

# MEETING MINUTES

**TOWNSHIP OF OCEAN  
COUNTY OF OCEAN  
BUSINESS MEETING  
August 20, 2024  
6:00 pm**

**Call to Order**

**Flag Salute**

**ROLL CALL: BAULDERSTONE   X   LOPARO   X   DODD   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 – Ken Boulderstone

Good Evening.

### Department of Public Works

- Made necessary repairs to Skate Park as per Township insurance requirements.
- Striped and lined Pancoast Road
- Built new shed at the Community Center. The older shed was falling down and could no longer be repaired. The shed that was built is also smaller.
- Installed poles for the lighting at the Pickleball Courts. The lights are being donated to the Township by a resident and company
- Monthly water testing has been completed and all items are in compliance
- Completed water main break repairs at 32 Pomona Drive and 425 Cheyenne Drive

### Senior Advisory

The next Senior Advisory Meeting will take place September 16<sup>th</sup>. The Committee does not meet in the Summer but all programs still take place.

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 is lunch and 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.

Thank you.

**Deputy Mayor – Ben LoParo**

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

Ordinance 2024-20. This ordinance is listed for first reading tonight. This ordinance revises the promotion process, if two or more superior officers need to be hired at one time. This has been reviewed by the Ocean Township PBA and all agree with the change from having three candidates to four candidates, if two positions need to be filled at one time. The 2<sup>nd</sup> reading public hearing will be September 17, 2024.

Ordinance 2024-21. This ordinance is listed for first reading tonight. This ordinance revises and amends outside employment of off-duty Police Officers. This has been reviewed by the Ocean Township PBA and all agree with the changes. All off-duty outside employment is paid through a contract with the agency/company who hires the Township Police Department on a job site. The 2<sup>nd</sup> reading public hearing will be September 24, 2024.

Resolution 2024-223. The Police department has applied and received the grant, 2024 Drive Sober or Get Pulled Over grant in the amount of \$7,000.00.

Free Concerts Series. The Township has started the Tuesday night concert series. The concert was well attended and everyone enjoyed bringing their chairs and blankets to Corliss Park. Please bring a chair or blanket to sit on as well and some bug spray and enjoy the event. The last concert will take place on August 27, 2024 from 6:30 – 8:00 pm. Sky's the Limit is performing.

Thank you.

**Mayor – Lydia M. Dodd**

Thank you for joining us this evening.

First, I would like to thank and acknowledge the 234<sup>th</sup> Birthday of the United States Coast Guard on August 4<sup>th</sup>. The Township Committee commends the United States Coast Guard, past and present and recognizes the historic significance of this military branch of the nation's armed forces. Thank you and Happy Birthday.

July 2024 Construction/Zoning Report

Zoning Department. 34 applications received and 34 reviewed applications, 33 applications approved, 6 applications pending review and 1 denial application.

379 Tuscarora Avenue – In court and told to comply with the clean up or will be fined.

Construction. 112 Construction Permits issued, 24 Permit updates (NSFD's/minor work/alteration/repairs), 89 Certificates of Approval, 11 Certificates of Occupancy (NSFD's/additions & alterations), 3 CCO's (Continued Certificate of Occupancy), 3 Certificates of Compliance, 0 Unsafe Structures and 2 Violations issued an Order to Terminate/Pay

The Construction & Zoning Office new portal and payment systems are up and running. The Public is starting to use the portal and the MunicIPAY systems.

Ordinances 2024-15, 16, 17, 18. These ordinance changes were recommended by the new Construction Official to have these ordinances updated and due to the raising of properties at this time, it is important

to implement “Grading and Drainage” ordinances. All of these ordinances are available on the Township Website as well as the Township’s Clerk’s office for free.

Projects

Flex Space Warehouses are moving along and are in the rough inspection phase of the project.

Ocean Isles has picked up four building permits and two more are waiting for payment to be released.

Resolution 2024-221. This resolution of the Township Committee tonight is referring the Planning Board to undertake an investigation of the old Thirsty Mallard property and determine if it should be condemned. The Township Committee has tried working with the owners on having the property developed with no success. This investigation will take place and the Township Committee will decide to move forward. This is the start of the process.

Resolution 2024-246. This resolution authorizes the extension of the grace period to pay the third quarter taxes until September 18, 2024. If the taxes are not paid by this date all interest will revert back to the original statutory due date of August 1, 2024.

The Waretown Historical Society is continuing Summer Fridays at the Museum.

Friday:	Speaker:	Topic:
August 23	Naturalist from Wells Mills County Park	“Roadside Ocean County,” the history of items we speed past without noticing.
August 30	Carl Jablonsky, researcher of “Lighter-Than-Air” Ships	Little known information about the history of the Hindenburg and its famous crash at Lakehurst Naval Air Station.

Thank you for coming tonight.

Township Administrator/Clerk Ambrosio discussed she would like to add a resolution to the agenda tonight rejecting all bids for the Dock Avenue Pump Station and a motion of approval for a New Jersey Alcoholic Beverage Control (ABC) Social Affairs Permit for the US Home We Care Foundation.

**PUBLIC COMMENT:**

**Motion to open Public Comment** was moved by Deputy Mayor LoParo, seconded by Committeeman Baulderstone:

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

John Petrosilli, 11 Vessel Road, inquired if Pennsylvania Avenue will be repaved after all the construction.

Township Engineer Jason Worth discussed he believes the construction plan has repaving of the trenches and areas along the road. Paving the entire length of the road is not in the construction project plans. Mr. Worth offered to review the road condition and report back to the Township Administrator on any needs.

Mr. Petrosilli discussed the subdivision of all the lots on Pennsylvania Avenue and inquired if the one lot on the right-hand side was turned over to the Township.

Township Engineer Worth discussed it is Lot 13 across the street. It is dedicated as Open Space. It is preserved and there cannot be any construction on it.

**Motion to close Public Comment** was moved by Deputy Mayor LoParo, seconded by Committeeman Baulderstone:

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

**Motion to approve the meeting minutes: July 16, 2024** was moved by Deputy Mayor LoParo, seconded by Committeeman Baulderstone:

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

**Resolution 2024-220** Payment of Claims – as presented to the Township Committee for payment thereof in the amount of \$6,213,138.07

**Motion to approve** was moved by Deputy Mayor LoParo, seconded by Committeeman Baulderstone:

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

**ORDINANCE NO. 2024-15 2<sup>nd</sup> Reading – Public Hearing**

AN ORDINANCE OF THE TOWNSHIP OF OCEAN, COUNTY OF OCEAN, STATE OF NEW JERSEY AMENDING AND SUPPLEMENTING CHAPTER 135 OF THE TOWNSHIP CODE ENTITLED “CONSTRUCTION REGULATIONS”

**Motion to open Public Comment on Ordinance 2024-15** was moved by Deputy Mayor LoParo, seconded by Committeeman Baulderstone:

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

No comment from the public.

**Motion to close Public Comment Ordinance 2024-15** was moved by Deputy Mayor LoParo, seconded by Committeeman Baulderstone:

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

**Motion to approve Ordinance 2024-15** was moved by Deputy Mayor LoParo, seconded by Committeeman Baulderstone:

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

**ORDINANCE NO. 2024-16 2<sup>nd</sup> Reading – Public Hearing**

AN ORDINANCE OF THE TOWNSHIP OF OCEAN, COUNTY OF OCEAN, STATE OF NEW JERSEY AMENDING AND SUPPLEMENTING CHAPTER 118 OF THE TOWNSHIP CODE ENTITLED “BUILDINGS, UNSAFE AND UNFIT”

**Motion to open Public Comment on Ordinance 2024-16** was moved by Deputy Mayor LoParo, seconded by Committeeman Baulderstone:

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

No comment from the public.

**Motion to close Public Comment Ordinance 2024-16** was moved by Deputy Mayor LoParo, seconded by Committeeman Baulderstone:

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

**Motion to approve Ordinance 2024-16** was moved by Deputy Mayor LoParo, seconded by Committeeman Baulderstone:

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

**ORDINANCE NO. 2024-17 2<sup>nd</sup> Reading – Public Hearing**

AN ORDINANCE OF THE TOWNSHIP OF OCEAN, COUNTY OF OCEAN, STATE OF NEW JERSEY ESTABLISHING CHAPTER 192 OF THE TOWNSHIP CODE ENTITLED “GRADING AND DRAINAGE”

**Motion to open Public Comment on Ordinance 2024-17** was moved by Deputy Mayor LoParo, seconded by Committeeman Baulderstone:

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

No comment from the public.

**Motion to close Public Comment Ordinance 2024-17** was moved by Deputy Mayor LoParo, seconded by Committeeman Baulderstone:

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

**Motion to approve Ordinance 2024-17** was moved by Deputy Mayor LoParo, seconded by Committeeman Baulderstone:

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

**ORDINANCE NO. 2024-18 2<sup>nd</sup> Reading – Public Hearing**

AN ORDINANCE OF THE TOWNSHIP OF OCEAN, COUNTY OF OCEAN, STATE OF NEW JERSEY AMENDING VARIOUS SECTIONS OF THE TOWNSHIP CODE TO REFERENCE THE INTERNATIONAL PROPERTY MAINTENANCE CODE

**Motion to open Public Comment on Ordinance 2024-18** was moved by Deputy Mayor LoParo, seconded by Committeeman Baulderstone:

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

No comment from the public.

**Motion to close Public Comment Ordinance 2024-18** was moved by Deputy Mayor LoParo, seconded by Committeeman Baulderstone:

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

**Motion to approve Ordinance 2024-18** was moved by Deputy Mayor LoParo, seconded by Committeeman Baulderstone:

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

**ORDINANCE NO. 2024-19 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 385-19 OF THE TOWNSHIP CODE ENTITLED “SPEED LIMITS”

**Motion to approve Ordinance 2024-19** was moved by Deputy Mayor LoParo, seconded by Committeeman Baulderstone:

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

**ORDINANCE NO. 2024-20 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 61 OF THE TOWNSHIP CODE ENTITLED “POLICE DEPARTMENT” AND SPECIFICALLY SECTION 20 ENTITLED “PROMOTION OF SUPERIOR OFFICERS”

**Motion to approve Ordinance 2024-20** was moved by Deputy Mayor LoParo, seconded by Committeeman Baulderstone:

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

**ORDINANCE NO. 2024-21 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 61-17 OF THE TOWNSHIP CODE ENTITLED “OUTSIDE EMPLOYMENT OF OFF-DUTY POLICE OFFICERS”

**Motion to approve Ordinance 2024-21** was moved by Deputy Mayor LoParo, seconded by Committeeman Baulderstone:

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

**ORDINANCE NO. 2024-22 1<sup>st</sup> Reading – Title Only**

AN ORDINANCE OF THE TOWNSHIP OF OCEAN, COUNTY OF OCEAN, STATE OF NEW JERSEY TO AMENDING AND SUPPLEMENTING CHAPTER 89 OF THE TOWNSHIP CODE ENTITLED “ALCOHOLIC BEVERAGES” AND SPECIFICALLY SECTION 6 THEREOF ENTITLED “LICENSE FEES; MAXIMUM NUMBER OF LICENSES”

**Motion to approve Ordinance 2024-22** was moved by Deputy Mayor LoParo, seconded by Committeeman Baulderstone:

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

**ORDINANCE NO. 2024-23 1<sup>st</sup> Reading – Title Only**

AN ORDINANCE OF THE TOWNSHIP OF OCEAN, COUNTY OF OCEAN, STATE OF NEW JERSEY AMENDING THE WARETOWN TOWN CENTER ECONOMIC REDEVELOPMENT PLAN TC (TOWN CENTER) DISTRICT REDEVELOPMENT PLAN PURSUANT TO N.J.S.A. 40A:12A-1 ET SEQ.

**Motion to approve Ordinance 2024-23** was moved by Deputy Mayor LoParo, seconded by Committeeman Baulderstone:

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

**RESOLUTION NO. 2024-178A**

RESOLUTION OF THE TOWNSHIP OF OCEAN, COUNTY OF OCEAN, STATE OF NEW JERSEY, AMENDING RESOLUTION 2024-178 CONFIRMING ONE OF THE LOTS REFERRED IN REDEVELOPMENT DESIGNATION PURSUANT TO N.J.S.A. 40A:12A-1.

**Motion to approve Resolution 2024-178A** was moved by Deputy Mayor LoParo, seconded by Committeeman Baulderstone:

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

**Resolution 2024-221**

RESOLUTION OF THE TOWNSHIP OF OCEAN, COUNTY OF OCEAN, STATE OF NEW JERSEY, REFERRING TO THE PLANNING BOARD TO UNDERTAKE INVESTIGATION WHETHER TO DESIGNATE CERTAIN LOTS AS CONDEMNATION AREAS IN NEED OF REDEVELOPMENT PURSUANT TO N.J.S.A. 40A:12A-1 ET SEQ.

**Motion to approve Resolution 2024-221** was moved by Deputy Mayor LoParo, seconded by Committeeman Baulderstone:

Roll Call: Baulderstone: Yes, 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.**

- 2024-222 Resolution authorizing the hiring of Bruno Associates for grant writing for the year 2024 for the Township of Ocean, Volunteer Fire Company and Volunteer First Aid
- 2024-223 Resolution authorizing the insertion of an item of appropriation to the 2024 budget in the sum of \$7,000 which is now available as revenue from the FY2024 Driver Sober or Get Pulled Over Grant
- 2024-224 Resolution Proclamaing August 4, 2024 as the 234<sup>th</sup> birthday of the United States Coast Guard and commends all members past and present and recognizes the historic significance
- 2024-225 Resolution of the Township of Ocean, County of Ocean, State of New Jersey Supporting RevolutionNJ and its mission to advance the role that history plays in public discourse, community engagement, education, tourism and scholarship in New Jersey
- 2024-226 Resolution authorizing the release of escrow money to 589 Route 9 in the amount of \$98.96
- 2024-227 Resolution authorizing the release of developer's agreement cash bond to 36 Laurelwyck Drive in the amount of \$30,894.18
- 2024-228 Resolution authorizing the release of escrow money to 306 4<sup>th</sup> Street in the amount of \$39.50
- 2024-229 Resolution authorizing the release of escrow money to DR Horton, Inc, 6 Starboard Way in the amount of \$6,500.00
- 2024-230 Resolution authoring Ocean County Natural Lands Trust Fund to acquire Block 138, Lot 6 – Colts Neck and Block 127, Lot 2 – corner of Lighthouse Drive and Main Street
- 2024-231 Resolution authorizing for Casey Walford for her positions of Certified Municipal Finance Officer and Acting Purchasing Agent for the year 2024

- 2024-232 Resolution authorizing Emergency Management appointments  
2024-233 Resolution authorizing a refund of Block 226, Lot 6 in the amount of \$2,182.98 as the homeowner is a totally disabled Veteran  
2024-234 Resolution authorizing a refund of Block 57.27, Lot 1 in the amount of \$1,751.54 as the homeowner is a totally disabled Veteran  
2024-235 Resolution authorizing a refund of Block 57.16, Lot 14 in the amount of \$3,893.89 as the homeowner is a totally disabled Veteran  
2024-236 Resolution authorizing a refund of Block 176, Lot 3.02 in the amount of \$1,437.58 as the homeowner is a totally disabled Veteran  
2024-237 Resolution authorizing a refund of Block 192, Lot 1.02 in the amount of \$4,007.18 the lease on the property was terminated by T-Mobile  
2024-238 Resolution authorizing a refund of Block 57.04, Lot 122 in the amount of \$1,348.72 as the homeowner is a totally disabled Veteran  
2024-239 Resolution authorizing a refund of Block 57.26, Lot 17 in the amount of \$4,461.52 as the homeowner is a totally disabled Veteran  
2024-240 Resolution authorizing a refund of Block 57.01, Lot 90 in the amount of \$4,256.18 as the homeowner is a totally disabled Veteran  
2024-241 Resolution authorizing a refund of Block 57.22, Lot 36 in the amount of \$3,180.31 as the homeowner is a totally disabled Veteran  
2024-242 Resolution authorizing a refund of Block 57.15, Lot 6 in the amount of \$998.77 as the homeowner is a totally disabled Veteran  
2024-243 Resolution authorizing a refund of Block 82, Lot 11 in the amount of \$1,877.43 as the homeowner is a totally disabled Veteran  
2024-244 Resolution authorizing the Township of Ocean to enter into a cooperative pricing agreement with Savvik Buying Group  
2024-245 Resolution authorizing contract through Savvik National Cooperative Purchasing Program for the remounting of the First Aid Vehicle under contract 2024-03 SIV Ambulance

**Motion to approve Resolutions 2024-222 through 2024-245**

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

**Resolution 2024-246**

Resolution authorizing the extension of the grace period to pay the third quarter taxes to September 18, 2024, after which interest will revert back to the original statutory due date of August 1<sup>st</sup>

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

**Resolution 2024-247**

Resolution of the Township of Ocean, County of Ocean, State of New Jersey, rejecting all bids for the Dock Avenue Pump Station Rebid Project

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

**Motion to Approve** Social Affairs permit for the US Home We Care Foundation for October 14, 2024 held at Greenbriar Oceanaire was moved by Deputy Mayor LoParo, seconded by Committeeman Boulderstone:

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



**Motion to Approve:** Trident Multisport Brookville Triathlon/Duathlon on Saturday, September 15, 2024 from 9:00am–11:00am, proceeds from the race benefit the Citta Scout Reservation and Southern Regional

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

Cynthia Villegas - October 20, 2024 – Corliss Park – Lake & Recreation Area  
Rebecca Messinger – Yoga on the Bay – Waretown Bayfront Park & Pier Wednesday 6:30 am in August  
Jessica Anchak – September 14, 2024 – Community Center  
Barnegat Bay Assembly of God – September 22, 2024 - Corliss Park  
John Pinho – October 5, 2024 – Community Center  
Priscilla Porcaro – December 28, 2024 – Community Center

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

Township Administrator/Clerk Ambrosio discussed the next meeting has been rescheduled from September 17, 2024 to September 24, 2024 at 6:00 pm.

Next Scheduled Regular Business Meetings

September 24, 2024 – 6:00 pm

October 15, 2024 – 6:00 pm

November 19, 2024 – 6:00 pm

December 17, 2024

*\*\*Meetings can be added or cancelled as deemed necessary*

Township Engineer Oris discussed with regard to Pennsylvania Avenue, the contractor has to comply with the road opening ordinance for restoration. It may not be on the plan as approved by the Planning Board but certainly they will have to comply with the road restoration ordinance for road opening permits.

**Adjournment**

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

Signed and Submitted:

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

\_\_\_\_\_  
Date