

# MEETING MINUTES

**TOWNSHIP OF OCEAN  
COUNTY OF OCEAN  
BUSINESS MEETING  
December 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 2023-28. Tonight is the Second Reading Public Hearing of this ordinance, updating Chapter 289 of the Township Codebook entitled Secondhand Dealers.

Resolution 2023-289. This is for the purchase of two Ford Explorers for the Police Department in the amount of \$80,376.00. These vehicles will be replacing vehicles that have over 130,000.00 miles on the vehicle. These cars are in the budget, one in 2023 and one 2024. At this time police Explorers are difficult to come by and this is an opportunity to keep the fleet the same and continue with the one car per year.

Resolution 2023-290. This resolution is accepting the grant for FY2023 “Drive Sober or Get Pulled Over” for \$7,000.00. This is required by the State of New Jersey to be added to the budget.

## Municipal Alliance

The Township hosted their annual food drive starting on November 1<sup>st</sup> through December 15<sup>th</sup>. In conjunction with the Municipal Alliance, Police Department, Greenbriar Men’s Club and Forked River Rotary, 80 Thanksgiving meals were distributed. The same groups will be providing 80 Holiday meals.

Please be reminded classes for Zumba, Toning, Forever Young and Line Dancing have resumed at the Community Center. Yoga is being offered Tuesdays 4:00 pm – 5:00 pm and now Mondays & Tuesdays is Gentile Yoga from 6:00 pm – 7:00 pm. A person can pay by class and walk-ins are always welcome.

## Recreation Trip

Now taking reservations for the Philadelphia Flower Show on March 8, 2024. Bus departs 12:00 pm and arrives by 1:45pm. Bus departs show at 6:30 pm arriving home at 8:00 pm. Cost is \$90.00 per person. This trip always sells out.

Have a great Holiday Season and see you in 2024! Thank you.

Deputy Mayor – Lydia M. Dodd

Thank you for joining us this evening.

November 2023 Construction/Zoning Report

Zoning Department. 34 applications approved, 5 applications pending review and 6 denial applications.

Code Enforcement. 7 Notices of Violation and 27 properties abated their Violations.

Construction. 39 Permits issued, 4 Permit updates, 21 Certificates of Approval, 2 Certificates of Occupancy and 0 Notices of Violation.

Resolution 2023-281. Tonight, the Township is authorizing appropriation reserve transfers which are allowed by New Jersey State Law in the last two months of the year or in the first three months of the year as necessary.

Resolutions from the Tax Office. These resolutions are listed authorizing cancellation of 2023 taxes for two residents that are certified as totally disabled veterans.

Project Updates

Salad Works permits are in place and the project is moving along with their work.

FlexSpace permit updates have been submitted to the Construction Office. The project is again moving forward.

Thank you.

Mayor – Ken Boulderstone

Good Evening.

Senior Services Grant Funding – Resolution 2023-285. This resolution is accepting the grant award from the Ocean County Office of Senior Services in the amount of \$113,000.00, as required by the State of New Jersey.

Resolutions 2023-286, 287, 288. These resolutions are accepting replacement performance bonds for site, water, and sewer improvements for the project Ocean Isles. This project has also just brought in their New Jersey Department of Transportation permit at this time. Once the footings and foundation permits are brought into the Construction Department, this project could start to move forward. The plans are being signed and finalized at this time.

Holiday Season

The Township held the Annual Tree Lighting and Sundaes with Santa, Snowman, and the Grinch. 167 residents paid to attend this annual event.

The Township has thirteen entries into the Holiday House Decorating Contest. Please be reminded to vote using the Quick Response (QR) code. Voting ends December 21<sup>st</sup>. The winners will be announced on the Township e-mail, website, and Facebook page.

The 3<sup>rd</sup> Annual Holiday Light Spectacular took place December 8, 9 and 15, 16 at Corliss Park Lake and Recreation Area. Thank you to all who came and supported this great event for the Waretown Volunteer Fire Company and for the fireworks during Memorial Day weekend at Waretown Bayfront Park and Pier. The feedback from the people that attended – “Each year it gets better and better!”

Fulfill of Monmouth and Ocean Counties will be coming on December 18<sup>th</sup> with their mobile food pantry from 12:00 pm -1:00 pm. If you or anyone you know is struggling with being able to put food on the table, please come and attend. Fulfill will give out food and fresh produce, which foodbanks do not always provide fresh produce.

#### Senior Services

The Holiday party was very well attended. Food was sponsored by Aspen Dental. Waterview Singers provided the entertainment.

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. Tuesdays there is pizza and a wellness speaker after the meals. Every Tuesday Bingo is held for nominal prizes.

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. Calendars are on the back table and the Township's website.

Please be reminded the Township Committee will hold the Re-organization meeting on January 1, 2024 at 12:00 pm.

Thank you.

#### Chief of Police - Michal Rogalski

Chief Rogalski read the November 2023 Police Report. The Police Department handled 4,342 incidents for police service, 2 abandoned 911 calls, 37 alarms activated and responded to, 13 animal complaints, 2,627 business/residential checks, 4 acts of domestic violence, 23 verbal disputes/harassment complaints, 18 disabled vehicles, 82 first aid calls, 36 general complaints, 28 motor vehicle accidents, 398 motor vehicle stops of which 33 summons were issued, 2 juvenile complaints, 11 incidents of mental health crisis, 13 persons were arrested on various warrants, 2 shoplifting incidents, 44 suspicious persons and/or vehicles were investigated, 2 thefts from residences or commercial properties were investigated. A full list of this activity is on the Township website.

On October 4, 2023, the Juvenile Justice Commission, who is responsible for ensuring all lockups in New Jersey are in compliance with specific State and Federal regulations concerning the handling of juveniles taken into custody, conducted a tour of our facility, a review of our records and policies and procedures regarding the handling of juveniles. In their findings they noted that nondelinquent juvenile offenders are held in nonsecure areas of the facility in a nonsecure manner. Procedures are effective in keeping

juveniles and teen adults sight and sound separated and juveniles are being released prior to the six hour time limit, therefore, our department is in compliance once again this year.

On December 8, 2023, the PBA of our local officers hosted “Shop With A Cop”. They sponsored 14 families selected from the Waretown Elementary School and allowed those families to shop from \$150-\$200 worth of items from the Walmart of Lacey Township. This was our first year conducting that event. The Ocean County Sheriffs Department sponsored 10 families selected from the Frederic A. Priff Elementary School.

On Saturday, December 16, 2023, the Ocean Township Police Department sponsored 75 families for a toy run distribution through the Toy Run Foundation, which included all the toys collected throughout the last couple of months.

Tomorrow, Wednesday, December 20, 2023, the Police Department will be handing out 70+ holiday turkey meals, which was sponsored by the Greenbriar Men’s Club, Ocean Township School District and PBA Local 371. Some of that funding was from “No-Shave November” in December. Our Officers were able to raise \$1,550.00 for not shaving. A partial amount of that money was donated to an Officer from the Sheriffs Department who was diagnosed with ALS and the other part helped with “Shop With a Cop”.

**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

Carol Flood, 381 Tuscarora Avenue, discussed the change to Chapter 410.41 in the Township Code Book, which now allows residents to have four recreational vehicles in the yard instead of two. Mrs. Flood inquired who introduced this ordinance to be changed and requested a list of residents who inquired.

Township Attorney Dasti discussed the Governing Body introduced the ordinance. The ordinance was advertised. There were two meetings. There is no list of people that call Town Hall asking questions. Ordinances are updated every year because there are either issues in town that have to be addressed or residents raise issues. The Township Codes change every year. There is an ordinance on the agenda tonight because things are going to be revised.

Mrs. Flood discussed she reported incidents that were cited and by the middle of July they were cleaned up. The property owners then started adding recreational vehicles to their yard. A neighbor complained and got a response from Diane stating the Township does allow the parking of trailers and boats on the property. The Township changed the ordinance to accommodate people that violated the ordinance.

Township Attorney Dasti discussed the ordinance was not drafted the morning before it was introduced.

Mayor Baulderstone discussed there are many people in this town that have multiple recreational vehicles. Rather than have them not be in compliance, he was in favor of increasing that number because when the original was drafted, it was well before the many types of vehicles they have today, like jet skis.

Mrs. Flood gave a handout to the Township Committee and discussed on Page 1 there are two trailers parked very close to the house. First Responders cannot get into that house quickly. The trailer on Page 2 goes from the street to the curb. There could be drugs or fireworks in the trailers.

Township Attorney Dasti discussed people have a right to privacy. No one knows what is inside anybody's house either.

Mrs. Flood requested the ordinance be changed back to two vehicles.

Connie Romano, 120 Harborage Road, discussed the ramifications of having all of those items on someone's lawn or property. Ms. Romano almost got hit by a car because of the visibility of the car not seeing her. Her daughter also almost got hit by a car with her two dogs. The end of Tuscarora Avenue is a very busy circle. Kids are speeding down there, people walk their dogs and people sit there and look at the beautiful bay. To change this ordinance is going to be a safety issue.

Mayor Baulderstone discussed this ordinance was passed some time ago. There was an opportunity for the public to make comment before this ordinance was passed.

William Seeley, 21 Jones Road, discussed Brookville is God's country. It is historical. Great people live on that road. It has come to his attention that the Township approved a marijuana growing facility at Wells Mills Road and Jones Road.

Township Attorney Dasti discussed an overlay zone was approved. There is no development going out there.

Mr. Seeley inquired if the facility has been approved to be there.

Township Administrator/Clerk Ambrosio discussed there has been no application. The ordinance only added an overlay zone. If someone came in to make application, they could come to the Planning Board and make application.

Township Attorney Dasti discussed the ordinance amended the Zoning to permit that type of use, in the zone on the lot and blocks listed. It is four block and lots between Wells Mills Road and Jones Road.

Mr. Seeley discussed the land owner of the overlay zone has done nothing but destroy his property. He has landscapers come in and dump their clippings and waste on Mr. Seeley's property and is not far from his well to his cabin. Who knows what fertilizers come from these developments that are getting dumped into his water. Mr. Seeley inquired why he did not get a letter about this and why is the Township allowing it.

Township Attorney Dasti discussed the Township has taken that property owner to court to compel enforcement. The ordinance has been passed but there is no application.

Tom Flood, 381 Tuscarora Avenue, discussed prior to the ordinance amending Chapter 410 of the code book, he has been in contact with the Township complaining about his neighbors and was given no information about the amendment.

Justin Jones, 42 Jones Road, inquired if no application for the cannabis cultivation was submitted, what made the Township decide to zone one individual's entire property.

Township Administrator/Clerk Ambrosio discussed in the Pinelands it has to be in an agricultural zone. That property is the only one in the agricultural zone. He is deemed agricultural by the Pinelands and by the State of New Jersey. The Pinelands Forest will allow cannabis growth only and not manufacturing or distribution.

Township Attorney Dasti discussed if there is an application for that use on the property, the owner would have to make an application to the Township Planning Board and the adjoining property. There was a request to rezone the property and the Township Engineer and Planners looked into it. There is no application pending at this time. Once that application is filed, then everyone within 200 feet will receive notice of the application.

Dave Pharo, 51 Jones Road, passed out the overly zone map, with residential homes added, that are adjacent to the overlay zone. There are a lot of residents around this property.

Township Attorney Dasti discussed he is just now hearing the notices were not sent to the residents. The ordinance will have to be repealed. The next meeting is the Reorganization meeting on January 1, 2024.

Township Administrator/Clerk Ambrosio discussed if the ordinance is reintroduced, you will be notified. That is an error on her part. She did not send notices. She apologized to the Township Committee and the public.

Township Attorney Dasti discussed the ordinance was not properly adopted. In actuality the ordinance is not valid and in effect right now, as it was not validly adopted. The Township will have to introduce an ordinance to repeal at two meetings.

Township Administrator/Clerk Ambrosio discussed the ordinance to repeal will be introduced on January 1, 2024 at 12:00 pm. The second reading with public comment will be January 16, 2023 at 6:00 pm.

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

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

**Resolution 2023-280** Payment of Claims – as presented to the Township Committee for payment thereof in the amount of \$831,648.15

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

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

**Motion to Approve Meeting Minutes: November 8, 2023 and November 21, 2023**

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

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

**ORDINANCE NO. 2023-28 - 2<sup>nd</sup> Reading – Public Hearing**

Ordinance of the Township of Ocean, county of Ocean, State of New Jersey Amending and Supplementing Chapter 289 of the Township of Ocean Code entitled “Secondhand Dealers.”

**Motion to open Public Comment for Ordinance 2023-28:** 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 2023-28:** was moved by Deputy Mayor Dodd, seconded by Committeeman LoParo.

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

**Motion to approve Ordinance 2023-28** was moved by Deputy Mayor Dodd, seconded by Committeeman LoParo.

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

**Resolution 2023- 281**

**Resolution of the Township of Ocean, County of Ocean, State of New Jersey, authorizing appropriation reserve transfers in accordance with N.J.S.A. 40A:4-59 – Current Fund \$204,500.00 and Utility Fund \$60,000.00.**

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.**

2023-282 Resolution authorizing cancellation of the 2023 taxes certified totally disabled veteran for Block 57.14, Lot 48 in the amount of \$1,399.21.

2023-283 Resolution authorizing cancellation of the 2023 taxes certified totally disabled veteran for Block 22, Lot 2 in the amount of \$3,796.01.

2023-284 Resolution for member participation in a cooperative pricing system with the Cranford Police Cooperative Pricing System as the lead agency

2023-285 Resolution of the Township of Ocean, County of Ocean, State of New Jersey, authorizing acceptance of a grant awarded through the Office of Senior Services in the amount of \$113,000.00.

2023-286 Resolution of the Township of Ocean, State of New Jersey, accepting replacement performance bond for sewer improvements for Ocean Isle Block 241.11, Lots 12.02, 13.02 and 13.02; Block 343, Lot 20 and Block 352, Lot 1

2023-287 Resolution of the Township of Ocean, State of New Jersey, accepting replacement performance bond for site improvements for Ocean Isle Block 241.11, Lots 12.02, 13.02 and 13.02; Block 343, Lot 20 and Block 352, Lot 1

- 2023-288 Resolution of the Township of Ocean, State of New Jersey, accepting replacement performance bond for water improvements for Ocean Isle Block 241.11, Lots 12.02, 13.02 and 13.02; Block 343, Lot 20 and Block 352, Lot 1
- 2023-289 Resolution authorizing the purchase of (2) 2023 Ford Police Interceptor AWD Vehicle from KOCH 33 Ford for the Total amount of \$80,376.08
- 2023-290 Resolution approving the insertion of an item of appropriation into the 2023 Budget for FY2023 Drive Sober or Get Pulled Over Grant for \$7,000.00

**Motion to approve Resolutions 2023-282 through 2023-290**

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

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

**Resolution 2023-291**

**Resolution of the Township of Ocean, County of Ocean, State of New Jersey, appointing per diem employees for the Township's Recreation Department Programs**

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

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

**Resolution 2023-292**

**Resolution of the Township of Ocean, County of Ocean, State of New Jersey Authorizing the Township Committee to sign a Grant Agreement with New Jersey Department of Community Affairs for Firefighting Equipment and Gear**

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:**

**Lord of Lords Bible Community Center – January 28, 2024**

**Township of Ocean Regular Republican Organization – Last Wednesday of the month**

**Township of Ocean Regular Republican Organization – Executive 3<sup>rd</sup> or 4<sup>th</sup> Wednesday**

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 Licenses for the year 2024**

- **Recycling Partners Inc. (Sonny's Recycling)**
- **Game Stop #6265**
- **AADHARA LLC**
- **Waretown Stamp and Coin**

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

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



Township Administrator/Clerk Ambrosio discussed the Executive Session resolution has been removed. There is no need for Executive Session this evening.

Next Scheduled Business Meetings

Reorganization Meeting – January 1, 2023 – 12:00 Noon

\*\*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, Baulderstone: Yes.

Signed and Submitted:

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

\_\_\_\_\_  
Date