

MEETING MINUTES

**TOWNSHIP OF OCEAN
COUNTY OF OCEAN
BUSINESS MEETING
June 21, 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

Mayor – Ben LoParo

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

I would like to take a moment to acknowledge the 247th Birthday of the United States Army on June 14, 2022. The Township Committee and the residents commend the soldiers of the United States Army, past and present, and recognize the historic significance of the United States Army and express the appreciation to the dedicated soldiers who have served 247 years. Their Motto is “Duty, Honor, Country”. Thank you to all of them.

Municipal Alliance

Skate Night with a DJ took place on June 3rd at the Skate Park. There were approximately 20-25 attendees at the event. Thank you to Chief Rogalski and the Ocean Township Police Department for putting on this event and making it fun.

The Crab & Fishing Tournament took place on June 4th. Prizes were given out. The event was attended by approximately 20 children. Everyone had a great time. Thank you again for the support of the Ocean Township Police Department for attending this event.

The Drive-In Movie was postponed due to high winds and has been rescheduled for July 30th in the field next to the Frederic A. Priff School. The movie will be Shrek.

Resolutions 2022-187 and 2022-191. Resolutions authorizing the insertion of an item of revenue for the 2022 budget for the Municipal Alliance programs. The first grant is for \$8,031.00 and the second grant is for \$2,525.92. This funding is used for the programs discussed and after school programs at the school. Without this funding, these events would not be able to take place.

Event

The Township was awarded a grant from the New Jersey Department of Community Affairs to assess resiliency in the Township. There will be a public meeting held on Thursday, July 14th, from 5:30pm to 7:30pm, at the Waretown Firehouse. There will be a discussion on climate concerns, problem areas, community asset identification and resilience visioning for the future. The Township will be sending a town-wide e-mail and posting on the Facebook page.

Event at Corliss Park

Jurassic Wonder is an animatronic (robot) dinosaur display, a drive-through experience. The event will be coming to Waretown on Saturday, July 9th and Sunday, July 10th from 9:00 am to 5:00 pm each day. The cost is \$12.00 per carload with free audio tour included. Tickets can be purchased in advance on their website. A person will select a date and time slot. No one will be allowed to get out of the car during the drive thru. It is geared toward young children but is open to all ages for their enjoyment.

The Township Committee enjoys hosting events for all families to enjoy. This event is affordable for the entire family. We hope they have great success and people will visit our businesses in town for ice cream, restaurants etc. It is costing the town nothing to hold this event. The company handles their own traffic direction, setup and breakdown.

Deputy Mayor – Ken Boulderstone

Good evening.

Resolution 2022-190. This resolution authorizes a special item of revenue for the 2022 budget for the Clean Communities Grant in the amount \$24,026.03. This funding is used for the Town Wide Clean Up Weekend.

The final tonnage total for the Clean Up Weekend is not complete. The following is what was recorded. All containers are 30-yard boxes.

Garbage items – 22 container boxes and two 30-yard packer trucks, Scrap Metal - 4 container boxes, Stumps – 2 container boxes, Concrete – 2 container boxes, Batteries – 700 lbs., E-Waste – 1 box, Paint – 13 full bins, Used Oil – 660 gallons, Propane tanks – 54, Air Conditioners/Refrigerators – 42, Cardboard – 8 yards. The totals will be available at the next meeting.

The Township received many compliments on this great event. Thank you to the Environmental Commission and the Department of Public Works for their tireless work on this important event. Thank you to Shop Rite for donating sandwiches, soda, and water for the workers of the event. It is greatly appreciated as they only stop to eat when there is a lull in the activity. Thank you for another successful event.

Resolution 2022-192. This resolution authorizes a special item of revenue for the 2022 budget for the Senior Center Congregate meal program in the amount of \$70,000. This grant has been given by the Ocean County Commissioner with Senior Services for the County.

The Township has contracted with Meals on Wheels to provide Congregate Hot Meals every Monday and Wednesday at the Senior Center. Activities begin at Noon. Meals are served at 12:30pm. Anyone wishing to attend needs to preregister the day before with Jeanne in the Recreation Department. The

calendar of events and menu are available on the Township website, at Town Hall and at the back table this evening.

Resolution 2022-199 & 200. These resolutions are for the closing out of the Birdsall Water Tower rehabilitation project and a change order for 8th Street Tank. Both tanks are complete and filled with water. These were large projects and I want to thank Jim Oris from T&M, as well as the Township Attorney in their perseverance in having these projects completed especially the Birdsall Tower. They look great and are working properly.

Department of Public Works

New Jersey Department of Transportation (NJDOT) 2021 Improvements to Bonita Road. The Township will be taking bids for the project on July 8th. They will be reviewed and should be awarded at the July meeting.

New Jersey Department of Community Affairs (NJCA) Location Recreation Grant Program. The Township has received notification that a grant in the amount of \$75,000 will be awarded for a new recreation trail between Royal Oaks and Railroad Avenue. A bid and plans for the 6-foot-wide trail are being prepared and should be built in the Fall.

Township Events. The bus trip to Citizens Bank Park - Mets vs Phillies game has been rescheduled for August 20th.

Thank you.

Mayor LoParo thanked the Ocean County Commissioners for the grant funding the Meals on Wheels program at the Community Center. The Township of Ocean would like to express our gratitude publicly.

Committeewoman – Lydia M. Dodd

Thank you for joining us this evening.

I would first like to start reminding everyone the Township will be hosting the Independence Day Celebration on Saturday, June 25th at 10:00 am at Corliss Park Lake and Recreation Area underneath the pavilion. Some of the participants in the day's events are the Waretown United Methodist Church Bell Choir, Greenbriar Glee Club, Greenbriar Men's Club, Waretown Historical Society, Barnegat American Legion, and the guest speaker is Timothy G. Hart, Division Director of Ocean County Cultural & Heritage Commission.

Everyone is welcome to come and enjoy the event. At the end of the program, everyone is invited to enjoy a hot dog, soda, and bag of chips. I look forward to seeing everyone there.

Resolution 2022-173. This resolution is for continuing the shared service with Barnegat regarding Electrical and Building Subcodes and Inspections. The State is requesting this resolution to clarify all existing shared service agreements.

Resolution 2022-174. This resolution is executing a separation agreement with the Township and Marleen Miller, the Township Treasurer. Marleen has served the Township for 25 years and filed her papers for retirement. The Township Committee and I thank Marleen for her service and dedication to the Township of Ocean and the residents. Good luck in your retirement.

Resolution 2022-175. This resolution is for the reimbursement to Greenbriar Oceanaire for the required reimbursement, as per New Jersey Municipal Services Law for specified services, snow removal on roadways, garbage, and recycling.

There are several resolutions regarding the refund for an overpayment of taxes and returning of escrow money. Also, there are resolutions regarding change accounts and petty cash. These are updating custodians and amounts and must be completed by resolution.

May 2022 Reports

Zoning Department. 44 applications approved, 8 applications pending review and 9 denial applications.

Code Enforcement. 22 Notices of Violation, 0 Second Notice of Violation, 14 properties abated their violations and 10 Municipal Court cases – property maintenance.

Construction. 31 Permits issued, 8 Permit updates, 42 Certificates of Approval issued, 2 Certificates of Occupancy, 1 Continued Certificate of Occupancy and 1 notice of violation – failure to comply with an order.

Justice Grown has a full permit released and the project is in progress.

Joe's Bagels is moving into the old Dunkin Donuts at ShopRite plaza. All subcodes are released except plumbing. The contractor is working on the remaining issues.

Thank you.

Chief of Police – Michal Rogalski

Chief Rogalski read the May 2022 Police Report. The Police Department handled 3,997 incidents for police service, 3 abandoned 911 calls, 20 alarms were activated and responded to, 29 animal complaints, 2,459 business and/or residential checks, 5 acts of criminal mischief were investigated, 6 domestic violence incidents, 15 verbal dispute/harassment complaints, 13 disabled vehicles, 5 DWI arrests, 2 drug arrests, 117 first aid calls, 22 motor vehicle accidents, 324 motor vehicle stops-62 motor vehicle summonses issued, 7 psychiatric evaluations, 13 various warrant arrests and 46 suspicious persons and/or motor vehicles were investigated. A full list of this activity is on the Township website.

PUBLIC COMMENT:

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

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

Mel Tuchman, 84 Brigantine Blvd., discussed the drug dispensary being built in the Township.

Township Administrator/Clerk Ambrosio discussed the dispensary is strictly medical.

Mr. Tuchman stated Waretown will be faced with situations that it has never been faced with before. The Township has invited drug addicts from Atlantic City, Camden, Trenton and everywhere in South Jersey. Waretown will be on the map as a place to come to buy drugs. Mr. Tuchman inquired, if it is strictly for medical marijuana, why would you need 4,200 square feet. Mr. Tuchman inquired if 200 drug addicts

appear on a given Saturday, is Waretown prepared for what drug addicts actually do. Drug addicts are stoned, drive recklessly, sell drugs, fight and rob people and businesses.

Township Attorney Dasti discussed the premise of Mr. Tuchman's statement that illegal criminals are going to be here. Marijuana is now legal in New Jersey and does not know how Mr. Tuchman comes to the conclusion that there is going to be high crime because people are going to be using marijuana. That is a medical facility for people that have serious medical issues.

Township Administrator/Clerk Ambrosio discussed a prescription from your doctor is required.

Mr. Tuchman discussed fraud prescriptions can be obtained online.

Township Attorney Dasti discussed there are underage individuals that try to buy alcohol in liquor stores.

Mr. Tuchman discussed robberies and stoned out people driving down Wells Mills Road at 75 miles per hour. People who smoke grass do everything else, too.

Mayor LoParo discussed, thank you.

Motion to close Public Comment was moved by Committeewoman Dodd, seconded by Deputy Mayor Baulderstone,
Roll Call: Dodd: Yes, Baulderstone: Yes, LoParo: Yes

Motion to approve Meeting Minutes of May 17, 2022 was moved by Committeewoman Dodd, seconded by Mayor LoParo.
Roll Call: Dodd: Yes, Baulderstone: Abstain, LoParo: Yes

Motion to approve Meeting Minutes of June 6, 2022 was moved by Committeewoman Dodd, seconded by Deputy Mayor Baulderstone.
Roll Call: Dodd: Yes, Baulderstone: Yes, LoParo: Yes

Resolution 2022-171: Payment of Claims – as presented to the Township Committee for payment thereof in the amount of \$1,169,719.14
Motion to approved was moved by Committeewoman Dodd, seconded by Deputy Mayor Baulderstone.
Roll Call: Dodd: Yes, Baulderstone: Yes, LoParo: Yes

Resolution 2022-172
Resolution approving the renewal of the Township of Ocean Liquor Licenses for the year 2022-2023
Motion to approved was moved by Committeewoman Dodd, seconded by Mayor LoParo.
Roll Call: Dodd: Yes, Baulderstone: Abstain, LoParo: Yes

Resolution 2022-173
Resolution of the township of Ocean, County of Ocean, State of New Jersey, authorizing a Shared Services Agreement with the Township of Barnegat for Building Subcode Official, Electrical Subcode Official and Building and Electrical Inspections
Motion to approved was moved by Committeewoman Dodd, seconded by Deputy Mayor Baulderstone.
Roll Call: Dodd: Yes, Baulderstone: Yes, LoParo: Yes

Resolution 2022- 174

Resolution authorizing the Mayor and Township Clerk to Execute a Retirement and Separation Agreement Between the Township of Ocean and Marleen Miller, effective August 1, 2022

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

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

Resolution 2022-175

Resolution authorizing the Municipal Services reimbursement between the Township of Ocean Greenbriar Oceanaire Community, Inc. for the year 2021 in the amount of \$301,681.23 pursuant to the New Jersey Municipal Services law reimbursement is for specified services – Street lighting, snow clearing roadways, garbage/recycling collection.

Motion to approved was moved by Mayor LoParo, seconded by Committeewoman Dodd.

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

Resolution 2022-176

Resolution of the Township of Ocean approving the renewal of the Bus Shelter Lease Agreement with AR James and Company, Ltd., A.R. James media

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

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.

- 2022-177 Resolution authorizing a refund for an overpayment of taxes for Block 161, Lot 3 in the amount of \$6,946.91
- 2022-178 Resolution authorizing a refund for overpayment of taxes for Block 214, Lot 4 in the amount of \$315.12
- 2022-179 Resolution authorizing a refund for overpayment of taxes for Block 57.29, Lot 34 in the amount of \$219.27
- 2022-180 Resolution authorizing a refund for overpayment of taxes for Block 57.25, Lot 24 in the amount of \$394.82
- 2022-181 Resolution authorizing a refund for overpayment of taxes for Block 270, Lot 16 in the amount of \$789.99
- 2022-182 Resolution authorizing the use of Corliss Park – Lake and Recreation Area to Waretown Volunteer Fire Company #1 for their annual fundraiser – Poker Run on August 14, 2022 with a rain date of August 21, 2022
- 2022-183 Resolution authorizing Ashley Harper, Administrative Assistant/Technical Assistant to an hourly rate of \$18.50 per hour
- 2022-184 Resolution authorizing Hunter Hawk is hereby appointed as a Full-Time training dispatcher at the hourly rate of \$18.50 per hour under Teamster Local Union No. 676
- 2022-185 Resolution authorizing Robert G. Brookover is hereby appointed part-time training dispatcher at the hourly rate of \$18.00 per hour for hours worked
- 2022-186 Resolution authorizing a change in monetary amount of the change fund in the Construction/Zoning office from \$100.00 to \$200.00

- 2022-187 Resolution authorizing the insertion of a special item of revenue to the 2022 budget for the Municipal Alliance Grant in the amount of \$8,031.00
- 2022-188 Resolution of the Township of Ocean, County of Ocean, State of New Jersey approval to submit a grant application and execute a grant agreement with the New Jersey Department of Transportation for Improvements to Beacon Drive and Nautilus Road for the 2023 Transportation Trust Fund Application
- 2022-189 Resolution of the Township of Ocean, County of Ocean, State of New Jersey authorizing release of escrow money held in various names appearing on the attached list in the total amount of \$4,766.41
- 2022-190 Resolution authorizing the insertion of a special item of revenue to the 2022 budget for the Clean Communities Grant in the amount of \$24,026.03
- 2022-191 Resolution authorizing the insertion of a special item of revenue to the 2022 budget for the Alcohol Education Rehabilitation Grant in the amount of \$2,526.92
- 2022-192 Resolution authorizing the insertion of a special item of revenue to the 2022 budget for the Congregate Nutrition grant in the amount of \$70,000
- 2022-193 Resolution authorizing change in custodian of petty cash in the Police Department to Beth Copio
- 2022-194 Resolution authorizing the change in monetary amount of petty cash fund in the Police Department from \$25.00 to \$200.00
- 2022-195 Resolution of the Township of Ocean, County of Ocean, State of New Jersey supporting world Elder Abuse Awareness Day to raise awareness about Elder Abuse, neglect, and exploitation
- 2022-196 Resolution acknowledging and honoring June 14, 2022 as the 247th Birthday of the United States Army and expresses the appreciation of the Citizens of the Township of Ocea to the United States Army and to the dedicated soldiers who have served for 247 years
- 2022-197 Resolution authorizing refund of overpayment for Block 73, Lot 5 in the amount of \$2,706.55
- 2022-198 Resolution appointing Amanda Bonfonti as recording secretary for Special Event Committee for the year 2022
- 2022-199 RESOLUTION OF THE TOWNSHIP OF OCEAN, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING CHANGE ORDER NO. 1 FOR THE 8TH STREET ELEVATED STORAGE TANK REHABILITATION PROJECT
- 2022-200 RESOLUTION OF THE TOWNSHIP OF OCEAN, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING FINAL PAYMENT, RELEASE OF PERFORMANCE BOND AND ACCEPTANCE OF MAINTENANCE BOND AND APPROVING CHANGE ORDER NO. 1 FOR THE BIRDSALL WATER TOWER REHABILITATION PROJECT
- 2022-201 Resolution authorizing the appointment of Amanda Bonfonti as alternate registrar for three years
- 2022-202 Resolution of the Township of Ocean, County of Ocean, State of New Jersey authorizing a Lien be placed 89 Oregon Avenue - \$531.64
- 2022-203 Resolution of the Township of Ocean, County of Ocean, State of new Jersey authorizing a lien be placed on 93 Adriatic Avenue - \$683.01

Motion to approve Resolutions 2022-177 through 2022-203

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

Motion to approve: Social Affairs permit for the Waretown Volunteer Fire Company for the Poker Run Fundraiser on August 14, 2022 with a rain date of August 21, 2022

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

Motion to approve the below listed dates for the use of the Community Center, Corliss Park Lake and Recreation Area, Waretown Bayfront Park & Pier, Toumey Park, and Ballfields:

Township of Ocean Regular Republican Club 3rd Tuesday at 7:00 pm

Melissa Perrini – Graduation Party – July 9, 2022

Township Recreation – Senior Congregate Meal Site – Mon & Wed 12:30 pm

Lord of Lords Bible Community Church – June 26, 2022

Township Recreation – New Logic Marine Science Camp – July 11-15 – 9:00 am – 2:30 pm

Patricia Kennedy – June 6, 2022 – 6:00 pm – 8:30 pm

Theodore Hill – Theodore Productions – Dinosaurs Production – July 8-10, 2022

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

Mayor LoParo discussed the marijuana permitting for growth and distribution and inquired what the next step it.

Township Administrator/Clerk Ambrosio discussed the Township can do a Request for Proposal (RFP) or a Letter of Intent (LOI). No matter what the Township chooses to do, there will be a criteria list for everyone to submit. The criteria list will first be reviewed by the Township Committee, Township Attorney and Administrator to make sure it matches the ordinances.

Township Attorney Dasti discussed the Township will solicit an application process. People can submit an RFP or application and the Township can enforce whomever they want to the State. One of the requirements is a Letter of Endorsement from the Township. The RFP is advertising to solicit people to come in. RFP's have a deadline date. There should be an annual deadline date so there is not a rolling application process. The ordinance should have application acceptance dates.

Deputy Mayor Baulderstone discussed this is a new industry and would prefer not to have an RFP process. Somebody could come along six months from now and they should be able to submit.

Mayor LoParo discussed or if the Pinelands Commission says you can grow West of the Parkway, they should be able to submit.

Township Attorney Dasti discussed the RFP process allows the Township to review applications on a certain basis and if five applicants apply, the Township could pick the top three. To have a rolling application process does not mean the application will be approved.

Deputy Mayor Baulderstone discussed submission does not imply approval.

Township Attorney Dasti discussed if the Township receives 25 applications and only three are picked, then there are applications rolling in for the rest of the year.

Mayor LoParo discussed the Township will receive more applications than expected. Some people are qualified and some are not.

Deputy Mayor Baulderstone discussed a business plan of an organization will be an important part of the Township Committee's consideration.

Mayor LoParo, Deputy Mayor Baulderstone and Committeewoman Dodd discussed they would like touring existing facilities in the criteria.

Township Attorney Dasti discussed that would be in the application checklist.

Next Scheduled Business Meetings

July 19, 2022 – 6:00 pm

August 16, 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:

Diane B. Ambrosio, RMC
Municipal Clerk

Date