

MEETING MINUTES

TOWNSHIP OF OCEAN
COUNTY OF OCEAN
BUSINESS MEETING
March 12, 2024
12:00 noon

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

Items for Discussion:

- Water & Sewer Capital Projects

Jim Oris, Township Utilities Engineer, discussed the largest of the projects the Township is considering is the Water Treatment Plant, which is in design right now. Township Engineer Oris displayed the existing conditions map. The previous layout had most of the activity off of 8th Street. The proposal is to build it more centered to the property, continue to have all the activity on 8th Street and take out part of the parking lot, which helps with the impervious coverage limitation from a CAFRA perspective. There will be spaces for probably three vehicles on the side of the building.

Seneca Boulevard will keep the buffering. Access will be off of 8th Street and there will still be access off 7th Street similar to what is there now. The building will encroach into the front yard setback. The setback requirement is 25 feet. It will be about 20 feet from the right of way line and 30 feet from the curbline. With the buffering, you won't be able to feel or see that.

During construction the existing plant will still be in operation. The backwash will be built independently so the current backwash pool will not be impacted. The pool with the enclosure will be gone eventually. There is a rumor that there might be utilities in the parking lot that nobody knows about. Superintendent of Public Works, Dan Kehoe, went through the as-builts and found a plan from when the garages were added to the building itself. At that time it did not show any utilities in the parking lot. If there is a raw water line that needed to be relocated, it can be a part of the contract. The Township will need to do ground penetrating radar and test pits to find the anomalies of where the utilities are. The Township needs to know the size and pipe type. If it is asbestos cement that is a different animal.

The building is proposed to look like a Cape Cod. From Seneca Blvd., you would see the gable end of the Cape Cod. These are doors that face 7th & 8th Street. You would see what looks like the side of a house. There will also be buffering along the road that stays. There are pine trees there and it is recommended that they do stay. The South side of the building is where all of the business is going to happen, the loading dock, material storage, etc. South of the lot is residential houses on 7th Street. On 8th Street there is not a residential house. Behind the building is Tuomey Park. The water tower would be between the building and the property line.

8th Street will have the overhead doors for future access to the filters, if they ever have to be replaced, main doors and the loading dock, which is elevated for trucks to unload lime supplies, chlorine, etc. All

that will happen on the South end of the building furthest away from the residences. Regarding elevation, the actual finished floor will be around 12-13 feet, depending on how the building is graded up. The current building is around 11 feet. The building is not in a flood zone or proposed flood zone. Existing is 500 year flood. 500 year flood is around 10 feet. The new building is well above 10 feet. The colors of the building are Cape Cod gray, navy blue shutters and a light gray roof.

The new building is slightly larger at about 400 square feet. The filters are not vertical, they are horizontal and larger to maximize the water production. The first limiting factor is the water allocation permit. The second limiting factor is how much can physically come out of the pumps. We are matching the pumps maximum capacity, which is higher than the water allocation so if the Township ever wants to go back and increase the water allocation, that is a separate permit and process. The facility will be sized to accommodate, if the Township would like to increase production for any reason at this location.

The building has a two-stage lime slurry, chlorine area, electric room, lab and testing area, restroom with showers and a utility room for washing clothes. All of these are code requirements. The side where most time is spent is minimal in space. The lab is probably the biggest at 21 feet by 12 feet. There is quite a bit of equipment of heavy duty gear, equipment and panel for a facility like this with a pump. These are things that need to be properly cared for within the plant.

The filters take up quite a bit of the open space in the middle. That is the only difference between the two floor plans. They are identical in size. It gives you a sense of how big these filters are. We are also reserving some room on ground for additional expansion at some point and time. If rules change or the Township wants to increase capacity, you do have the ability within the four walls as opposed to putting an addition on the building.

This facility will not only serve what you have now but well into the future, taking into account the allocation issue and also production pumps and making sure it will be resilient. There is more work to be done to identify the underground utilities.

Township Engineer Oris discussed the overall capital plan handout. This was done 2-3 weeks ago. Towards the bottom of the page is the current estimates for the Pebble Beach Water Treatment Plant. Construction cost is \$8.2 million. Soft cost is \$585,000. Permitting, legal and other costs put you in the neighborhood of \$8.9 million for the project. The original present worth analysis that was submitted last year included to replace the building and raise it without the booster plant, we had budgeted \$7.935 million. That was capital cost only. It did not include soft cost. We are in that same range in what we are estimating the building to cost.

Township Administrator/Clerk Ambrosio discussed the Township will use IBank funding, where the Township could possibly obtain loan forgiveness. The bonding is done a little differently. The Township bonds for \$9 million and IBank reimburses. The Township might have to wait on the booster pump.

CFO Casey Walford discussed the Township will be able to bond, as long as the utility is self-liquidating, which it currently is at this time.

Township Administrator/Clerk Ambrosio discussed there is another bond, Dock Avenue, which the Township absolutely has to do.

CFO Walford discussed there is a statutory debt limit, which the Township is well under. That won't even increase, if we issue this debt. That debt is not included in the Township's limit.

Township Engineer Oris handed out the updated estimates for Dock Avenue. The recommendation is this would be sewer not water. If you are using IBank it would need to be a separate bond. IBank breaks up into clean drinking water and sanitary sewer. A separate IBank application for this project, which is currently estimated to be around \$750,000 plus other soft costs would be approximately \$900,000. Township Engineer Oris discussed not recommending IBank for this. There will not be principal forgiveness for this type of project.

Township Administrator/Clerk Ambrosio discussed the Township will have to do a regular bond for that. That pump station has to be done.

Township Engineer Oris discussed if the Township is going to do a complete rebuild along the existing station, construction costs would be approximately \$1.3 million. After design and inspection, it can be rehabilitated. The rehabilitated cost is approximately \$800,000. It is cheaper to rehabilitate it. It will last 50 years. The structural integrity of the wet well is perfect. There are no issues with it. During construction a bypass pump would be used, similar to Bay Shore Drive. The cost of that is factored in. A lot of the cost is to elevate the pump station, with all new electrical and an elevated generator platformed to elevation 11 feet, 60KW generator with automatic transfer switch, temporary bypass pumping, dewatering, complete refurbish of the wet well, all new components and back up pump. The plans are done and the Township is ready to go out for bid once the bonding is in place. It will take 6 months to complete the project. It is important to get the project bid and awarded so there is enough lead time to get the equipment. The project is estimated to start in October 2024.

Township Engineer Oris discussed the booster pump would be a completely separate project costing \$1.8 million with soft costs. Township Engineer Oris recommended not doing it all at once. The lead service is another component. The Township has about 8 years to make significant progress on the lead service line issue. The biggest issue is the map identifies the water main pipe and in the legend the sections in black are ACP. ACP is the asbestos cement pipe. It is mostly on the South end of town. The application for IBank for lead service replacement requires test pits. There is a product called Swordfish that can test the lines. It is unknown how accurate it is. There are a certain number of unknown lead service lines on the South end of town that are on asbestos cement line pipe, which that era is expected to have either galvanized or goose whipped, which is how the water service lateral connects to the main.

A watermain project was done in Skippers Cove ten years ago, and there were quite a few water and sewer mains replaced that were asbestos cement. Work done in the sections of Tuscarora Avenue in Pebble Beach also revealed asbestos cement lines. The Township has to confirm the lead service lines in the Township. The Township should apply for a number of the 1,100 lead service lines through IBank. The Township has seven years to complete this project. The State will give extensions to Townships that do not have it completed. If the Township could apply for one-fourth or one-fifth of the unknown lines, the application can be submitted to the State and then the Township could start doing the test pits. A large number of the lines will be lead or galvanized pipe.

Public Works has opened up meter pits and the ones he has opened are copper coming in and out. That does not mean there is a lead whip at the main.

Superintendent of Public Works Kehoe discussed the Township would have to excavate on top of the main and find out where the connections is from the house. It is narrow and would be difficult. That is why we are looking into the Swordfish lead pipe detection tool to tell if it is lead, galvanized or copper. The Township Department of Public Works cannot do 1,100 excavations.

Township Administrator/Clerk Ambrosio discussed forty test pits is \$120,000. The Township could start doing fewer and try to keep under \$40,000 if possible. Remington & Vernick Engineers can obtain quotes. IBank is absolutely funding the lead service. It is an unfunded mandate.

Mayor Dodd discussed Barnegat Township pays Ocean Township for the water and sewer and inquired if the Township could get help from Barnegat Township.

Township Administrator/Clerk Ambrosio discussed it's not the Township, it is the rate payers. They already pay our water and sewer rates.

Committeeman Boulderstone inquired if the Township could find out from the developers what they did in the Four Seasons and Crosswinds communities so we do not need to investigate.

Township Engineer Oris discussed any of the work that was done in Barnegat, Barnegat Township may or may not have records. Letters were sent out to all properties in the franchise area. There a lot of no responses.

Township Attorney Dasti discussed he will inquire with the Barnegat Township Utilities and Building Departments.

Township Engineer Oris discussed with the IBank Loan, there is no principal forgiveness for the water main. If the Township wanted to do water main replacements with lead service line replacements, that is an option. They will only give you the loan for the water main.

Committeeman Boulderstone discussed coordinating the water main replacement with the lead service, for less inconvenience to the residents.

Township Engineer Oris discussed the Township has to think about the pavement and how much resurfacing is going to be done. Water main replacement will mean resurfacing half the road. If the sewer mains are old asbestos cement pipe, a lot of dollars add up. If the Township wants to do the water services and a main, then a future project would be to surface the whole road. Part of the lead service line IBank application is they will fund the test pits. \$2.5 million would be about one-fifth, that is a prorated amount of 17%.

CFO Walford inquired if the \$2.5 million is funded over time, with separate applications, as the total cost is \$15 million.

Township Engineer Oris discussed the first application for \$2.5 million is valid for three years. As the project progresses and the Township is finding service lines that are not in need of replacement, the Township can get approval from IBank to move to the next phase, without having to restart the application. Unspent monies out of that \$2.5 million could roll forward. Hopefully the number of unknowns will yield that a certain number are not lead. Township Engineer Oris discussed the test pits were authorized last year and the Township is ready to submit for \$2.5 million. It is a revolving loan trust. Every year they have at least one funding cycle.

Township Engineer Oris discussed he does not recommend doing test pits in Barnegat before the IBank funding. It should be in Ocean Township.

Committeeman Baulderstone discussed the Township should minimize the impact in the Summertime on the roads where the test pits are being done.

Township Engineer Oris discussed he would like to start test pits in the North Pebble Beach area. He will move forward with the IBank application for the 250 lead service lines, which is approximately \$2.5 million. After the Township receives information back from Barnegat, we can talk more about test pit options.

Township Engineer Oris is working with Superintendent of Public Works Kehoe on an update to the capital projects report, which is required through the end of this week. Part of that reporting involves valve exercising.

Township Administrator/Clerk Ambrosio discussed the valve exercising is supposed to be done as part of the Clean Water Act.

Superintendent of Public Works Kehoe discussed it will be less expensive to purchase the equipment. This is a task the Township has to complete every two years. The quotes came back pretty substantial. There was one quote for \$60,000 and the other two quotes were close to \$500,000. He also received a quote for an Exerciser to complete the project in-house for \$77,000. It is a trailer-pulled unit, fully automated, operated through an electronic device, similar to an iPad. The Exerciser collects all the data and can be uploaded to the GIS. This can be done in-house and save a substantial amount of money over the course of the next 20 years.

Committeeman Baulderstone discussed one quote is from Garrison for \$535,640 and West Bay for \$398,150. In-house is the better option.

Township Administrator/Clerk Ambrosio discussed this can be done at the next meeting and requested Superintendent Kehoe to send her the bid specifications.

Township Administrator/Clerk Ambrosio discussed the County is looking to purchase a little piece of property at the end of Colts Neck Drive. It is 100% wet. The owners pay the Township less than \$3,000 a year in taxes. The Ocean County Natural Lands Trust wants to make it part of the Trust that is behind it. It is 0.13 acres. If the Governing Body is okay with it, she can put it on the March 19th agenda.

Mayor Dodd discussed, yes and Committeeman Baulderstone discussed, yes, they are fine with it.

- Comcast Renewal

Township Attorney Dasti discussed Comcast is looking for their Municipal charter renewal every ten years. The Cost of Benefit Analysis is not in favor of that. It is a two-year processes. They have to receive it by the middle of 2026. The Township would need to submit complaints or issues by April 10th. Comcast would have to show substantial compliance that they provide good cable service and no complaints. To fight it, Townships would have to prove Comcast is shutting residents' cable off on purpose. Comcast gave the Township notice that they are required under statute.

- Budget Items

Township Administrator/Clerk Ambrosio discussed the remounting of the First Aid rig or purchasing a new one. The remount is \$115,000. The Township has spent over \$50,000 fixing the rig. A brand new rig is \$230,000. The First Aid is requesting the remount. That is something the Township will have to bond for. It will probably be in April.

Waretown Volunteer Fire Company just applied for a grant for \$1 million through Bruno & Associates. The grant written by Administrator Ambrosio was for \$57,000 and the Township received \$50,000, which is for equipment. The Fire Company will wait on the Fire Truck, which is over 20 years old. The insurance company will only reimburse the minimum, if anything happens to the truck once it reaches 20 years old.

- Roll Down Window – Senior Center

Township Administrator/Clerk Ambrosio discussed a price for the roll-down window was obtained by the Department of Public Works. Ocean County has additional funding that the Township can apply for. The Senior Center is getting new tables and a few new iPads. The County recommended something outside the Community Center for the seniors to sit outside and have lunch in better weather and for other activities. The Township can think of other Senior needs that work with the Congregate Meal program.

PUBLIC COMMENT:

Motion to open Public Comment was moved by Committeeman Baulderstone, seconded by Mayor Dodd.

Roll Call: Baulderstone: Yes, Dodd: Yes

No comment from the public.

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

Roll Call: Baulderstone: Yes, Dodd: Yes

Resolution 2024-115

Resolution correction the effective date of Ryan Cassan's resignation it was changed to February 28, 2024 at the end of his shift, instead of March 4, 2024

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

Roll Call: Baulderstone: Yes, Dodd: Yes

Resolution 2024-116

Resolution authorizing the Township Committee for Executive Session regarding contract and personnel.

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

Roll Call: Baulderstone: Yes, Dodd: Yes

Resolution 2024-117

Resolution appointing Jared Yockachonis and Zachary Brown as Operator Trainee 1 starting March 13, 2024

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

Roll Call: Boulderstone: Yes, Dodd: Yes

Next Scheduled Business Meetings

March 19, 2024 – 6:00 pm - Regular Business Meeting

April 4, 2024 – 10:00 am Regular Business Meeting

May 21, 2024- 6:00 pm - Regular Business Meeting

June 18, 2024 - 6:00 pm - Regular Business Meeting

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

Adjournment

Motion to adjourn meeting was moved by Committeeman Boulderstone, seconded by Mayor Dodd

Roll Call: Boulderstone: Yes, Dodd: Yes

Signed and Submitted:

Diane B. Ambrosio, RMC
Municipal Clerk

Date