

MEETING MINUTES

**TOWNSHIP OF OCEAN
COUNTY OF OCEAN
BUSINESS MEETING
February 2, 2023
10:00 am**

Call to Order

Flag Salute

ROLL CALL: LOPARO X DODD X BAULDERSTONE 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 Discussions

- I Bank Funding – Discussion on the 8th Street, Water Treatment Plant – RVE Engineering

Jim Oris, Township Water/Sewer Engineer, Remington & Vernick Engineers (RVE), discussed he is here to talk about options for the replacement of the water treatment plant. The plant has a few names, 8th Street Water Treatment Plant, 7th Street Water Treatment Plant and Pebble Beach Water Treatment Plant. The Township embarked on an evaluation of the water treatment plan when the Township did the Water Quality Assessment Asset Management Plans, which were required by the New Jersey Department of Environmental Protection (NJDEP). In the discussions and further evaluation with the Department of Public Works Water Superintendent, that plant has well passed its useful life.

RVE has prepared a proposal and are authorized to redesign the water treatment plant and evaluate the water network and came up with an alternative analysis and cost for improvements to the water system. In today's packet is the report that was prepared, which lists options and costs. Today's main focus is to decide where and what should be built. The water treatment plant, in its current location, is very close to the water. RVE is increasingly being asked to design critical facilities, with the understanding that the sea level rise will have an impact on those critical facilities.

RVE put together some exhibits to help with the discussion about what sea level rise can mean to this location. In the packet are 11x17 maps. Also in the packet is a document called Comparison of Flood Hazard with a FEMA insignia on top. This is a tool that can be accessed online. It tells the user what the current effective flood map is for a certain area and what they are proposing under the preliminary flood maps. When FEMA puts out the maps, they are putting out mapping for the 100 year flood and for the 500 year flood but it does not take into account sea level rise. On the left hand side of this map it says, Effective Map. You can barely see the red pin under the Township of Ocean 340518. That is where the water treatment plant is.

The water treatment plant is currently in a 500 year flood zone. If the maps are adopted as the preliminary proposed, it would no longer be in the 500 year flood zone. One would think that is a good thing and the Township can rebuild in the same location. This neglects sea level rise. There is additional mapping that he will explain.

The first map states in the lower left hand side, Mean High, High Water of 7 Feet. That would be representative of total water level of 7 foot above the ground. The water treatment plant on the map is high and dry. When Superstorm Sandy came through, the area where the water treatment plant is did not flood. That corresponds to a fifty percent chance with moderate omissions. These are probabilities, estimates, projections.

The second map states if there are moderate omissions and the sea level continues to rise and increase at that rate, this is what we can expect in 2070. Those elevations neglect wave action. This is just still water elevation, not wave action. At the end of 50 years, the water treatment plant would most likely need additional work. This map states the water treatment plant will be fine in 2070.

The third map states a Mean High, High Water of 9 Feet, shows the water starting to creep into the area and, based on high omissions, there is a five percent chance this happens in the future.

The last map states a Mean High, High Water of 11 Feet. The Township would have to account for a storm and wave action. At that point and time, this is not the right place for the Township's critical facility. There is a five percent chance with high omissions. This pushes out closer to the year 2080.

Critical Facilities should be designed for the year 2100, which is 70 years.

Committeeman LoParo inquired if this is going to last 70 years.

Mr. Oris discussed, yes, the structure will last. Pumps and filters would have to be rebuilt. Well points have to get rebuilt. The useful life on the building is usually 40-50 years when it comes to bonding. There are a lot of things that can impact the structure, how it is maintained and weather.

Committeeman LoParo inquired if there could be regulations passed in 30 years that could require the Township to move the plant.

Mr. Oris discussed the State will not regulate the facility to be moved, unless the Township receives money.

Township Administrator/Clerk Ambrosio inquired if the I Bank Funding requires mapping and moving the facility.

Mr. Oris discussed they are going to want to look at the mapping and make sure the Township has done its due diligence in terms of where this critical facility should be located.

Mr. Oris showed an additional map and discussed this is the Storm Surge map with a Category 3 Hurricane. This is what is known as a SLOSH (Sea, Lake and Overland Surges from Hurricanes) model. Data is taken from historic storms in terms of storm surge, direction, wind speed and wave height, which puts this facility in 3-6 feet of water. This is without sea level rise. If the plant stays in the current location, the Township should elevate. The elevation of the property is between 7 and 8 feet. The recommendation is going to put it at least 10-11 feet. If the sea level probabilities continue to go in a higher direction, it will be more difficult to get to the plant when you get to the years 2070, 2080 or 2100.

Mayor Boulderstone discussed the Category 3 map states the plant would be affected by 6-9 feet of water. Even if the plant was elevated it could still not be reached.

Mr. Oris discussed, yes, during the storm. The storm surge would then recede. The critical infrastructure would be designed to be above that. The plant would be automated and have the ability to run on its own and would have Supervisory Control and Data Acquisition (SCADA) controls that could be operated remotely.

One of the locations to move the plant is behind the convenience store at Seneca Boulevard. Well 4 is in this location. It is not enough property for a water treatment plant. The 11 foot map shows that area would be good for a Category 3 storm. Another potential location is Seminole Avenue, which is close to the Mandrake project. The further away from the existing plant, the more expensive it becomes for relocation. If the Township relocates the plant, one of the things that is beneficial is there is already a raw water line that brings water from Well 4 down to the water treatment plant. Well 3 is at the plant. Well 4 is behind the convenience store and Well 5 is off 11th Street. The cheapest options are to rebuild in the current location and elevate the plant to take into account sea level rise.

In the alternatives analysis, Mr. Oris made the suggestion to provide the ability, in the event there is a problem at the 532 Water Treatment Plant, new water could be made at the new water treatment plant and have a booster pump that could bring that finished water up to serve West of Route 9.

Township Administrator/Clerk Ambrosio inquired if the pump would be located in the park near the Little Red Schoolhouse.

Mr. Oris discussed, yes. The Township would have to come up with the exact location based on the hydraulics and the analysis. The intent would be to have some duplicity. If there is ever an event at the Route 532 Water Treatment Plant where it absolutely cannot make water, the Township cannot buy it from Barnegat. When that happens, it is Summer. Barnegat does not have the capacity to sell the water, even if they wanted to. The Township cannot get the water from the Pebble Beach Plant up the hill without a booster pump. The duplicity of having the ability to have two plants in case one goes down, if 532 goes down, water could be pumped up the hill. If Pebble Beach goes down, gravity is our friend and water could be sent down to the areas East of Route 9.

Township Administrator/Clerk Ambrosio discussed if the Township ever connects to Lacey Township, the Little Red School House pump could be used to push water at that location.

Mr. Oris discussed if the Township ever has some interconnection with Lacey Township, that would be the only way it could help the Township, as you go up in grade up Wells Mills Road.

Committeeman LoParo discussed right now there is no way to get water from Pebble Beach to the Little Red School House and inquired if all new infrastructure would have to be built.

Mr. Oris discussed, no. If the water has been treated and the iron removed, the booster pump would have to run a new line to a point where it would be large enough to pull water through. Some of it would happen naturally because the Township is charging the network with a booster pump. The Township wants the ability to have a larger volume of water to be pumped up and charged. It is the same pipe. The town can make it go in either direction with valving. Just valve off the pump and allow gravity to take over.

Chief of Police, Michal Rogalski, inquired how the town would connect to the pump from the Pebble Beach area.

Mr. Oris discussed from any location it could come through Greenbriar or across Route 9 with a larger pipe and that gets expensive in terms of jacking. That selection would be made based on the cost. There is not a design at this point. I Bank is a very good vehicle for these types of projects. They give you the opportunity for principal forgiveness.

Due to the Water Quality Accountability Act, there is an obligation to replace the lead service lines. There are about a thousand lead service lines that are unknown and may need to be replaced. East lead service line is in the neighborhood of \$10,000 to replace, depending on how far it would have to go. The Township is looking at a \$7 million price tag over the next 10 years. The I Bank is funding these projects at 75% principle forgiveness, with the chance that the balance of 25% would be forgiven. 100% funding is for the lead service line only. The cap is around \$5 million. Mr. Oris encouraged the town to apply separately for the lead service line replacement so the town can get in their pipeline and get funding for that work, which is required to be done over the next 10 years, and as a separate application, go in and apply for the water treatment plant rebuild with the booster pump, which is low-interest financing. It is typically 50%, 0% interest. The balance of the other 50% is market rate. Up to 40 year terms.

Committeeman LoParo inquired how long is it to replace 1,000 lead lines, months or years.

Mr. Oris discussed the lead service line project would probably take place over 2-3 years, depending on the Township's ability to borrow. These principle forgiveness projects are not to borrow it but to get reimbursed. The design will be funded upfront. The Township can get into the pipeline, with all of the design done and funding upfront from I Bank. Then that gets rolled into hopefully principal forgiveness and/or loan, depending on which project the town applies for.

Township Administrator/Clerk Ambrosio discussed with the Clean Water Act and the lead lines, the town has almost done minimal except send out the letters. The Township could end up in a situation with the State and if IBank is going to do at least up to \$5 million, the Township needs to apply. This is an unfunded mandate the Township has to do the work. This is a great opportunity for funding. The Township needs to jump on this funding. At least they will pay for the design up front. All municipalities are going to put in for this funding. Down the road the Township will be fined.

Mr. Oris discussed the lead service line is going to be separate. The water treatment plant would be a separate application. The Township will need to make some decisions on where you want to put it. The town cannot apply until we know where we are going to put the plant, either in its current location or an alternate location. Look for feedback from the Office of Emergency Management (OEM).

Mr. Oris discussed to move the plant there will be a need to improve or put a second water line to get the water from Well 3 and 5 to the new location. There is one line that already goes from Well 4 to the water treatment plant, which we would just reverse the flow. That makes that location a little more economical in terms of the pipe. There is no well supply at the other site but it is in close proximity to the 12 inch that comes down Navajo, which runs through the Zell property.

Chief Rogalski inquired if there is a probability factor of a Category 3 hitting, and there is a Category 4 so should a Category 5 be factored in.

Mr. Oris discussed that would come into how high we make it. Once they get into these storm surges, it would be elevated higher. In the design process, the town would make sure a storm is accounted for, whatever is the choice.

Chief Rogalski inquired if the plant is left in its current location, could it withstand a potential Category 4 or 5 rise or is it just stopping at a 3.

Mr. Oris discussed in your packets is a Category 4 map.

Jason Worth, T&M Engineering discussed if a Category 5 hit, the map extends West of Route 9. Its coverage is significant.

Chief Rogalski inquired how high can the plant be elevated now in its current location.

Mr. Oris discussed there is going to be a standard foundation building on piles. The Township can choose how many steps up we want the building to be. Generators and equipment can be on steel platforms. It can be a 12 foot elevation out of the ground. Most towns would design for the 500 year flood. The new standard is to take sea level rise into account and hurricane on top of that. If you set everything at elevation 12, it would probably work and pass with the folks at NJDEP and I Bank. The Township can show them everything its done as part of the application process. It is the most economical option.

Mr. Oris discussed moving further away from the water, knowing these probabilities are projecting emissions and what is going to happen in the global economy. In that chart, High means the town is not going to change the consumption of fossil fuels. Moderate means there will be some global policy changes that would indicate it would be a smaller sea level rise.

Township Administrator/Clerk Ambrosio inquired where the height of the water tower would start.

Mr. Oris discussed it would be at the tops of those buildings next to the water tower. There would be a concrete foundation on piling. It is a little more expensive to build it higher. The more block you have, the more expensive it is going to be.

Chief Rogalski discussed Long Beach Township just rebuilt their water tower near the Acme and inquired what level they built it up to. They built a whole facility there.

Mr. Worth discussed it has to be above base flood plus whatever freeboard is required. It is probably pretty high.

Public Works Superintendent Matt Ambrosio discussed the Water/Sewer Department has been difficult since the day he became Superintendent. Every day there is another problem. The MUA Department did not plan on expansion. I know it is going to cost a lot of money. The town could find a spot on the other side of Route 9, like Pancoast Road, where flooding is not anticipated. Public Works might need a boat to get to the Water Treatment Plant, that is not safe for anybody.

Committeeman LoParo inquired if there is land available West of Route 9 and how big of a piece of land is needed.

Mayor Boulderstone inquired about the land North of the storage facility building on the Western side of Route 9 that has been approved.

Mr. Oris discussed the town would need less than an acre for the water treatment plant.

Township Administrator/Clerk Ambrosio discussed the land around Pancoast Road is all protected.

Committeeman LoParo inquired if the plant was to be relocated behind the convenience store, does the town keep the same tower.

Mr. Oris discussed the tower would be kept at the same location and is fed off the town's network. Water is pumped into the system and the pressure fills the tank. When the plant shuts off, it distributes the water and when the water gets to a certain level, the plant comes back on. The biggest damage from storms is projectiles. The tower can survive the 500 year flood. If the plant is relocated, there still has to be a well house there. You might have to take a boat there, but the finished floor and equipment will be out of the flood.

Mr. Oris discussed in the cost estimates are land values and the piping network. Where the town chooses to relocate will dictate how much piping will be needed.

Public Works Superintendent Ambrosio discussed the plant also supplies water to areas that may not be flooded. If the plant shuts down during a storm, Public Works would have to get to the plant to repair.

Mr. Oris discussed with the Pebble Beach plant, the town can send the water back down the hill. If the Pebble Beach Water Treatment Plant goes out, the town still has the ability to send from the 532 Water Treatment Plant.

Township Administrator/Clerk Ambrosio discussed if the pump is built, the Township can take care of Pebble Beach through the 532 Water Treatment Plant and vice versa.

Mr. Oris discussed there is an Alternatives Analysis in the report on Page 10.

Township Attorney Dasti discussed in terms of the grant funding and reimbursement, is there any way to include project acquisition costs.

Mr. Oris discussed yes, the project can include acquisition costs. Option 1 is to replace the Water Treatment Plant in its current location. That elevation would probably be between Elevation 10 and 11. Option 2 is to replace the Pebble Beach plant with a booster station. That brings it around \$5.7 million. The booster pump station brings it from \$3.8 million to \$5.7 million, so right around \$2 million for the booster pump station.

Township Administrator/Clerk Ambrosio discussed the booster pump is important. The booster pump would be more than likely located West of Route 9, maybe close to the Little Red School House. When the pump is designed, it will probably be put somewhere on Township property.

Mr. Oris discussed if it is Green Acres encumbered, there may be an issue. There are other options in the Township to put it. Option 3 is expanding the Well Water Pump Station. Instead of having a Water Treatment Plant at all, all operations would be moved to Route 532. The Township would have to go through the permitting process to make sure the town can expand the plant. There is the allocation from the Wells the town has. The Township would just be moving the treatment process to Route 532. Option 4 is relocating Wells 3, 4 and 5 and expand the 532 Water Treatment Plant. That is \$8.3 million. The town would have to do a water allocation permit and build new wells somewhere on Township property or buy property. That is a two-year process. That includes doing a hydrogeologic survey of wells in the

area and determining which aquifer would you be able to tap into and what would happen if the town were to draw another 1,500 gallons per minute at the aquifer and what that would mean.

Township Administrator/Clerk Ambrosio discussed at that point, it would be better to network with Lacey. Lacey Township already has all those permits and more water than they need. Those permits are not easy to get and quite a challenge.

Mr. Oris discussed getting new wells permitted is a lengthy process. Option 5 is to replace the plant in its current location and instead of doing a booster pump, have 532 add a sister tank at Greenbriar or another tank somewhere in the elevation of Greenbriar so the town can make more finished water. The plant would make water and double the storage at Greenbriar. The storage tank would not need to be elevated because the ground is so high there. The reason why the tank is elevated at Pebble Beach is so the gravity will provide the hydraulic grade needed.

Committeeman LoParo discussed there is no price on relocating the water treatment plant behind the convenience store.

Mr. Oris discussed that has not been scoped out yet, as he is not sure the Governing Body wanted to choose that. The increase in cost would be the land acquisition. It's 1,500 feet, \$200.00 per foot. It is still higher and would still be above the flood elevation.

Committeeman LoParo discussed that is a \$3 million difference and never have to worry about flood.

Mr. Oris discussed it's about a \$2 million increase over the \$3.8 million. A Category 4 would probably see 0-3 feet of water. If the town built it at 5 feet, the plant would survive.

Mr. Oris discussed the water supply purchase is in the report, based on if the town were to not have the plant and have to buy water from Lacey Township. The annual purchase is \$960,000. Annual operating costs is \$30,000. The upfront capital is about \$2.7 million.

Mr. Oris discussed the most economical option is to rebuild it in its current location. The second most economical and taking into account sea level rise would be to move it away from the water and the Seneca Boulevard would be the most economical if the town chooses that and then it would go to the other location. It's a little more expensive as all the raw water has to be even further away. The booster station gives the Township redundancy to the 532 point. It is closer to \$2 million. The booster pump or the second water tower are the two recommended options that give you redundancy or more water supply. In its essence, the issue the town has on the 532 side of the system is there is just not enough water when all the irrigation comes up.

Township Administrator/Clerk Ambrosio inquired about expanding the 532 Water Treatment Plant.

Mr. Oris discussed if the Township has more storage, that means you can make more water in the off hours and stay ahead of it. Mr. Oris discussed he does not know if the town needs to really increase production at 532 unless the town is going to get rid of the Pebble Beach plant. The booster pump station is the redundancy to the 532 plant. Under normal circumstances, it is functioning properly. The plant can make water and backwash it. The booster pump will run more only in the summertime when irrigation is going on. It can be refurbished in the off season. The town can also have an additional pump that would be valved off.

Lt. Scott Murphy, Ocean Township Police Department, discussed fire suppression and inquired if there is a difference from the pump to the storage tank and would it be less by just being gravity fed from the tank instead of having the actual pump there.

Mr. Oris discussed the booster pump and tank's design would keep the same pressure. The town is not looking to increase the pressure in the system above what is normal. The town does not want a booster pump that overcharges the system and creates leaks. It should be designed to match the need of the pressure range that the town wants the system to operate.

Mayor Baulderstone inquired if the town went with Option 1, where would the new plant be built on that property. The existing plant would stay until the new plant is built.

Mr. Oris discussed in the parking lot that is there now.

Superintendent Ambrosio discussed there is some plumbing under the parking lot but it can be handled.

Township Administrator/Clerk Ambrosio discussed the Township Committee needs to authorize Jim Oris to move forward with the application process for the lead pipe project. The Township Committee agreed to move forward.

Mayor Baulderstone thanked Mr. Oris for the excellent presentation.

Mr. Oris discussed it is a lot of information. Please call him if you have any questions.

PUBLIC COMMENT:

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

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

No comment from the public.

Motion to close Public Comment was moved by Deputy Mayor Dodd, seconded by Committeeman LoParo.

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

Resolution 2023-89

Resolution authorizing appropriation transfers with the 2022 municipal budget in the amount of \$24,100.00 current fund.

Motion to approve Resolution 2023-89 was moved by Deputy Mayor Dodd, seconded by Committeeman LoParo.

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

ORDINANCE NO. 2023-2 - First Reading – Title Only

AN ORDINANCE OF THE TOWNSHIP OF OCEAN, COUNTY OF OCEAN, STATE OF NEW JERSEY AMENDING CHAPTER 299 OF THE TOWNSHIP CODE ENTITLED “SIGNS” SO AS TO AMEND VARIOUS SECTIONS

Motion to approve Ordinance 2023-2 was moved by Deputy Mayor Dodd, seconded by Committeeman LoParo.

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

- 2023-90 Resolution authorizing insertion of an item of revenue in the 2022 Budget in the sum of \$107,845.00 from Older Americans Act Title III Area Plan Contract 2023
- 2023-91 Resolution of the Township of Ocean, County of Ocean, State of New Jersey regarding the Governor’s Council of Alcoholism and Drug Abuse for July 1 2023 – June 30, 2024 in the amount of \$6,023.25
- 2023-92 Resolution of the Township of Ocean, County of Ocean, State of New Jersey regarding the Governor’s Council on Alcoholism, and drug abuse the grant is e year term from September 1, 2023 – September 30, 2025
- 2023-93 Resolution accepting the resignation of Kevin Frost, Part-Time Meter Technician last day February 6, 2023
- 2023-94 A Resolution of the Township of Ocean, County of Ocean, State of New Jersey, Authorizing the Execution of Shared Services Agreement with the County of Ocean Pursuant to N.J.S.A. 40:8A-1 et. seq., for the Prosecutor’s Program
- 2023-95 Resolution appointing Anthony Pellegrino to the Board of Adjustment filling the unexpired term of Ralph Dawes
- 2023-96 Resolution of the Township of Ocean, County of Ocean, State of New Jersey, appointing redactors pursuant to Daniel’s Law P.L. 2021, c.371

Motion to approve Resolutions 2023-90 through 2023-96

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

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

Resolution 2023-97

Resolution authorizing the Township Committee to go into Executive Session for the reasons: attorney client privilege.

Motion to approve Resolution 2023-97 was moved by Deputy Mayor Dodd, seconded by Committeeman LoParo.

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

ORDINANCE NO. 2023-3 First Reading – Title Only

AN ORDINANCE OF THE TOWNSHIP OF OCEAN, COUNTY OF OCEAN, STATE OF NEW JERSEY ESTABLISHING CHAPTER 127 OF THE TOWNSHIP CODE ENTITLED “BUSINESS, RENTAL PROPERTY AND MULTI-FAMILY PROPERTY INSURANCE AND REGISTRATION”

Motion to approve Ordinance 2023-3 was moved by Deputy Mayor Dodd, seconded by Committeeman LoParo.

Roll Call: LoParo: Yes, Dodd: Yes, Boulderstone: Yes

Township Attorney Christopher Dasti discussed the Township Committee is going into Executive Session to discuss Attorney/Client privilege information. No formal action will be taken. Meeting can be adjourned.

Next Scheduled Business Meetings

February 21, 2023 – 6:00 pm
March 2, 2023 – 10:00 am
March 21, 2023 – 6:00 pm
April 6 2023 – 10:00 am
April 18, 2023 – 6:00 pm

**Meetings can be added or cancelled as necessary

Adjournment

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

Roll Call: LoParo: Yes, Dodd: Yes, Boulderstone: Yes

Signed and Submitted:

Diane B. Ambrosio, RMC
Municipal Clerk

Date