

# MEETING MINUTES

TOWNSHIP OF OCEAN  
COUNTY OF OCEAN  
BUSINESS MEETING  
June 20, 2023  
6:00 pm

Call to Order

Flag Salute

ROLL CALL: LOPARO     X     DODD     X     BAULDERSTONE     Absent    

**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

**Moment of Silence:**

Dorothy Horner, Retired Municipal Clerk and Shirley Balance, Retired Deputy Municipal Clerk for the Township of Ocean.

Deputy Mayor Dodd discussed Dot Horner passed away on June 7, 2023. Dot was the Municipal Clerk for the town for over 47 years before she retired in 2008.

Shirley Ballance passed away on April 29, 2023. Shirley was the Deputy Municipal Clerk and worked for the Township for over 50 years. After Shirley retired as Deputy Clerk, she came back to work for the town part-time in the Finance office. Shirley also worked as a poll worker for the Ocean County Board of Elections for 20 years.

Please stand and bow your head for a moment of silence. May they rest in peace. Thank you.

## **Awards – Ocean Township Police Department**

Lt. Scott Murphy thanked everyone for coming out tonight and discussed there are two (2) awards tonight, the Supervisor Award and the Officer of the Year Award. Sgt. Michael Matelski was presented with the Supervisor of the Year Award and Patrolman Kevin McKnight was presented with the Officer of the Year Award.

## **Committee Reports**

Committeeman – Ben LoParo

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

Resolution 2023-187. Resolution proclaiming June 2023 as Men’s Health Month. This marks the 29<sup>th</sup> year of Men’s Health Month and encourages all citizen to pursue preventative health practices and early detection.

Resolution 2023-189. This resolution is supporting the New Jersey Forest Fire Service and its efforts in mitigating threats from wildfires using ongoing mitigation projects, utilizing prescribed fire, mechanical fuel reduction, and the maintenance and construction of new and established fire breaks which provide safety to the residents of the Township of Ocean.

Resolution 2023-193. The Township needs to complete a resolution for a change order. This change order is for a decrease to the overall cost of the 2022 Recreation Trail Improvements from Royal Oaks Drive to Railroad Avenue. The contract had a 2.62% decrease. The overall total for the project was \$104,580.00.

BLOC Medical Cannabis dispensary. It was nice to see over 75 people attending the open house held by BLOC dispensary. Myself and the entire committee toured the new facility. We were able to speak with staff members and see the security that is in place for the facility. At this time, they are still waiting for the final approval from the Cannabis Regulatory Commission to receive their metrics for the facility, which is the number assigned to this facility. Anything coming in or out of the facility is all numbered for oversight. Once they receive this item, the product will then be brought to the location. They anticipate being open within 2 to 3 days.

Bank in Town Center. There will be a secondhand dealer in the old Ocean First Bank. All permits and inspections are complete and this business is open.

Municipal Alliance with the Police Department. The NJ Take A Kid Fishing Day Fish & Crab Contest was held June 3<sup>rd</sup>. The weather was not great. Twenty (20) people showed up to participate. I would like to thank the Municipal Alliance members who volunteered and the Ocean Township Police Department for showing up and assisting in the event. It was enjoyed by all who attended.

A drive-in movie is planned for September 29<sup>th</sup> on the Frederic Priff field. The movie has not been picked at this time.

The Townwide Yard Sale was held on June 3<sup>rd</sup>. There were 73 home addresses on the map and 17 participants in the parking lot of the Frederic Priff school. All who parked at the Priff School really liked the location. The Township will be requesting use of the parking lot for next year's Townwide Yard Sale.

The Summer Marine Science Camp is sold out. The Tennis Camp has limited availability. Please check with Jeanne in recreation.

The Yoga program is being held at the Community Center on Tuesdays, June through August. Walk ins are always welcomed. It is \$12.00 per class. There were 10 people registered. Please contact Jeanne in recreation for further information.

#### Township Sponsored Bus Trips

September 22<sup>nd</sup> – Mets vs. Phillies at Citizen Bank Park. Cost is \$81 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” and includes transportation, lunch, show ticket. Cost is \$164.00 per person. Bus Departs 8:30 am for the 3:00 pm show.

Township Sponsored Bus Trips, con't.

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

I would like to acknowledge the 248<sup>th</sup> Birthday of the United States Army. Resolution 2023-188 proclaims and commends the soldiers of the United States Army, past and present, and recognize the historic significance of June 14, 2023 as the 248<sup>th</sup> birthday of the United States Army and expresses the appreciation of the citizens of the Township of Ocean to the United States Army and to the dedicated soldiers who have served for 248 years.

Ordinances 2023-12, 2023-13, 2023-14. These three ordinances are updating ordinances in the codebook at this time. The updates clarify wording in each ordinance and fees. The 2<sup>nd</sup> reading public hearing will be July 18<sup>th</sup> at 6:00 pm.

Resolution 2023-170. This resolution is authorizing the roads for the 2024 NJDOT Municipal Aid Road Improvement Program. The roads being submitted are Letts Landing Road, Crosswind Road, and Keelson Drive.

Resolution 2023-173. This resolution is supporting Senate Bill S-3906 for the New Jersey Debt Defeasance and Prevention Fund to provide the much-needed debt relief and give-back property tax relief. The Township of Ocean would receive approximately \$2,853,376.80 to be used to retire debt or fund capital projects.

Resolution 2023-174. This resolution is authorizing the advertisement for bid solicitation for the telecommunication lease on the Seneca Water Tower.

Resolution 2023-180. This resolution is supporting World Elder Abuse Awareness Day to raise awareness about elder abuse, neglect, and exploitation on June 15, 2023.

Ocean County Utility Authority (OCUA). The Township Committee has received a letter stating that the OCUA will be increasing their rate 2% for all items. This will go in effect in 2024.

Independence Day Celebration. The 13<sup>th</sup> Annual Independence Day Celebration will take place this Saturday, June 24<sup>th</sup> at 10:00 am at Corliss Park Lake and Recreation area under the Pavilion. After the event, everyone is welcome to enjoy a free hot dog, chips, and a soda.

Townwide Clean Up Weekend

The Townwide Clean Up Weekend was a great success. The Township Committee and I would like to thank the Environmental Commission as well as the Department of Public Works for keeping things running smoothly throughout the event and Shop Rite of Waretown for donating lunch for the workers.

2023 Townwide Clean Up

- Used Motor oil            500 gallons.
- Used Antifreeze         375 gallons.
- Paint bins                 14 bins
- E-Waste                    ½ Box
- Metal                        5 Boxes
- Concrete                  2 Boxes
- Batteries                  625 pounds
- Cardboard & Paper       543 pounds
- Refrigerators             29
- Propane tanks            63
- Garbage                    26 30-yard Boxes / 4 30-yard Packer trucks

Car Count

Friday	335
<u>Saturday</u>	<u>357</u>
TOTAL	692

Provided by Matt Ambrosio, Superintendent DPW.

Senior Services. The Mobile Food Pantry was at the Community Center on June 12<sup>th</sup> and it was well received. This was the largest turn out of 55 people attending. The next scheduled date is July 17<sup>th</sup> at 12:00 pm.

All programs and meals at the Engle Sprague Senior Center are very well attended and attendance continues to increase every month. Please register. All are welcome.

Wellness Speaker Programs and activities are offered after every meal. Please pick up the calendar in the back of the room or on the Township website and e-mail for events at the Senior Center. There is a new speaker every week.

Ocean County Congregate Meals. Hot meals are served on Mondays and Wednesdays. There is a wellness speaker program after the meals. Fulfill of Monmouth County provides a boxed lunch for attendees to eat in or take home on Tuesdays and Bingo is held for nominal prizes.

There are many exercise classes, social recreation including Art, Bingo, Cards, Mahjong, Bunco and other games that everyone is welcome to attend. It is a wonderful way to socialize, meet new people and just be able to be out of the house.

Thank you.

Deputy Mayor – Lydia M. Dodd

Thank you for joining us this evening.

I would like to start with a thank you to Louis Fischer and Jason Worth for their great work and perseverance on the National Flood Insurance Program (NFIP). The Township has been rated a Class 6 in the NFIP Community Rating System (CRS) which qualifies for a 20% discount on flood insurance premiums for most NFIP policies. When a Township participates in the NFIP program the rating determines the cost of flood insurance for the town and residents. There are several steps that continue to be more difficult each year. As stated in the letter from FEMA, “I commend you on your community actions and the determination to lead your community to be more disaster resistant. This commitment enhances public safety, property protection, and protects the natural functions of floodplains and reduced flood insurance premiums.” As per William Lesser, FEMA CRS coordinator.

GovDeals Surplus Auction. The Township sold on the GovDeals website items that have outlived their useful life as well as a confiscated vehicle. The total amount paid to the Township was \$7,149.00. A few items did not sell and have been reposted for a rebid on these items.

#### June 2023 Construction/Zoning Report

Zoning Department. 51 applications approved, 15 applications pending review, 4 denial applications.

Code Enforcement. 25 Notices of Violation, 6 Second Notices of Violation, 2 properties abated their violations and 0 Liens placed on properties.

Construction. 50 Permits issued, 7 Permit updates, 15 Certificates of Approval, 1 Certificate of Occupancy, 2 Notices of Violation–work without permits, 2 Unsafe Structures–Fire/Pool, 3 Notices of Violation–Failed to call for inspections.

Ordinance 2023-15 Bond Ordinance. This bond ordinance being introduced today is for multiple projects. The Township did receive a grant from the NJ Department of Transportation (NJDOT) in the amount of \$418,540.00 for work to be completed on Beacon Drive and Nautilus Drive. The NJDOT reimburses the Township once the work is complete. The Township will also include drainage work on the road at this time. This is not covered by the grant. Repairs to a bulkhead on Hornblower Drive are included, as well as the repairs to the front steps of Town Hall. The stairs are in disrepair, as well as the sidewalk and curb. This item has been written up by the insurance company for replacement. The public hearing will be at the July 18<sup>th</sup> Township Meeting at 6:00 pm.

Resolution 2023-173. This resolution is authorizing the renewal of liquor licenses within the Township for July 1, 2023 – June 30, 2024.

Resolution 2023-190. This resolution is requesting a representative from Ocean County to sit on the Board of Public Utilities. The population of Ocean County continues to grow with both full-time and seasonal residents, increasing the need for assurances by utility companies to provide uninterrupted service and to provide reasonable rates.

There are several resolutions required by law to be completed.

- Grants that have been authorized and received to be included in this year's budget must be approved by resolution.
- Bulletproof Vests partnership Grant 2021 & 2022 (total \$,670.00)

- Emergency Management Grant (\$10,000)
- Drunk Driving Enforcement fund \$13,479.86)
- Clean Communities Grant (\$26,948.13)
- NJ Department of Environmental Protection Stormwater Assistance Grant (\$25,000)
- Tax Collector issuing refunds for overpayments or Disabled Veterans Status

Thank you.

**PUBLIC COMMENT:**

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

Roll Call: LoParo: Yes, Dodd: 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

**Resolution 2023-168** Payment of Claims as presented to the Township Committee for payment thereof in the amount of \$1,320,852.63.

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

Roll Call: LoParo: Yes, Dodd: Yes

**Motion to Approve Meeting Minutes** was moved by Deputy Mayor Dodd, seconded by Committeeman LoParo.

Roll Call: LoParo: Yes, Dodd: Yes

**ORDINANCE NO. 2023-11 - 1<sup>st</sup> Reading – Title Only**

AN ORDINANCE OF THE TOWNSHIP OF OCEAN, IN THE COUNTY OF OCEAN, NEW JERSEY, 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, IN THE COUNTY OF OCEAN, NEW JERSEY

**Motion to approve Ordinance 2023-11** was moved by Deputy Mayor Dodd, seconded by Committeeman LoParo.

Roll Call: LoParo: Yes, Dodd: Yes

**ORDINANCE NO. 2023-12 - 1<sup>st</sup> Reading – Title Only**

AN ORDINANCE OF THE TOWNSHIP OF OCEAN, COUNTY OF OCEAN, STATE OF NEW JERSEY AMENDING AND SUPPLEMENTING SECTION 209-14 OF THE TOWNSHIP CODE ENTITLED "CONDITIONAL APPROVALS"

**Motion to approve Ordinance 2023-12** was moved by Deputy Mayor Dodd, seconded by Committeeman LoParo.

Roll Call: LoParo: Yes, Dodd: Yes

**ORDINANCE NO. 2023-13 - 1<sup>st</sup> Reading – Title Only**

AN ORDINANCE OF THE TOWNSHIP OF OCEAN, COUNTY OF OCEAN, STATE OF NEW JERSEY AMENDING AND SUPPLEMENTING VARIOUS SECTIONS OF THE TOWNSHIP CODE RELATED TO FEES

**Motion to approve Ordinance 2023-13** was moved by Deputy Mayor Dodd, seconded by Committeeman LoParo.

Roll Call: LoParo: Yes, Dodd: Yes

**ORDINANCE NO. 2023-14 - 1<sup>st</sup> Reading – Title Only**

AN ORDINANCE OF THE TOWNSHIP OF OCEAN, COUNTY OF OCEAN, STATE OF NEW JERSEY AMENDING AND SUPPLEMENTING CHAPTER 410 OF THE TOWNSHIP CODE ENTITLED “AFFORDABLE HOUSING DEVELOPMENT FEES” SPECIFICALLY SECTION 175 ENTITLED “HOUSING TRUST FUND”

**Motion to approve Ordinance 2023-14** was moved by Deputy Mayor Dodd, seconded by Committeeman LoParo.

Roll Call: LoParo: Yes, Dodd: Yes

**ORDINANCE NO. 2023-15 - 1<sup>st</sup> Reading – Title Only – Bond Ordinance**

AN ORDINANCE OF THE TOWNSHIP OF OCEAN, IN THE COUNTY OF OCEAN, NEW JERSEY, PROVIDING FOR VARIOUS CAPITAL IMPROVEMENTS AND OTHER RELATED EXPENSES IN AND FOR THE TOWNSHIP OF OCEAN AND APPROPRIATING \$1,500,000 THEREFOR (INCLUDING A GRANT IN THE AMOUNT OF \$418,540 EXPECTED TO BE RECEIVED FROM THE NEW JERSEY DEPARTMENT OF TRANSPORTATION), AND PROVIDING FOR THE ISSUANCE OF \$1,486,500 IN BONDS OR NOTES OF THE TOWNSHIP OF OCEAN TO FINANCE THE SAME.

**Motion to approve Ordinance 2023-15** was moved by Deputy Mayor Dodd, seconded by Committeeman LoParo.

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

- 2023-169 Resolution of the Township of Ocean, County of Ocean, State of new Jersey, authorizing partial release of the performance Guarantee to Tradewinds at Waretown
- 2023-170 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 FY 2024 NJDOT Municipal Aid Road Improvement Program for Letts Landing Road, Crosswind Road, and Keelson Drive

- 2023-171 Resolution authorizing the hiring of Zachary T. Brown as a Full-Time Laborer/Operator Entry Worker in Department of Public Works as per the Union Local 172 of South Jersey contract dated January 1, 2023 – December 27, 2027
- 2023-172 Resolution authoring the Liquor License renewals for the year effective July 1, 2023 – June 30, 2024
- 2023-173 Resolution of the Township of Ocean, County of Ocean, State of New Jersey supporting Senate Bill S-3906 for the New Jersey Debt Defeasance and Prevention Fund
- 2023-174 Resolution of the Township of Ocean, County of Ocean, State of New Jersey, authorizing solicitation of bids for the Telecommunication leases on the Seneca Water Tower
- 2023-175 Resolution authorizing the insertion of an item of revenue in the 2023 Budget in the sum of \$2,335.00 from the FY2021 Bulletproof Vest Partnership Grant
- 2023-176 Resolution authorizing the Tax Collector to refund 28 Willow Street in the amount of \$8,079.61 for an error in Tax Sale
- 2023-177 Resolution authorizing the Township of Ocean to accept a subgrant award of the Federal Fiscal Year 2023 Emergency Management performance Grant and Emergency Management Agency Assistance in the amount of \$10,000.00
- 2023-178 Resolution authorizing the release of escrow money for 11 Roberts Road in the amount of \$4,626.00
- 2023-179 Resolution authorizing the refund of building permit fees for 103 Spring Lake Blvd. in the amount of \$328.00
- 2023-180 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
- 2023-181 Resolution authorizing the insertion of an item of revenue in the 2023 Budget in the sum of \$13,479.86 from the FY2023 Drunk Driving Enforcement Fund
- 2023-182 Resolution authorizing the insertion of an item of revenue in the 2023 Budget in the sum of \$26,948.13 from the FY 2023 Clean Communities Grant
- 2023-183 Resolution authorizing the insertion of an item of revenue in the 2023 Budget in the sum of \$1,427.74 from the FY2022 Alcohol Education Rehabilitation Grant
- 2023-184 Resolution authorizing the Tax collection to refund \$1,607.81 to 126 Marine Road for overpayment
- 2023-185 Resolution authorizing the Tax collection to refund \$1,728.44 to 6 Davey Jones Way for overpayment
- 2023-186 Resolution authorizing the Tax collection to refund \$1,913.93 to 202 Third Street due to tax exempt as a totally disabled Veteran
- 2023-187 Resolution proclaiming the month of June as Men’s Health Month
- 2023-188 Resolution acknowledging and proclaiming June 14, 2023 at the 248<sup>th</sup> Birthday of the United State Army
- 2023-189 Resolution of the Township of Ocean, County of Ocean, State of New Jersey supporting the New Jersey Forest Fire Service and Fuels Mitigation Projects using Prescribed Fire and other Treatments
- 2023-190 Resolution of the Township of Ocean, County of Ocean, State of New Jersey urging the Board of Public Utilities to designate a qualified individual from Ocean County to sit on the New Jersey Board of Public Utilities



- 2023-191 Resolution of the Township of Ocean, County of Ocean, State of New Jersey, awarding bid for the FY2022 CDBG Barrier Free Access Improvements at the Construction/Zoning Office to Joseph Porretta Building, Inc. in the amount of \$57,000.00
- 2023-192 Resolution of the Township of Ocean, County of Ocean, State of New Jersey authorizing Execution of recording of Stormwater and Utility Easements for the Waretown Harbor Redevelopment Project
- 2023-193 RESOLUTION OF THE TOWNSHIP OF OCEAN, COUNTY OF OCEAN, STATE OF NEW JERSEY, ACCEPTING AND AUTHORIZING CHANGE ORDER NO. 1 FOR THE 2022 RECREATION TRAIL IMPROVEMENTS
- 2023-194 Resolution authorizing T & M Association for professional services for the Hornblower Drive Bulkhead replacement in an amount not to exceed \$25,400.00
- 2023-195 Resolution authorizing the insertion of an item of revenue in the 2023 Budget in the sum of \$2,335.00 from the FY2022 Bulletproof Vest Partnership Grant
- 2023-196 Resolution authorizing the insertion of an item of revenue in the 2023 Budget in the sum of \$25,000.00 from the New Jersey Department of Environmental protection Stormwater Assistance Grant
- 2023-197 RESOLUTION OF THE TOWNSHIP OF OCEAN, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING RELEASE OF A PERFORMANCE GUARANTEE FOR 103 MARINE ROAD OTHERWISE KNOWN AS BLOCK 239, LOT 45.04
- 2023-198 Resolution authorizing the award of a State Contract #47-CPCPS to Gentilini Motors for the acquisition of a 2023 Tahoe Patrol Specification for the Township of Ocean Police Department in the amount of \$57,027.24

**Motion to approve Resolutions 2023-169 through 2023-198**

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

Roll Call: LoParo: Yes, Dodd: Yes

**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:**

August 5, 2023 – Valeen Netzel

Tuesdays - Yoga – Recreation Department at Community Center

October 13, 2023 – Health Fair/Flu Clinic

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

Roll Call: LoParo: Yes, Dodd: Yes

**Motion to approve:** Block Party Application for the Waretown Volunteer Fire Department - Cornhole Tournament on Corliss Avenue on August 5, 2023 – rain date August 6, 2023

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

Roll Call: LoParo: Yes, Dodd: Yes

**Motion to approve:** Social Affair Permit for the Waretown Volunteer Fire Company on August 5, 2023 – rain date August 6, 2023

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

**Next Scheduled Business Meetings**

July 18, 2023 – 6:00 pm  
August 15, 2023 – 6:00 pm  
September 19, 2023 - 6:00 pm  
October 17, 2023 - 6:00 pm  
November 21, 2023 - 6:00 pm  
December 19, 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

Signed and Submitted:

\_\_\_\_\_  
Diane B. Ambrosio, RMC  
Municipal Clerk

\_\_\_\_\_  
Date