

MEETING MINUTES

TOWNSHIP OF OCEAN
COUNTY OF OCEAN
BUSINESS MEETING
July 18, 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

Committee Reports

Committeeman – Ben LoParo

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

BLOC Medical Cannabis dispensary. The Medical Cannabis dispensary is open. There have been no issues and all who have gone in to obtain their medical cannabis have nothing but nice things to say about the professional staff and their knowledge. At this time, the Township does not receive any additional taxes due to you cannot impose additional taxes on medical cannabis sales.

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

Joe’s Bagels will be open Thursday, July 20th from 6:00 am – 2:00 pm.

Saladworks is currently looking at signage and will be handing in permits shortly for the change of use at the old GNC Store.

Municipal Alliance with the Police Department. A drive-In movie is planned for September 29th on the Frederic Priff field. The movie has not been picked at this time.

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

Township Sponsored Bus Trips

September 22nd – Mets vs. Phillies at Citizen Bank Park. Cost is \$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.

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

Thank you.

Deputy Mayor – Lydia M. Dodd

Thank you for joining us this evening.

June 2023 Construction/Zoning Report

Zoning. 43 applications approved, 17 applications pending review and 3 denial applications.

Code Enforcement. 26 Notices of Violation, 6 Second Notices of Violation, 9 properties abated their violations and 1 Lien placed on property–48 Bay Parkway.

Construction. 53 Permits Issued, 14 Permit updates, 57 Certificates of Approval, 2 Certificates of Occupancy, 1 Continued Certificate of Occupancy, 2 Notices of Violation–work without permits, 2 Notices of Violation–Fail to call for inspections.

Ordinance 2023-15 Bond Ordinance. Tonight is the public hearing on this bond ordinance 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. Also, 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.

Project Updates

Joe's Bagels has passed all inspections, received their Certificate of Occupancy on Friday and are opening on Thursday.

Zano's is opening their pizza restaurant on Thursday.

Ovations Dance Studio is expanding into the unit next to their studio. Their Certificate of Occupancy for the additional space was issued on July 11, 2023.

The Historical Society and Museum has a program every Friday during the summer. This Friday, Jack Henderson will be speaking about the Lighthouse Camp. Attendees can browse the museum after the program. Flyers listing all Historical Society Summer Programs are in the back of the room.

Thank you.

Mayor – Ken Baulderstone

Good evening,

Ordinances 2023-12, 2023-13, 2023-14. Tonight is the public hearing on these three ordinances that update ordinances in the codebook at this time. The updates clarify wording in each ordinance and fees.

Independence Day Celebration. The 13th Annual Independence Day Celebration took place on Saturday, July 8th at Corliss Park Lake and Recreation Area. The Township Committee and I would like to thank the members of the Waretown Volunteer Fire Company, Ocean Township Police Department, Waretown Volunteer First Aid, CERT Team, Department of Public Works, as well as the people who participated, Barnegat American Legion Post 232, Color Guard, Greenbriar Glee Club, Pastor Dawn, Waretown United Methodist Church Bell Choir, Greenbriar Men's Club, Adele Shaw, President of the Waretown Historical Society and all the groups, organizations and volunteers who help make this event a success. Without their hard work and dedication, this ceremony would not be possible.

Utility Sewer Main Repair – Englewood Avenue. The Township is obtaining quotes for the emergency repair to the manhole and adjacent pipe on Englewood Avenue. There will be noise from dewatering prior to the repair, due to the pipe being so low in the ground. The Township is accepting quotes from contractors at this time. As soon as all quotes are received, the project will be awarded due to this being an emergency repair.

Film Ready New Jersey. The New Jersey Motion Picture and Television Commission has developed a program where local communities, towns and counties can become certified as film-ready. Certification is a program that educates municipalities on the basics of motion picture and television production and enables cities and towns to effectively accommodate on-location filming and market their communities as filming destinations, which can be very lucrative for local businesses. While potentially creating some short-term inconvenience to residents, New Jersey has introduced tax benefits for companies filming in New Jersey.

This Film Ready New Jersey program demonstrates to the film production industry that a municipality is enthusiastic about film making and film-ready. Some of the benefits of being certified film-ready, are locations are tagged as a film-ready communities in Real Sound, which is the online location library that gives unlimited access to Real Scouts, who upload location photos on a rolling basis, which creates opportunities for local small businesses and the Township will obtain film-ready community status recognition in State, press releases, newsletters and social media platforms on the Commission's website. The Township can use the Film Ready New Jersey logo and can get ongoing support and services from the Commission. The Township has commenced working on achieving certification and is identifying locations to be included in the location library and will be submitting at least 15 photos of each location. This could be an interesting opportunity for the Township.

Senior Services

Save the Date – October 13th – 10:00am-1:00pm - Health and Wellness Fair will be held at the Senior Center. Flu shots, health screenings and more will be offered.

The Mobile Food Pantry was at the Community Center on July 17th and it was well received. There has been a great turn out. 31 people attended and the remainder of the food was donated to the St. Stephen's Food Bank. The next scheduled date is August 21st at 12 noon.

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 Township e-mail for events at the Senior Center. There is a new speaker every week.

Ocean County Congregate Meals. Hot meals are served every Monday and Wednesday. Tuesday there is pizza and a wellness speaker program after the meals. Fulfill of Monmouth County provides a boxed lunch for attendees to eat in or take home every Tuesday. Bingo is held for nominal prizes.

There are many exercise classes and 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.

Chief of Police - Michal Rogalski

Chief Rogalski read the June 2023 Police Report. The Police Department handled 3,977 incidents for police service, 3 abandoned 911 calls, 27 alarms activated and responded to, 27 animal complaints, 2,284 business/residential checks, 5 acts of criminal mischief, 2 domestic violence incidents, 22 verbal disputes/harassment complaints, 16 disabled vehicles, 7 drunk driving arrests, 1 drug arrest, 95 first aid calls, 26 motor vehicle accidents, 549 motor vehicle stops of which 96 summons were issued, 7 juvenile complaints, 1 local ordinance violation, 5 psychiatric evaluations, 14 persons were arrested on various warrants, 44 suspicious persons and/or vehicles were investigated and 4 thefts from residences or commercial properties and 1 theft from a motor vehicle were investigated. A full list of this activity is on the Township website.

On June 2nd the Police Department graduated the Sixth Grade Class from DARE. This was the first year the Police Department was able to take them on a field trip and went to Urban Air Trampoline Park in Toms River, which was well received. Due to financial issues, the school was not able to provide a class trip this year. By way of fundraising efforts through DARE, we were able to provide them with a field trip for graduation.

The Cone With A Cop event was on June 16th at Trailside Gardens. 164 kids attended with their families, which is the largest showing so far.

On July 14th, 63 recruits graduated from the 11th Annual Junior Police Academy, which was a fantastic week marked with great weather, until graduation.

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

Gary Cottrell, 24 Main Street, inquired how the solar farm is coming along at the old landfill.

Township Attorney Dasti discussed the developers are going through the approval process. They paid the Township approximately \$650,000. They are one-third of the way through.

Mr. Cottrell inquired if that money has been used.

Township Administrator/Clerk Ambrosio discussed some of the money was used in this year's budget and some of the money was put into surplus.

Township Attorney Dasti discussed the Township anticipates, hopefully, closing the deal in the early part of 2024. A lot of that depends on the redeveloper, the NJ Department of Environmental Protection and the approval process. The good is in the future, the Township will have an owner of the property paying taxes. The taxes have not been paid on that property in over 20 years.

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

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

Resolution 2023-199 Payment of Claims – as presented to the Township Committee for payment thereof in the amount of \$1,100,025.37

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

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

Motion to Approve Meeting Minutes: March 14, 2023, April 6, 2023, April 18, 2023 and June 1, 2023

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

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

ORDINANCE NO. 2023-11 2nd Reading – Public Hearing

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 open Public Comment for Ordinance 2023-11:

Motion to approve 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 for Ordinance 2023-11:

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

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

Motion to approve Ordinance 2023-11

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

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

ORDINANCE NO. 2023-12 2nd Reading – Public Hearing

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 open Public Comment for Ordinance 2023-12:

Motion to approve 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 for Ordinance 2023-12:

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

Motion to approve Ordinance 2023-12

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

ORDINANCE NO. 2023-13 2nd Reading – Public Hearing

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 open Public Comment for Ordinance 2023-13:

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

Robert Lange, 2 Shore Drive, inquired what fees is the town increasing?

Township Attorney Dasti discussed the Letter of No Interest fee and minimum fees for all the Subcodes. The reason the Township has to do that is because the Construction Official is shared with Barnegat Township and each town’s fees have to mirror each other.

Motion to close Public Comment for Ordinance 2023-13:

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

Motion to approve Ordinance 2023-13

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

ORDINANCE NO. 2023-14 2nd Reading – Public Hearing

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 open Public Comment for Ordinance 2023-14:

Motion to approve 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 for Ordinance 2023-14:

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

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

Motion to approve Ordinance 2023-14

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

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

ORDINANCE NO. 2023-15 2nd Reading – Public Hearing - 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 open Public Comment for Ordinance 2023-15:

Motion to approve 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 for Ordinance 2023-15:

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

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

Motion to approve Ordinance 2023-15

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

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

ORDINANCE NO. 2023-16 1st Reading

AN ORDINANCE OF THE TOWNSHIP OF OCEAN, IN THE COUNTY OF OCEAN, NEW JERSEY, AMENDING AND SUPPLEMENTING SECTION 410-41 OF THE TOWNSHIP CODE ENTITLED STORAGE OF RECREATIONAL VEHICLES AND EQUIPMENT

Motion to approve 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.

- 2023-200 Resolution of the Township of Ocean, County of Ocean, State of New Jersey authorizing the release of escrow money held for traffic control in the name of Della Pello Paving, Inc. in the amount of \$17,180.19 .
- 2023-201 Resolution authorizing RVE to provide professional services for quote package for sanitary sewer emergency repair on Englewood Avenue in an amount not to exceed \$15,000.00.
- 2023-202 Resolution authorizing a refund for tax payment to Block 86, Lot 33 as the owner is a totally disabled Veteran in the amount of \$2,819.73.
- 2023-203 Resolution authorizing the hiring of a part-time DPW worker James Kormylo at \$15.00 hour for hours worked.
- 2023-204 Resolution of the Township of Ocean, County of Ocean, State of New Jersey, authorizing a lien be placed on 48 Bay Parkway in the amount of \$1,099.72 for overgrown vegetation and other violations.
- 2023-205 Resolution authorizing the Waretown Volunteer Fire Department to hold their annual Poker Run Fundraiser at Corliss Park Lake and Recreation Area August 13, 2023 with a rain date of August 20, 2023

Motion to approve Resolutions 2023-200 through 2023-205

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

Resolution 2023-206

Resolution authorizing the Township Committee to go into Executive Session for the reason:
Personnel, Contractual

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

July 22, 2023 – Marleen Miller

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

Motion to approve; Trident Multisport race on Wells Mills Road on August 19, 2023 at the Citta Boy Scout Camp

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

Motion to approve: Secondhand Dealer License – Game Stop

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

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

Motion to move into Executive Session was moved by Deputy Mayor Dodd, seconded by Committeeman LoParo.

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

Motion to move into Public Session was moved by Deputy Mayor Dodd, seconded by Committeeman LoParo.

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

Resolution 203-207

Resolution authorizing Ocean County Natural Lands Trust Fund to purchase two properties Block 223, Lot 1 and Block 19, Lot 3 for preservations

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

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

Next Scheduled Business Meetings

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, Baulderstone: Yes

Signed and Submitted:

Diane B. Ambrosio, RMC
Municipal Clerk

Date