

MEETING MINUTES

**TOWNSHIP OF OCEAN
COUNTY OF OCEAN
BUSINESS MEETING
May 16, 2023
6:00 pm**

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

Proclamation

National Police Week – May 14-20, 2023

Committeeman LoParo read and presented the proclamation to Sergeant James Kinlan, Corporal Steven Mandarine, Patrolman Philip Calanni and Patrolman Kyle Pimm of the Ocean Township Police Department to honor National Police Week, May 14-20, 2023.

National Firefighters' Day – May 4, 2023

Deputy Mayor Dodd read and presented the proclamation to the Waretown Volunteer Fire Company Captain Thomas Munt, Lieutenant Jeremy Sutton and Firefighter Aundrea Munt to honor National Firefighters' Day May 4, 2023.

National Public Works Week – May 21-27, 2023

Mayor Baulderstone read and presented the proclamation to Superintendent of Public Works Matt Ambrosio and Deputy Superintendent of Public Works Dan Kehoe to honor National Public Works Week May 21-27, 2023.

National EMS Week – May 21-27, 2023

Mayor Baulderstone read and presented the proclamation to Steve Emanuel, 1st Lieutenant EMT; Aundrea Munt, 2nd Lieutenant EMT; Cassie Mokracek, Vice President EMT; Jonathan Korndoerfer, Cadet; Bryar Signorelli, Admin. Officer EMT; Noah Lieter, Driver; Colleena Lieter, Digital Info Office RN, EMT and Joe Vega, Driver of the Waretown First Aid Squad to honor National Emergency Medical Services Week (EMS), May 21-27, 2023.

Committee Reports

Committeeman – Ben LoParo

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

Thursday and Friday night, from 7:00 pm until 6:00 am, Route 9 will be paved from Seneca Blvd. to Barnegat Beach Drive. There will be one (1) lane of traffic.

Township Administrator/Clerk Ambrosio discussed a flashing sign will be posted at the end of Pancoast Road for the Route 9 paving project.

Ordinance 2023-9 2nd Reading - Reservation for Township Ballfields for Tournaments. There have been requests to use the Township ballfields for baseball tournaments. As the ballfields need preparation during the season and for the tournament, the Township is introducing an ordinance for a per-day fee for use of the ballfields for tournament events. Tonight is the Public Hearing on this ordinance.

Ordinance 2023-8 2nd Reading. This is the public hearing of the Redevelopment Plan for the corner of Route 9 and Chapel Street. Petty Motors Works is expanding their business to this piece of property. The property will be a mixed-use with a professional building and automotive garages. Tonight is the public hearing. The Redevelopment Plan was sent to the Planning Board to approve that it is consistent with the Master Plan. This was approved at the May Planning Board Meeting. Once this plan is approved tonight, the site plan will go to the Planning Board for final approval. The Township appreciates our small businesses and continues to strive to be a business friendly town.

Corliss Park Lake and Recreation Area. The playground equipment has arrived and has been installed. This project was slated to be in 2022 but due to shipping issues, it has not been completed until now. The sod will be completed by Friday. The Grand Opening will be Friday, May 19th at 2:00 pm. There will be a ribbon cutting and an ice cream treat for all those who attend.

There are two pieces of equipment. Thrive is an exercise center for Ages 13 and up with step up platforms, pull-up station, push up station, press, monkey bars, Swedish ladder, decline sit up bench and knee lift dip station. The larger piece of equipment is for children ages 5 to 12. There are slides, climbing, etc.

The Township was able to obtain a small grant and donations from the Forked River Rotary, Holtec Decommissioning Inc., Waretown Family Apartments and the Rotary Club of Barnegat. This is another addition to this great park for all to enjoy.

BLOC Medical Cannabis dispensary. The Township has met with the owners of the medical cannabis business and they are anticipating opening by the end of May. They have discussed having an Open House for residents to walk through the store, prior to the product being delivered.

A possible date could be Monday, May 22nd. Once they have their Temporary Certificate of Occupancy, an inspection form the New Jersey Cannabis Regulatory Commission must be completed and approved. Once that inspection is complete, the Open House can happen for a few hours, prior to product delivery. Once the cannabis is in the store, only people with medical cards can enter the store.

Bank in Town Center. There will be a secondhand dealer in the old Ocean First Bank. All permits and inspections are complete. This business should be opened prior to the end of the month.

Police Department. Resolutions 2023-156 and 157. At this time there has been a resignation and all items are complete to hire a part-time training dispatcher.

Municipal Alliance with the Ocean Township Police Department will host a food drive in the Town Hall parking lot on May 24th, 4:00 pm–8:00 pm.

NJ Take A Kid Fishing Fish & Crab Contest is scheduled for June 3, 2023 at 5:00 pm at Sands Point Park. The program is open to children up to age 12. Registration is 5:00 pm. Contest is 5:30pm–7:00pm. You must bring your own bait and tackle. Prizes will be awarded.

Recreation

The Townwide Yard Sale in June 3rd. As of today 21 homes have signed up for the map and 15 people signed up to bring their items to the Fredric Priff School parking lot. This has been changed from Corliss Park due to parking issues.

The Yoga program is being held at the Frederic Priff School March 14th on Tuesdays through May. Walk-ins are always welcome. There will be a Summer yoga program at the Lake or the Senior Center called Restorative and Gentle Yoga. Cost is \$12.00 per class. Please contact Jeanne in Recreation for further information.

New Exercise Class – Line Dancing will be Mondays and Fridays at the Township’s Community and Senior Center on 11th Street. The cost is \$3.00 per class. Pay as you go.

Township Sponsored Bus Trips

September 22nd – Mets vs. Phillies at Citizen Bank Park \$81.00 per person. Bus departs 4:30 pm for the 7:05 pm game.

October 3, 2023 – Sight and Sound in Pennsylvania. The show is “Moses”. Trip includes transportation, lunch and show ticket. Cost is \$164.00 per person. Bus Departs 8:30 am for the 3:00 pm show.

November 17, 2023 – Caesars Casino bus trip. Cost is \$32.00 per person. Includes \$20.00 back in slot play. Bus departs at 9:30 am.

Thank you.

Deputy Mayor – Lydia M. Dodd

Thank you for joining us this evening.

April 2023 Construction/Zoning Report

Zoning Department. 52 applications approved, 3 applications are pending review and 8 denial applications.

Code Enforcement. 23 Notices of Violation, 6 Second Notices of Violation, 3 properties abated their violations and 0 Liens placed on properties.

Construction. 38 Permits issued, 12 Permit updates and 4 Certificates of Approval, 2 Certificates of Occupancy, 2 Notices of Violation–unsafe structure due to fire and 2 Notices of Violation–false and misleading statements.

The total sale of items on GovDeals in March 2023 was \$4,464.70.

Resolution 2023-154. Additional items that are no longer useful and have outlasted their useful life will be sold on GovDeals this month. I will report back when complete of the total sales.

Budget Information

Ordinance 2023-7, 2023-135. These items are required by the State of New Jersey for the introduction and reading of the 2023 Municipal Budget.

The Budget Public Hearing is tonight. The budget was introduced at the April 18th public meeting. This budget represents a remarkable job of balancing the needs of sustaining a professional municipal operation versus the financial realities of our taxpayers. It is a delicate balance between the two but I firmly believe we have struck that balance with the 2023 budget.

The Township continues to review areas that can be improved. The Township is continuing Shared Service Agreements for cost savings. The positions are part-time Construction Official and Sub-Code Officials. The Township has a part-time Tax Collector and part-time Tax Assessor for additional cost savings.

There are the annual costs of doing business that go up including 11% increase in pension payments, 7% in health care costs, salaries, fuel, electric and rates have been increased at the Ocean County Landfill 8% since January 1, 2023. This year the garbage and recycling contract increased \$150,000. The Township is paying for ambulance services Monday through Friday from 6:00 am to 6:00 pm, approximately \$140,000 for the year.

The revaluation that was ordered is an additional \$50,000 in the budget for the next five years.

The Township's Ocean County Joint Insurance fund, which also handles the Township's insurance and Workman's Compensation plan, has increased but the Township worked diligently to update all areas of the cyber security to obtain a discount. The Township has additional funding coming in from the cellular carriers on Township property.

Because the school district's referendum was approved so late, it was too late for the added amounts to be included in the tax bills and was not collected by year-end. This created a problem for the Township because the full amount of the referendum was being included as an expense due to the Township being obligated to pay the tax increase but the revenue cannot be recognized because the cash was not collected from the Taxpayers until 2023. This changed the reserve for uncollected taxes.

Deferring school tax will have the effect of moving the expense into 2023, where the revenue will be recognized and received. Then, at the end of 2023, the Township can approve a resolution cancelling the amount that was deferred so that the Township reverts back to the normal payment schedule. Management is recommending this deferral so that the expense is recognized in the period the revenues are collected.

The water towers on Birdsall and in Pebble Beach are complete. The Township is reviewing all items in the water & sewer department to continue to plan for the maintenance of the pipes, pump stations and clean water.

The Township Committee along with the Township Finance Officer and Business Administrator have been working diligently to have the 2023 budget complete. This year even with the Township working hard to keep costs down the Township will have an increase of two and half cents (\$.025).

	<u>Avg. House Assmt.</u>	<u>Avg. Increase based upon \$.025</u>
Township Houses	\$272,100	\$68.03 - Total year \$5.66 per month
Greenbriar Houses	\$323,600	\$80.90 - Total year \$6.74 per month

Thank you.

Mayor – Ken Baulderstone

Good evening.

Resolution 2023-155. This resolution awards the contract for the 2022 New Jersey Department of Transportation (NJDOT) Municipal Aid Grant for Marine Road and Bayview Drive to South State Inc. in the amount of \$801,000.00. The Township received a grant of \$208,000.00 for the paving portion. The Township has bonded for the stormwater and drainage. The project should be completed June through August of this year, depending on the weather.

New Jersey Department of Community Affairs (NJCA) Local Recreation Grant Program FY 2023. The Township had submitted funding for pickleball courts and was awarded \$41,000.00 from this grant program. The Township is reviewing areas to build additional pickleball courts. The pickleball courts at Sands Point Park are always busy and many requests have come in for additional courts.

The Township Committee will be discussing tonight having the pickleball courts at Corliss Park Lake and Recreation Area. The Township would change the basketball courts into six pickleball courts. The Township is discussing this area due to pickleball can be very loud. This seems to be a great location and adding an additional six courts would benefit the Township.

Special Events Committee. The Founder’s Day Fireworks will take place on May 27th at 6:00 pm at Waretown Bayfront Park & Pier. DJ Mike Thompson will be there, along with the ShopRite Fill the Grill Taste the Sizzle Food Truck, with free food samples. There will also be an ice cream truck to purchase food. Please bring your own chairs. The fireworks show will start at 9:00 pm. The rain date is Sunday May 28th.

The Special Events Committee is discussing the possibility of a Fall event or concert in September or October.

Senior Services

On May 4th the Ocean Township Police Department had an educational seminar on Fraud Prevention. There were over 32 attendees. Chief Rogalski had a meet and greet on May 10th.

The next Police event will be Basic First Aid, AED, and CPR on June 1, 2023 at 10:00 am at the Engle Sprague Senior Center. Please RSVP Jeanne in Recreation.

Thank you.

Discussion: Tuomey Park

Township Administrator/Clerk Ambrosio discussed Mayor Baulderstone, Township Engineer Jason Worth, Superintendent of Public Works Matt Ambrosio and Deputy Superintendent of Public Works Danny Kehoe looked at Tuomey Park, Sands Point Park and Corliss Park regarding the pickleball courts. It was discussed that the pickleball courts could go where the basketball courts are, which are never used, at Corliss Park. It was discussed three (3) pickleball courts could fit at Tuomey Park and six (6) at Corliss Park. The noise could be an issue.

Township Engineer Jason Worth discussed the concept plan for the conversion of the existing basketball courts into six (6) pickleball courts. With either orientation, the court area has to be widened by about 20 feet. The option where it is widened toward the lake is recommended. That keeps the courts oriented in a North-South direction. The sun rises East-West so it will be less interference with people playing. There is only one corner that requires fill and maybe a small wall. It is easier to build in this direction. There is also some work needed at the tennis courts and it keeps the work centralized, which helps with costs. Township Engineer Worth recommended the basketball courts convert into the six pickleball courts with the slight expansion to fit them. The tennis courts will be rehabilitated and the existing pickleball courts at Sands Point Park will be crack-sealed, leveled and recolor-coated, all as one project.

Mayor Baulderstone discussed the tennis court at Sands Point Park has the wrong orientation. No one ever used the court because of the sun in your eyes. Doing this, as the Township Engineer proposed, is a great idea. By putting the dog park with the tennis court, it means more people are utilizing the park. It is a wooded area and some people worry about safety. By having more people utilize the park due to the pickleball courts, it will feel even safer for the residents.

Township Administrator/Clerk Ambrosio discussed taking down the roller hockey court at Tuomey Park. The Township can do that in-house. The insurance company is concerned, as it is cracked and sinking. It can be replaced with grass.

Township Engineer Worth discussed there are other permanent, outdoor amenities, concrete cornhole structures, ladder ball structures or other recreational elements. There are already horseshoe pits in place.

Township Administrator/Clerk Ambrosio discussed Tuomey Park needs the sidewalk repaired into the park, which can be done in-house. It is an insurance issue as well. The softball field will be spruced up. If the Township Committee is in agreement they can give Township Engineer Worth the approval to work on bid specifications for the pickleball courts at Corliss Park. It should be voted on as a resolution and can be added at the end of tonight's meeting.

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

Shawn Denning Jr., 92 Morey Place Road, thanked the Township Committee for the EMS and Fire Proclamations. Mr. Denning discussed there are now speed limit signs on Morey Place Road and inquired how 25 miles per hour is an appropriate speed limit. 25 miles per hour is taking your life in your hands. It should be a lot lower. That section is blind and uneven and he requested Public Works grade the road. Mr. Denning discussed the reason Morey Place Road has all these troubles is because the construction standards were deviated from when the subdivision was made in 2006. Morey Place is a dirt road. Those six subdivisions should have never been approved without the road being paved. Mr. Denning inquired if the Township Engineer made any progress for the pad at Morey Place Road and Route 532.

Mayor Boulderstone discussed Chief Rogalski can contact Mr. Denning about his concern.

Township Engineer Worth discussed, yes.

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

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

Resolution 2023-151 Payment of Claims - as presented to the Township Committee for payment thereof in the amount of \$3,079,761.02.

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

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

Motion to Approve Meeting Minutes: February 2, 2023

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

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

ORDINANCE NO. 2023-7 - 2nd Reading – Public Hearing

An ordinance for Calendar Year 2023 to exceed the Municipal Budget Appropriation Limits to establish a CAP Bank

Motion to open Public Hearing- Ordinance 2023-7 was moved by Deputy Mayor Dodd, seconded by Committeeman LoParo.

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

No comment from the public.

Motion to close Public Hearing- Ordinance 2023-7 was moved by Deputy Mayor Dodd, seconded by Committeeman LoParo.

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

Motion to approve Ordinance 2023-7 was moved by Deputy Mayor Dodd, seconded by Committeeman LoParo.

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

ORDINANCE NO. 2023-8- 2nd Reading – Public Hearing

An ordinance of the Township of Ocean, County of Ocean, State of New Jersey adopting Redevelopment Plan for Block 192, Lots 3, 5, 6, and a part of Lot 7

Motion to open Public Hearing- Ordinance 2023-8 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 Hearing- Ordinance 2023-8 was moved by Deputy Mayor Dodd, seconded by Committeeman LoParo.

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

Motion to approve Ordinance 2023-8 was moved by Deputy Mayor Dodd, seconded by Committeeman LoParo.

Roll Call: LoParo: Yes, Dodd: Yes, Baulderstone: No

ORDINANCE NO. 2023-9 - 2nd Reading – Public Hearing

AN ORDINANCE OF THE TOWNSHIP OF OCEAN, COUNTY OF OCEAN, STATE OF NEW JERSEY AMENDING AND SUPPLEMENTING CHAPTER 262 OF THE TOWNSHIP CODE ENTITLED “PARKS AND RECREATION AREAS” TO ESTABLISH ARTICLE VII THEREOF “RESERVATION AND USE OF TUOMEY PARK BASEBALL FIELD AND RAILROAD AVENUE BASEBALL FIELD”

Motion to open Public Hearing- Ordinance 2023-9 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 Hearing- Ordinance 2023-9 was moved by Deputy Mayor Dodd, seconded by Committeeman LoParo.

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

Motion to approve Ordinance 2023-9 was moved by Deputy Mayor Dodd, seconded by Committeeman LoParo.

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

ORDINANCE NO. 2023-10 - 1st Reading – Title Only

AN ORDINANCE OF THE TOWNSHIP OF OCEAN, COUNTY OF OCEAN, STATE OF NEW JERSEY REPEALING ORDINANCE 2023-6 AND PROVIDING FOR A SPECIAL EMERGENCY APPROPRIATION OF \$250,000 FOR THE PREPARATION AND EXECUTION OF A COMPLETE PROGRAM OF REASSESSMENT OF REAL PROPERTY FOR USE OF THE LOCAL ASSESSOR OF THE TOWNSHIP OF OCEAN, COUNTY OF OCEAN, STATE OF NEW JERSEY

Motion to approve Ordinance 2023-10 was moved by Deputy Mayor Dodd, seconded by Committeeman LoParo.

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

Resolution 2023-135 – First Reading – Title Only

Authorizing the Municipal Budget of the Township of Ocean, County of Ocean, State of New Jersey for fiscal year 2023. The Budget Summary will be published on April 24, 2023 in the Asbury Park Press Newspaper. The Public Hearing on the Budget Resolution will be held May 16, 2023 at the Municipal Building Meeting Room, 50 Railroad Avenue, Waretown NJ 08758 at on or about 6:00 pm for final passage.

Motion to open Public Hearing- Resolution 2023-135 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 Hearing- Resolution 2023-135 was moved by Deputy Mayor Dodd, seconded by Committeeman LoParo.

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

Motion to approve Resolution 2023-135 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.

- 2023-152 Resolution of the Township of Ocean, County of Ocean State of New Jersey authorizing release of escrow for 2 Shore Drive in the amount of \$1,090.15
- 2032-153 Resolution of the Township of Ocean, County of Ocean State of New Jersey authorizing release of escrow money for 62 Baltic Avenue in the amount of \$392.65
- 2023-154 Resolution authorizing disposal of surplus property of the Township of Ocean, County of Ocean, State of New Jersey on GovDeals for 2014 Ford Explorers, 2006 Ford F350 Super Duty, School Speed limit flashing signs, and other various items.
- 2023-155 RESOLUTION OF THE TOWNSHIP OF OCEAN, COUNTY OF OCEAN, STATE OF NEW JERSEY, AWARDDING BID FOR THE FY 2022 NJDOT MUNICIPAL AID ROAD PROGRAM IMPROVEMENTS TO BAYVIEW DRIVE AND MARINE ROAD TO SOUTH STATE INC. in the amount of \$801,000.00
- 2023-156 Resolution authorizing part-time training Police Dispatcher Kristina M. Grace at \$18.00 per hour for hours worked.
- 2023-157 Resolution accepting the resignation of Full-Time Police Dispatcher Caitlyn Stevens as of May 23, 2023
- 2023-158 Resolution of the Township of Ocean, County of Ocean, State of New Jersey proclaiming May as Older Americans Month

- 2023-159 Resolution appointing Thomas Munt to the Special Events Committee
2023-160 Resolution authorizing T&M Associates for professional services for the bidding of the Pickleball courts, resurfacing of tennis court and pickleball courts at Sands Point Park.

Motion to approve Resolutions 2023-152 through 2023-160

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

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

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

- Jessica Palis – July 29, 2023
Dawn Mundt – June 24, 2023
Christopher Racaniello – May 13, 2023
Kristina Palmer – September 24, 2023
John Nastka – June 11, 2023
Theresa Siciliano – July 22, 2023
Warren Sutton Jr – August 27, 2023
Grand Bay Harbor – June 12, 2023

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

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

Next Scheduled Business Meetings

- June 1, 2023 – 10:00 am
May 16, 2023 – 6:00 pm
June 20, 2023 – 6:00 pm
July 18, 2023 – 6:00 pm

**Meetings can be added or cancelled as necessary

Adjournment

Motion to adjourn 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