

# MEETING MINUTES

**TOWNSHIP OF OCEAN  
COUNTY OF OCEAN  
BUSINESS MEETING  
September 19, 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.

Ordinance 2023-20. Tonight is the 1<sup>st</sup> reading of this ordinance, adding an overlay zone for cannabis West of the Parkway. A property owner came to the Township that has property already zoned for agriculture, requesting the property be included. Tonight, the Township Committee is introducing an amendment to the overlay zone.

Resolution 2023-233. This resolution is appointing a full-time dispatcher. Hannah has completed all training and the Police Chief is recommending as a full-time Telecommunicator.

Municipal Alliance with the Police Department. A drive-in movie is planned for September 29<sup>th</sup> on the Frederic Priff field. The movie is Super Mario Brothers. The movie will start at 7 pm.

The Township will host their annual food drive starting on November 1<sup>st</sup>. If there are any businesses that would like to participate in having a drop off box, please contact Jeanne in Recreation.

The Township is hosting the Annual Halloween House Decorating Contest. Registration is open now until October 13<sup>th</sup>. Voting will be on-line. Voting will take place October 24-31, 2023. Winner will be announced the week of November 1<sup>st</sup>.

## **The Township Sponsored Bus Trips**

September 22, 2023. 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” and 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. The cost is \$32.00 per person with \$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.

August 2023 Construction/Zoning Report

Zoning Department. 35 applications approved, 19 applications pending review and 1 denial application.

Code Enforcement. 14 Notices of Violation, 2 second Notices of Violation, 1 property abated their violation and 0 Liens placed on properties.

Ordinance 2023-19 – 2<sup>nd</sup> Reading Public Hearing. Tonight is the second reading of this ordinance to vacate Dam Street on the property that residents know as Glenn’s Pump and Well. This road is listed on the survey and tax maps. This is a formality regarding the redevelopment of the property to officially vacate the road.

Resolution 2023-231 and 2023-232. These resolutions are to cancel taxes for residents who are 100% disabled veterans. This action needs to be completed by resolution, as per State Law.

Project Updates

Salad works has submitted their application and plans and are in review.

Waretown Flex Space – Contractor Storage Facility has updated their permits for plumbing and electrical. The New Jersey Department of Environmental Protection (NJDEP) is requiring deed restrictions.

Bella’s Pizza is working on an expansion into the unit next to the pizza restaurant.

Thank you.

Mayor – Ken Baulderstone

Good evening.

Utility Sewer Main Repair – Englewood Avenue. This emergency repair has been completed. While working on the emergency repair, another repair has been identified. The Township is working on bidding this larger project.

NJ Dept. of Transportation (NJDOT) FY 2022 – Marine Road and Bayview Drive. The storm drain work began on September 11<sup>th</sup> and it is anticipated to last two weeks. Milling and paving work is anticipated for the last week of October and the first week of November. The Township received a grant in the amount of \$208,000.00 for the project.

NJ Dept. of Transportation (NJDOT) FY 2023 – Beacon Drive and Nautilus Road. This contract has been awarded to Black Rock Construction. Test pits have started on September 18<sup>th</sup>. They will start the alternate bid sites Morey Place Road, First Aid Parking Lots and the apron on Morey Place Road. The Township received a grant for \$418,540.00 for the project.

Sport Court Improvements. The work has started on the six pickleball courts at Corliss Park. This week the work on the Tennis Courts will begin. Fence posts are in place. The Tennis Courts will be closed for approximately two weeks while the milling, paving and color coating takes place. There is work that will be scheduled on the Pickleball Courts at Sands Point Park. The Township did receive a grant in the amount of \$62,000.00 for this project.

### Senior Services

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

The Mobile Food Pantry was at the Community Center on August 21, 2023 and then September 18, 2023 at noon. There has been a great turn out. Thirty-One (31) people attended and the remainder was donated to the St. Stephen's Food Bank. The next scheduled date is August 21<sup>st</sup> 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 e-mail for events at the Senior Center. There is a new speaker every week.

Ocean County Congregate Meals. Hot Meals are served on Monday and Wednesday. Tuesday there is Pizza and a wellness speaker program after the meals. 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 August 2023 Police Report. The Police Department handled 4,571 incidents for police service, 4 abandoned 911 calls, 35 alarms activated and responded to, 35 animal complaints, 2,516 business/residential checks, 3 acts of criminal mischief, 8 domestic violence incidents, 18 verbal disputes/harassment complaints, 15 disabled vehicles, 6 drunk driving arrests, 2 drug arrests, 99 first aid calls, 71 general complaints, 33 motor vehicle accidents, 861 motor vehicle stops of which 116 summons were issued, 3 juvenile complaints, 2 local ordinance violations, 7 psychiatric evaluations, 19 persons were arrested on various warrants, 56 suspicious persons and/or vehicles were investigated and 1 theft 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.

### **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.

Bob Lange, discussed in the past he has had problems in the Building Department. Lately, the Building Department seems a lot better with people. There is one issue. There is a new system in place to get your Certificate of Occupancy or Letter of No Interest. Sometimes that can take a couple of days.

Township Administrator/Clerk Ambrosio discussed there was a glitch in the program the Township did not know about. The requests were not showing up at the Department of Public Works (DPW) end.

Gary Cottrell 94 Main Street, inquired about the closure of part of Barnegat Bay regarding clam beds and fecal count.

Township Administrator/Clerk Ambrosio discussed she reached out in August asking for an update. The New Jersey Department of Environmental Protection (NJDEP) said they had been out water testing. Some of the water around it is testing with acceptable numbers. The NJDEP is anticipating changing the status but do not know when. The Township requested quarterly meetings and also discussed the ongoing work being done on Marine Road/Bayview Drive. Township Administrator/Clerk Ambrosio discussed she is waiting to receive the meetings dates.

Mayor Baulderstone discussed he asked the Township Engineer if the Township's Englewood Avenue project had anything to do with the sewage leak.

Township Engineer Jim Oris discussed with regard to the Englewood Avenue project, that certainly cannot be a contributory factor to any type of sanitary sewer leak. The damaged pipe is about 15 feet down, 10 feet below the water line. That leak would only allow water in because of the water pressure of the ground water. There is absolutely no way sanitary sewer is leaking out of the pipe. It was all infiltration. It is always possible it could be discharge from boats traveling or mooring. The numbers were pretty significant in concentration. I doubt that is the primary source.

Township Administrator/Clerk Ambrosio discussed the biggest concerns are the Holiday Harbor area and South Harbor area. The Township asked Ocean County to camera all the pipes in Barnegat Beach, which Township Engineer Jason Worth attended. The camera showed no problems with the sewer pipes in the area.

Township Engineer Jason Worth discussed the County looked at all the sewer pipe within the Barnegat Beach area, Marine Road, Point Road, Bayview Drive and Bonita Road. There were no issues found at that time. There were some storm drain issues, where the pipes were back-pitched towards the road instead of the lagoon. Those pipes are all getting replaced in the last two days. The Township is handling all those storm drainage items in that area. In Holiday Harbor the Township is replacing all the drains off Nautilus Road and Beacon Drive in the next six weeks. Any potential issues with storm drains will all be handled in both those areas.

Mr. Cottrell inquired could the fecal count be human or animal?

Township Engineer Worth discussed if the storm drains are not flowing out and they are testing in the storm drain and not in the lagoon, without proper flushing, there could be impacts coming off of yards and streets that could be getting high counts that are not indicative of what the water condition is in the lagoon and bay. The Township has expressed that. Retesting will be completed as soon as the projects are done. The New Jersey Department of Environmental Protection (NJDEP) Marine Water Monitoring is taking the samples and doing the testing.

Mr. Cottrell discussed this has happened in the last year and a half, as he received a letter last year notifying him he lost four and a half acres of his leased ground that he cannot use at all.

Bob Lange discussed he has owned Holiday Harbor for 37 years. He has a pump out station and is not saying it cannot come from the marinas, unless people are negligent on their boats. The marina also keeps track of how many people get pumped out. If someone does not pump out or pulls a pump out, they get kicked out of the marina.

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

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

**Resolution 2023-229** Payment of Claims – as presented to the Township Committee for payment thereof in the amount of \$841,808.46.

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

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

**Motion to Approve Meeting Minutes: August 15, 2023**

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

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

**ORDINANCE NO. 2023-20 First Reading – Title Only**

AN ORDINANCE OF THE TOWNSHIP OF OCEAN, COUNTY OF OCEAN, STATE OF NEW JERSEY TO AMEND THE OFFICIAL ZONING MAP OF THE TOWNSHIP AND CHAPTER 410 OF THE TOWNSHIP CODE IN ORDER TO ESTABLISH A CANNABIS USE OVERLAY ZONE AND PROVIDE ASSOCIATED ZONING REQUIREMENTS

**Motion to approve Ordinance 2023-20** was moved by Committeeman LoParo, seconded by Deputy Mayor Dodd.

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

**ORDINANCE NO. 2023-19 - 2<sup>nd</sup> Reading – Public Hearing**

AN ORDINANCE OF THE TOWNSHIP OF OCEAN, COUNTY OF OCEAN, STATE OF NEW JERSEY VACATING A PORTION OF DAM STREET

**Motion to open Public Comment for Ordinance 2023-19** 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 2023-19** was moved by Deputy Mayor Dodd, seconded by Committeeman LoParo.

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

**Motion to approve Ordinance 2023-19** 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.**

- 2023-230 Resolution authorizing a refund of building permit fees for 17 Chapel Street in the amount of \$1,995.00.
- 2023-231 Resolution authorizing the canceling of taxes and authorizing a refund for Block 57.10, Lot 216 pursuant to N.J.S.A. 54:4-3.32 in the amount of \$3,435.00.
- 2023-232 Resolution authorizing the canceling of taxes and authorizing a refund for Block 226, Lot 6 pursuant to N.J.S.A. 54:4-3.32 in the amount of \$1,109.89.
- 2023-233 Resolution appointing Hanna E. Young as a full time Police Dispatcher starting September 21, 2023 as per Teamsters Local Union No. 676
- 2023-234 Resolution authorizing a part-time fill-in Plumbing Subcode Official, Mark Ritacco
- 2023-235 Resolution authorizing Ocean County Natural Lands Trust Fund Advisory Committee desires to acquire Block 13, Lot 1 from the Forked River Mountain Coalition

### **Motion to approve Resolutions 2023-230 through 2023-235**

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

### **Resolution 2023-236**

Resolution authorizing the Township Committee to go into Executive Session for the reason of Personnel Matter and 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:**

Marleen Miller – November 4, 2023  
Darcy & Tom Primak – September 23, 2023  
Sandra Heims – September 30, 2023  
Cornerstone at Waretown – October 26, 2023  
Megan Dillon – November 18, 2023  
Recreation – Marine Science Camp – July 8-12, 2024

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 Triathlon October 15, 2023 utilizing Wells Mills/Route 532**

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

Committeeman LoParo inquired if Wells Mills Road will be shut down during the triathlon.

Chief Rogalski discussed they do two events a year. Each time they only use a portion of the roadway. It does not affect the traffic. Signs are put up and the Police Department assists with traffic.

**Motion to move into Executive Session to discuss contractual matters, where formal action may be taken** was moved by Deputy Mayor Dodd, seconded by Committeeman LoParo.

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

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

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

**Resolution 2023-237**

Resolution authorizing Remington and Vernick to provide professional services and to go out to bid for water/sewer manhole repairs on Englewood Avenue.

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

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