township Administrator/Clerk Ambrosio discussed there is a dog waste bag dispenser at the end of Bryant Road.

Joe Fabozzi, 99 Bay Parkway, discussed he is concerned the Norwegians are going to mess up his storm drains when they tear up the street. They should build the Township a fishing pier at the end of the street. Tax Assessor Martin Lynch was helpful straightening things out with his escrow. Mr. Fabozzi discussed he would like a place in town with a liquor license and recreational marijuana. There is no place like that in the whole country.

Joan Tredy, 131 Englewood Avenue, inquired what the Bonita Road project consists of.

Jason Worth, Township Engineer, discussed the road will be repaved and lifted a couple inches in areas where it is possible. The storm drainage system is pretty old. The outfalls will be replaced, some tide valves installed and drainage system replaced in the roadway and then repave the road. The work will be from Lagoon View Road to the bay.

**Motion to close Public Comment** was moved by Deputy Mayor Baulderstone, seconded by Committeewoman Dodd.

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

**Motion to approve:** CDBG Meeting Minutes of February 3, 2022

Motion to approve was moved by Committeewoman Dodd, seconded by Deputy Mayor Baulderstone.

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

**Motion to approve:** Meeting Minutes December 21, 2021, January 4, 2022, and January 18, 2022

Motion to approve was moved by Deputy Mayor Baulderstone, seconded by Committeewoman Dodd.

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

**Resolution 2022- 110** Payment of Claims – as presented to the Township Committee for payment thereof in the amount of \$307,544.44

Motion to approve was moved by Committeewoman Dodd, seconded by Deputy Mayor Baulderstone.

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

**Ordinance 2022-1 – First Reading Title Only**

An Ordinance of the Township of Ocean, County of Ocean State of New Jersey Amending and Supplementing Chapter 410 of the Township of Ocean Code entitled “District Regulations” and Specifically Section 31 Thereof entitled “Planned Residential Development”

**Motion to approve Ordinance 2022-1** was moved by Committeewoman Dodd, seconded by Deputy Mayor Baulderstone.

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

**Ordinance 2022-2 – First Reading Title Only**

An Ordinance of the Township of Ocean, County of Ocean, State of New Jersey amending and supplementing Chapter 262 of Township Code entitled “Parks and Recreation Areas”

**Motion to approve Ordinance 2022-2** was moved by Deputy Mayor Baulderstone, seconded by Committeewoman Dodd.

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

**Ordinance 2022-3 – First Reading Title Only**

An Ordinance of the Township of Ocean, County of Ocean, State of New Jersey amending Chapter 361 of the Township Code entitled “Towing”

**Motion to approve Ordinance 2022-3** was moved by Committeewoman Dodd, seconded by Deputy Mayor Baulderstone.

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

**Ordinance 2022-4 – First Reading Title Only**

An Ordinance of the Township of Ocean, County of Ocean, State of New Jersey amending and supplementing Chapter 89 of the Township Code entitled “Alcoholic Beverages” and Specifically Section 6 there of entitled “License Fees”; Maximum number of licenses”

**Motion to approve Ordinance 2022-4** was moved by Committeewoman Dodd, seconded by Deputy Mayor Baulderstone.

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

**Ordinance 2022-5 – First Reading Title Only**

AN ORDINANCE OF THE TOWNSHIP OF OCEAN, COUNTY OF OCEAN, STATE OF NEW JERSEY AMENDING AND SUPPLEMENTING CHAPTER 284 OF TOWNSHIP CODE ENTITLED “RECORDS, PUBLIC” AND SPECIFICALLY SECTION 3 THEREOF ENTITLED “FEES FOR COPIES”

**Motion to approve Ordinance 2022-5** was moved by Deputy Mayor Baulderstone, seconded by Committeewoman Dodd.

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

- |          |  |
|----------|--|
| 2022-111 | Resolution authorizing a refund for overpayment for Block 87, Lot 38 in the amount of \$275.01           |
| 2022-112 | Resolution appointing Thomas Freund as Alternate #1 for the Board of Adjustment                          |
| 2022-113 | Resolution authorizing T & M Associates to Bid the 2021 NJDOT Municipal Aid – Improvement to Bonita Road |

**Motion to approve Resolutions 2022-111 through 2022-113**

Motion to approve was moved by Committeewoman Dodd, seconded by Deputy Mayor Baulderstone.

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

**Motion to approve the below listed dates in 2022 for the use of the Community Center, Corliss Park Recreation and Lake Area, Toumey Park, and Ballfields:**

MuckDogs Baseball Club – Affiliate of WAA Baseball – Tournament – April 29 – May 1, 2022  
Waretown PTO – Father/Daughter Dance May 21<sup>st</sup>, rain date May 22<sup>nd</sup>, Corliss Park Pavilion  
WAA Baseball – Baseball Field - March 1<sup>st</sup> – November 30<sup>th</sup>

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

Next Scheduled Business Meetings

March 15, 2022 – 6:00 pm

April 7, 2022 – 10:00 am

April 19, 2022 – 6:00 pm

**Adjournment**

Motion to adjourn meeting was moved by Deputy Mayor Baulderstone, seconded by Committeewoman Dodd.

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

Signed and Submitted:

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Diane B. Ambrosio, RMC  
Municipal Clerk

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Date