

# MEETING MINUTES

TOWNSHIP OF OCEAN  
COUNTY OF OCEAN  
BUSINESS MEETING  
August 16, 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

## **Proclamation**

### **Gabriel Shehady – Eagle Scout**

Mayor LoParo read and presented the Proclamation recognizing Gabriel Shehady for his outstanding work performed at Corliss Park Lake & Recreation Area during his Eagle Scout Service Project, which involved designing and building twelve (12) outdoor signs containing photos and descriptions of trees, bushes, plants, flowers, insects, reptiles, birds, fish, snakes and safety warnings. The Township of Ocean Committee, Township Administrator, Superintendent of Public Works and the residents are delighted with the results and encourage all citizens to congratulate Gabriel on his efforts and achievements.

### **Waretown Volunteer First Aid – 60 years of Volunteer Services**

Deputy Mayor Ken Baulderstone read and presented the Proclamation recognizing the value and accomplishments of the Waretown First Aid Squad. The Waretown First Aid Squad was first established on April 5, 1962. On behalf of the residents, the Township of Ocean gives their heartfelt gratitude to the dedicated volunteers of the Waretown First Aid Squad. Deputy Mayor Baulderstone encouraged all Township of Ocean residents to celebrate and support the Waretown First Aid Squad organization and their service to our community over the last sixty years.

## **Committee Reports**

### **Mayor – Ben LoParo**

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

The Township Committee is working on putting new pieces of playground equipment at Corliss Park Lake and Recreation Area for children. This park is due for a playground upgrade. This park has continued to expand the uses besides the Rotary Pavilion and the addition of the dog park.

The Township Administrator under the direction of the Township Committee has been pursuing and submitting for grants. The Township submitted for a grant and received a \$10,000 grant at this time.

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The Township is also sending letters to organizations and businesses to seek donations for the park upgrades. The Township Committee would like to have this completed by Fall.

Tax Bills. The Township tax bills are to be mailed this week. The 3<sup>rd</sup> quarter taxes will be due on or before September 9, 2022, with no additional grace period. If payment is not received by September 9, 2022, interest will revert back to the statutory due date of August 1, 2022. If a property owner would like to pay prior to receiving the tax bill, they can look up online at the Township website or come into Town Hall to the Tax Office to obtain the payment information.

Municipal Alliance. The drive-in movie was on July 30<sup>th</sup>. Thirty-two (32) carloads of families attended and enjoyed the Shrek movie. There was a food truck and ice cream truck on site throughout the event.

### Deputy Mayor – Ken Baulderstone

Good evening.

Resolution 2022-219. This resolution is for a grant for the Waretown Volunteer Fire Company in the amount of \$41,000.00. The New Jersey Department of Community Affairs (DCA), Division of Local Government Services (DLGS) and Division of Fire Safety (DFS) announced today they are accepting grant applications for the American Rescue Plan Firefighter Grant Program, which is to help local and regional fire departments in New Jersey provide first responders with proper, protective cleaning and sanitization equipment.

After discussing with the Fire Department, the request was completed for a turnout gear washer and dryer and full sets of turnout fire gear. The Township Administrator completed and submitted all grant paperwork. All of these items will also assist in keeping them in PEOSHA compliance.

Resolution 2022-224. This resolution is authorizing T&M Associates to complete the necessary work for a grant. The Township received a Local Recreation Improvement Grant in the amount of \$75,000 for a recreation trail. The recreation trail improvements will be from Royal Oaks Drive to Railroad Avenue. The existing dirt pathway will be replaced with a stone dust trail, similar to the Ocean County Rail Trail and will be 6 feet wide. The project will involve grading and removal of adjacent vegetation and trees as need and the installation of the new surface in amount not to exceed \$28,950.00.

Resolution 2022-228. This resolution awards the bid for the 2021 NJDOT Municipal Aid Program – Improvements to Bonita Road and Lagoon View Drive. The Township received a grant award in the amount of \$401,000.00. The Township has included drainage work on the roads. The drainage work is not covered by the grant. The total cost of the project is \$787,613.13, which is being awarded to the lowest bidder, as per New Jersey State law, to Earle Asphalt company. This work should be started in the Fall this year.

Resolution 2022-229 & 2022-230. The Township is always reviewing the water and sewer system and reviewing the necessary upgrades and maintenance to the system in the most cost-effective ways possible. These resolutions are authorizing Remington & Vernick Engineering to work on a hydraulic study for the Pebble Beach area in an amount not to exceed \$35,000 and also to work on the documents required for the replacement of the Pebble Beach water treatment plant through the New Jersey I-Bank Loan Assistance Program. This will allow for the design, permitting and construction phases in an amount not to exceed \$258,420.00.

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### Department of Public Works

Power washed tennis and basketball courts at Corliss Park.

Sewer breach on Rahway Road. All lines were jetted.

Worked with the Ocean County Municipal Utilities Authority on reviewing and using a camera to review the pipes in the Barnegat Beach Section of town and can report there was no sited backups or blockages in these PVC pipes.

### Recreation Department

Bus Trip to Citizens Bank Park. Rescheduled date is August 20<sup>th</sup>. Mets vs Phillies game. Tickets are still available - \$75.00 per person. Contact Recreation. Bus Departs 11:15am for the 1:05pm game. Seats are in Section 245.

Senior Center/Community Center Calendars are in the back of the room. There are many exercise classes and social recreation including art, bingo, cards, mahjong, bunco and other games. Everyone is welcome to attend. These activities are being well attended. It is a great way to socialize, meet new people and just be out of the house.

Hot meals are served every Monday, Tuesday and Wednesday. Fulfill of Monmouth County provides a boxed lunch for attendees to eat in or take home.

Thank you.

### Committeewoman – Lydia M. Dodd

Thank you for joining us this evening.

Resolution 2022-221. The Township is required to keep records in a climate-controlled building until their destruction. Some documents are permanent records. The Township does not have a building that fits the State's requirements and has used an offsite facility called FileBank. This year their fees went up 8% for the basic services.

The Township Clerk/Administrator Ambrosio started researching other avenues for the most important records. The Township has been working on having records scanned. The Township has started in the Construction and Zoning and Utility Departments. This allows for easier research when documents are scanned but this also can be a costly process. The Township continues to have records scanned each year. The information is approved by the New Jersey Department of Archive and Records Management (NJDARM) as required by State law.

Tonight, this resolution is allowing for a shared service for records with Toms River. Toms River has built a facility and has room for the Township records at a lower cost all around. If a department needs a record immediately, they will scan and send it to the Township. The final cost savings will be discussed once all the records have been moved. The Clerk's office believes there are additional records that can be shredded once obtaining the State of NJ DARM's approval.

Ordinance 2022-17. Tonight, the Township is introducing an ordinance for the franchise renewal rights for New Jersey Natural Gas Company. The Public Hearing will be at the September 20<sup>th</sup> meeting.

Resolution 2022-231. Tonight, I am happy to report, along with the Township Committee, that the 2021 audit is complete. There are no comments or recommendations that need to be corrected. This is the 8<sup>th</sup>

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year that the Audit for the Township of Ocean does not require a corrective action plan. This is a great accomplishment and I thank our CFO and Business Administrator.

Resolution 2022-227. This resolution tonight is reappointing Lori Konecsny as Plumbing Sub-Code Official. Subcode officials are appointed for a 4-year term. This is Lori's 2<sup>nd</sup> appointment which will grant her tenure in her position as required by New Jersey State Law. Congratulations Lori.

Resolutions 2022-223, 225, 226. These resolutions are returning escrow. These must be completed by resolution.

### July 2022 Reports

Zoning Department. 31 applications approved, 7 applications pending review, 3 denial applications.

Code Enforcement. 28 Notices of Violation, 4 Second Notices of Violation, 7 properties abated their violations, 9 Municipal Court Cases, 1 Lien placed on property for failure to maintain property .

Construction. 41 Permits issued, 8 Permit updates, 28 Certificates of Approval issued, 2 Certificates of Occupancy, 3 Notices of Violation - work without permits and 1 unsafe structure.

Thank you.

### Chief of Police – Michal Rogalski

Chief Rogalski read the July 2022 Police Report. The Police Department handled 3,791 incidents for police service, 7 abandoned 911 calls, 44 alarms were activated and responded to, 25 animal complaints, 3 residential burglaries, 2,150 business and/or residential checks, 3 acts of criminal mischief were investigated, 1 disorderly person, 6 domestic violence incidents, 11 verbal dispute/harassment complaints, 18 disabled vehicles, 3 DWI arrests, 2 drug arrests, 89 first aid calls, 66 general complaints, 26 motor vehicle accidents, 395 motor vehicle stops-93 motor vehicle summonses issued, 2 juvenile complaints, 7 psychiatric evaluations, 14 various warrant arrests, 1 shoplifting incident, 58 suspicious persons and/or motor vehicles were investigated, 1 theft from a residence and 1 theft from a motor vehicle. A full list of this activity is on the Township website.

### **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

Bill Harrington, 42 Jones Road, inquired about the dumping and storing of debris on a property in Brookville, which he mentioned at the last meeting. Mr. Harrington commended the Township Officials and discussed this town has come a long way. The town is really shaping up but the Thirsty Mallard building is in disrepair and inquired if the Township can cut the grass.

Township Clerk/Administrator Ambrosio discussed the grass has been cut on the Thirsty Mallard property. The building, per the Township Construction Official, is not a safety hazard yet. The Township Committee has been pursuing different businesses for that property.

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Jim Oris, Township Engineer, discussed the dumping on Jones Road. The Code Enforcement Officer investigated the property, took pictures and issued Violation Notices to the property owner. The matter was reported to Ocean County Solid Waste, who said they had no record of any complaints, and referred us to the New Jersey Department of Environmental Protection (NJDEP). The complaint was also reported to DEP enforcement in Toms River and they are still completing their investigation.

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

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

### **Resolution 2022- 219**

Resolution of the Township of Ocean, County of Ocean, State of new Jersey authorizing the Township Committee to sign a grant agreement with the New Jersey of Community Affairs for Firefighter Equipment and Gear in the amount of \$41,201.80

**Motion to approve Resolution 2022-219** was moved by Committeewoman Dodd, seconded by Deputy Mayor Baulderstone.

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

**Resolution 2022-220** Payment of Claims – as presented to the Township Committee for payment thereof in the amount of \$4,904,191.38

**Motion to approve Resolution 2022-220** was moved by Committeewoman Dodd, seconded by Deputy Mayor Baulderstone.

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

### **Resolution 2022-221**

RESOLUTION OF THE TOWNSHIP OF OCEAN, COUNTY OF OCEAN, STATE OF NEW JERSEY,  
ACCEPTING AND APPROVING A SHARED SERVICES AGREEMENT WITH THE TOWNSHIP OF TOMS RIVER, COUNTY OF OCEAN, STATE OF NEW JERSEY FOR THE STORAGE OF RECORDS

**Motion to approve Resolution 2022-221** was moved by Committeewoman Dodd, seconded by Deputy Mayor Baulderstone.

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

### **ORDINANCE 2022-17 – 1<sup>st</sup> Reading – Title Only**

ORDINANCE OF THE TOWNSHIP OF OCEAN, OCEAN COUNTY, NEW JERSEY,  
CONSENTING TO THE FRANCHISE RENEWAL RIGHTS FOR NEW JERSEY NATURAL GAS COMPANY TO LAY AND MAINTAIN GAS MAINS, PIPES, AND SERVICE PIPES, IN AND UNDER THE SURFACE OF ANY OR ALL OF THE ROADS, STREETS, AVENUES, HIGHWAYS, AND PUBLIC PLACES, FOR THE PURPOSE OF FURNISHING NATURAL GAS TO THE TOWNSHIP OF OCEAN

**Motion to approve Ordinance 2022-17** was moved by Deputy Mayor Baulderstone, seconded by Committeewoman Dodd

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

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### 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.

- 2022-222 Resolution authorizing David Bakardjiev, Esq as alternate prosecutor for the Township of Ocean Municipal Court for the year 2022
- 2022-223 Resolution of the Township of Ocean, County of Ocean, State of new Jersey authorizing release of escrow money held in the name JDCK Properties LLC in the amount of \$3,960.17
- 2022-224 Resolution authorizing T&M Associates to provide services for the NJDCA Local Recreation Improvement Grant – Recreational Trail in an amount not to exceed \$28,950.00
- 2022-225 Resolution authorizing the release of escrow money to Block 96, Lot 37 in the amount of \$182.75
- 2022-226 Resolution authorizing the release of escrow money to Block 207, Lot 8 in the amount of \$129.00
- 2022-227 Resolution authorizing the reappointment and authorizing tenure for Plumbing Subcode official Lori Konecsny
- 2022-228 Resolution of the Township of Ocean, County of Ocean, State of New Jersey, awarding bid for the fiscal year 2021 NJDOT Municipal Aid Road Program for the improvement to Bonita Road and Lagoon View Drive to Earle Asphalt Company in the amount of \$787,613.13
- 2022-229 Resolution authorizing RVE Engineering to complete a hydraulic study for the Department of Public Works in an amount not to exceed \$35,000.00
- 2022-230 Resolution authorizing RVE Engineering to design, permit and construction phase services & NJ I-Bank Loan assistance for the Pebble Beach Water Treatment Plant Replacement (8<sup>th</sup> Street) in amount not to exceed \$258,420

### Motion to approve Resolutions 2022-222 through 2022-230

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

### Resolution 2022-231

Authorizing the acceptance of the 2021 Audit and that the governing body have personally reviewed, as a minimum, the Annual Report of Audit and specifically the sections of the Annual Audit entitled “Comments and Recommendations”

**Motion to approve Resolution 2022-231** was moved by Committeewoman Dodd, seconded by Deputy Mayor Baulderstone.

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

### Resolution 2022-232

Resolution authorizing the Township Committee to enter into Executive Session for the purpose of: Contractual and potential property acquisition

**Motion to approve Resolution 2022-232** was moved by Deputy Mayor Baulderstone, seconded by Committeewoman Dodd

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

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**Motion to approve: TABLED** Towing Licenses July 1, 2022 – June 30, 2024 -

South Shore Towing, Jersey Shore Towing, Priced Rite Auto Repair & Towing, Lacey Amoco, Inc. Towing and Midnight Towing, Inc.

*Update: Should be January 1, 2023 – December 31, 2024*

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

Recreation – Senior Social – Tuesday

Recreation – Adult – Fiber Art – 3<sup>rd</sup> Wednesday

Recreation – Diabetes Education Class – Wednesday – September

Amy Birch – October 23, 2022

Pebble Beach Homeowners Association – 2<sup>nd</sup> Thursday monthly

Dine on Us, Inc – August 27<sup>th</sup> & 28<sup>th</sup> – Pickleball Tournament Fundraiser

Muckdogs Baseball Club Baseball Tournament – October 14 – 16, 2022 – Field 1

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

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

### Next Scheduled Business Meetings

September 20, 2022 – 6:00 pm

October 18, 2022 – 6:00 pm

November 15, 2022 – 6:00 pm

December 20, 2022 – 6:00 pm

*\*Additional meetings can be scheduled and advertised.*

Township Attorney Chris Dasti discussed official action will not be taken after the Executive Session. The Township Committee can motion to move into Executive Session and also motion to adjourn the meeting.

### **Motion to move into Executive Session and Adjourn Meeting**

Motion 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