

M E E T I N G M I N U T E S

TOWNSHIP OF OCEAN
COUNTY OF OCEAN
BUSINESS MEETING/WORKSHOP
March 15, 2022
6:00 pm

Call to Order

Flag Salute

ROLL CALL: DODD X BAULDERSTONE X LOPARO 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

Committeewoman Lydia Dodd discussed the Township would like to take a moment to honor Rita M. Sweeney, who passed away on March 3, 2022. Rita and her husband Bob moved to Waretown in 1984. Rita became very involved in the Township. She ran for election on the Ocean Township School Board where she served for many, many years. The school was Rita's passion.

Rita was a very successful Field Hockey Coach in Hunterdon County. Her team claimed three State Titles, fourteen Group I Sectional Titles, eight Conference Championships and four County Titles, in her 24 years of coaching. Rita was inducted into the South Hunterdon Hall of Fame in 2015.

Rita also volunteered her time for the Township of Ocean. She served on the Planning Board, Municipal Alliance, Recreation Board, Open Space Committee, Founder's Day Committee, Special Events and the Senior Advisory Committee. Rita was an active member. She was out there every year on the field at Founder's Day, with her partner John, parking cars before 6:00 am. She worked the Haunted Hayride and all events. If anyone needed a volunteer, all you had to do was just ask Rita and she was there.

Let's take a moment to bow our heads and have a moment of silence to honor and remember Rita M. Sweeney. She will be greatly missed.

Proclamation

Township of Ocean Committee proclaims National Library Week April 3–9, 2022

Mayor LoParo read and presented the Proclamation honoring National Library Week to Ms. Sara Cook, Branch Manager of the Ocean County Library, who is in attendance this evening.

Ms. Cook thanked the Township Committee for the proclamation.

Committee Reports

Committeewoman – Lydia M. Dodd

Thank you for joining us this evening.

February Zoning Department Report. 25 applications approved, 9 application pending review and 4 denial applications.

Code Enforcement. 29 Notices of Violation, 1 Second Notice of Violation, 2 properties abated their violations and 0 property liens.

Construction. 48 permits issued, 9 permit updates, 14 Certificates of Approval issued, 2 Certificates of Occupancy, 8 Notices of Violation—penalty for violating the provisions of the code (never received final approvals/expired TCO), 2 Notices of Violation—occupying a new structure without a C.O., 2 unsafe structures (1 structure fire, 1 removed deck and never reinstalled landing and steps).

Joe's Bagels is moving into the old Dunkin Donuts building in the Shop Rite Plaza and has submitted permits for some renovations. The permits are in review.

Divine Interventions, which are the storage buildings on Route 9, have submitted their resolution compliance packet and is being reviewed by the engineers.

Ordinance 2022-1. Tonight, is the Public Hearing on this ordinance for placement of generators within the Planned Residential Development (PRD) Zone. This ordinance has been reviewed by the Planning Board as required.

Ordinances 2022-4 & 5. Tonight, is the Public Hearing on these ordinances which are updating fees as per the recommendation of the Township Administrator for Registrar fees for certified documents. The fee is being raised from \$5.00 for a certified copy to \$10.00 per certified copy. The cost of the certified paper has increased and after reviewing surrounding town charges this is a reasonable fee. The Township is also updating the fees for liquor licenses for the year 2022 as allowed by State Law.

Ordinance 2022-6. This ordinance is updating the Road Opening Permit. This ordinance is also incorporating that no permit shall be issued and no excavation shall occur on a Township Road for a period of three years following the resurfacing of the road. This has been researched and is a very common practice in other towns. The Public Hearing will be on April 19th at 6:00 pm.

Ordinance 2022-7. This ordinance is being introduced to assist property owners in areas outside of the PRD zone who want to install permanent generators at home. The Township was built many years ago when generators were not even a thought. Some areas of town will not be able to fit in the setbacks so the town will be using the same philosophy of it needing to be near the central air conditioning unit. If a home does not have a central air conditioning unit, then they will need to comply with the setbacks. The Public Hearing will be on April 19th at 6:00 pm.

Ordinance 2022-8. This ordinance is a requirement to update and put in the codebook to be in compliance with the Community Rating System (CRS), which is a voluntary incentive program that recognizes and encourages community floodplain management practices that exceed the minimum requirements. In CRS communities, flood insurance premium rates are discounted to reflect the reduced flood risk resulting from the community's efforts. The public hearing will be on April 19th at 6:00 pm.

Resolution 2022-125. A resolution must be completed for refunds of money. This resolution is for the withdrawal of a permit.

Thank you.

Deputy Mayor – Ken Baulderstone

Good evening.

Ordinance 2022-2. Tonight is the Public Hearing to update the rental process for the Township's Community Center, Rotary Pavilion and Waretown Park and Pier. The Township has been receiving requests to rent these areas for weddings and parties. The Township Committee discussed and received a recommendation from the Township Administrator that due to people wanting to host their weddings at Waretown Bayfront Park and Pier, to have an application process so there are not two or three weddings planned on the same day. The rental will be for the grass area of the park. The pier will remain open for all to enjoy each day.

This also updates having food trucks at the park. The food trucks will have to contact Town Hall, fill out an application and pay a \$20.00 fee per day of use. If the vendor will be there for 7 consecutive days, the fee will be \$100.00 for the week. This will assist the Township in knowing when a vendor is scheduled to be at the park and for use of the Township park, restrooms and if necessary, use of the electric.

Resolution 2022-122 & 123. T&M Associates has recommended the release of the maintenance guarantee for Tractor Supply sanitary sewer system and water system improvements. At the request of the developer, T&M Associates has determined that all bonded improvements have been maintained in substantial compliance with Board approvals.

Resolution 2022-127. The Township Committee proclaims April 6, 2022 as National Service Recognition Day and the week of April 17–23, 2022 as National Volunteer Week and honors all volunteers within our Township and Ocean County for their outstanding service to our Community and County.

Department of Public Works (DPW)

Water Tower Rehabilitation Projects. The Birdsall Water Tower is nearing completion. This project should be completed by the end of next week, weather permitting. The Township anticipates the 8th Street Water Tank starting once Birdsall is deemed complete. The scaffolding is being placed at the tower at this time and the cell service antennas are being removed for the work to start.

New Jersey Department of Environmental Protection (NJDEP) Tier A Stormwater Permit Renewal. The updated Stormwater Pollution Prevention Plan has been approved by the NJDEP on March 7, 2022. The Township will be working on compliance with all local public education requirements.

New Jersey Department of Transportation – Improvements to Bonita Road. Due to the rising cost in fuel and asphalt pricing, the Township will hold on this project at this time. This project will be bid mid-Summer as a Fall project in hopes the costs of these items will be less. The additional costs were not projected at the time of the project and additional funding would be necessary.

Special Events

The Snowman Building Contest has concluded. 3rd Place – Costa Family, 2nd Place – Collamer Family, 1st Place – Pinkava Family. Thank you to the 10 families that participated in this event. We look forward to having this contest again next year.

The Special Events Committee is working on holding a concert under the Rotary Pavilion at Corliss Park Lake and Recreation Area. The date will be announced with the entertainment details soon.

Community Center – Update. The Township is working diligently to complete the repairs and have the Community Center along with the Senior Center opened as soon as it can be. The Township is working with the insurance company to have the carpet removed and flooring placed in the Senior Center. The first item to be repaired is the entire roof of the building. This is where the leak started and the other work cannot be completed until the roof is replaced. This has been authorized and we are waiting on a start date from the roofing company.

As most are aware, the Community Center had damage after the snowstorm. The gutters froze and water leaked into the attic and froze. The water leaked down the wall in the large room and kitchen. Now that the contractor has opened the wall, it has shown the leak has been there for a while. The Township's insurance carrier has employed a company to make the repairs. The kitchen cabinets have all been removed and the walls are open for repair.

The Community Center will be closed until at least April 1st and possibly longer. T&M Associates reviewed the structure and foundation regarding some cracks in the men's room floor and other areas of the original building. The Township is awaiting a report with recommendations.

Senior Center. The Township would like to thank the Waretown Volunteer Fire Company for allowing the Township to use their hall to continue to offer programs. Also, thank you to Waretown United Methodist Church and Ocean County Library for assisting in providing additional space to continue the smaller programs during the day. Without these great organizations, some of the programs would have been canceled.

Senior Advisory Programs and Speakers. 1st Monday of each month RWJ Barnabas provides a medical speaker and Pizza and Bingo at 12:00 Noon. Please RSVP to Recreation to make sure there is enough pizza for all and it is free. Each week there is an event that is sponsored by a different organization: Home Instead Health Care, Complete Care at the Havens, Barnegat Rehab & Nursing Center, Spring Oaks Assisted Living and Tallwoods Care Center.

Thank you.

Mayor – Ben LoParo

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

Ordinance 2022-3. Tonight is the public hearing on the Towing Ordinance. This ordinance has been updated as per the request of the Police Chief and Township Administrator.

Resolution 2022-119. This resolution is being completed to continue to move the Township forward as the 2022 Budget is being completed. This is allowed and required by law to be completed. The money included in this resolution will be included in the 2022 approved budget.

Resolution 2022-120. This resolution is authorizing the agreement between the Township of Ocean and the Police dispatchers. This is a five-year contract good through December 31, 2026. The Township has reset the pay scale in 2022 for telecommunicators and each employee will receive a 2% raise each year following. The Township Committee and I appreciate the understanding of negotiations between both parties and have come to an agreeable contract.

Resolution 2022-124. This resolution authorizes the Fireworks for May 28th with a rain date of May 29th. The Township will not be having the day events due to when the decision had to be made, the COVID numbers were still high. The Township Committee decided to not forego the Fireworks like last year. The Fireworks will be held at dusk in the bay overlooking Waretown Bayfront Park & Pier.

Municipal Alliance

The Township will hold the Annual Easter Egg Hunt at Corliss Park Lake & Recreation Area on April 10th. Volunteers arrive at 10:30am.

Skate Night and DJ will take place on June 3rd at the Skate Park.

Crab & Fishing Tournament will take place on June 4th.

Drive in Movie will be June 18th

Wine Festival is May 14 & 15 at Corliss Park. Tickets will go on sale next month.

Veterans Memorial Park Grand Opening is 1:00 pm on Sunday, May 1st.

Thank you.

Chief of Police - Michal Rogalski

Chief Rogalski read the February 2022 Police Report. The Police Department handled 4,426 incidents for police service, 9 motor vehicle accidents, 17 alarms were activated and responded to, 12 animal complaints, 1 assault, 3,080 business and/or residential checks, 21 arrests, 50 general complaints, 3 acts of criminal mischief were investigated, 13 disabled motor vehicles, 3 domestic violence incidents, 2 drug arrests, 5 DWI arrests, 2 family disputes, 8 fire calls, 80 first aid calls, 4 harassment calls, 409 motor vehicle stops, 4 restraining orders, 38 suspicious persons and/or motor vehicles were investigated, 15 traffic complaints and 6 verbal disputes. A full list of this activity is on Township the website.

Chief Rogalski discussed on March 10th, the New Jersey State Association of Chiefs of Police held a hearing to determine the accreditation status of the Ocean Township Police Department Communication Center. The New Jersey State Chiefs of Police Association Law Enforcement Accreditation Commission met and reviewed reports submitted by an independent trained assessor. The assessor reviewed our agency's policies and operations to verify they meet the strict standards of the program. During the hearing, command staff from our agency including Chief Rogalski were interviewed by the Commission. Chief Rogalski was pleased to announce the Ocean Township Police Department is the third communications center in the State of New Jersey to be accredited by the State of New Jersey after

receiving a unanimous vote by the Commission. A formal plaque presentation by the State Chief's Association will occur within the next few months.

Township Administrator/Clerk Ambrosio and the Township Committee congratulated the Ocean Township Police Department.

PUBLIC COMMENT:

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

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

Joan Tredy, 131 Englewood Avenue, discussed the Township of Ocean is a little town but sure does things right. Thank you, Committeewoman Dodd, for saying such sweet things about Rita Sweeney. Everybody loved Rita.

John Petrosilli, Vessel Road, thanked Committeewoman Dodd for the kind words regarding Rita Sweeney and discussed working close with Rita on the Haunted Hayride and other Township events. Rita was a fine person.

Mr. Petrosilli requested if the Township could clean up the pavilion at the end of Bryant Road. There are overgrown plants and trash inside the pavilion.

Township Administrator/Clerk Ambrosio discussed Public Works went out to pull the plants, and the resident who planted them requested if Public Works could wait until Spring when they grow back. There is a trash can to the right of the pavilion. Township Administrator/Clerk Ambrosio discussed she will send Public Works out there to clean up the trash. If the plants do not grow back, Public Works will remove them.

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

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

Resolution 2022-118 Payment of Claims – as presented to the Township Committee for payment thereof in the amount of \$3,013,007.11

Motion to approve Resolution 2022-118 was moved by Committeewoman Dodd, seconded by Deputy Mayor Baulderstone.

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

Ordinance 2022-1 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 of Ocean Code entitled "District Regulations" and Specifically Section 31 Thereof entitled "Planned Residential Development"

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

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

Township Attorney Dasti discussed there were very minor changes between introduction and second reading. The changes were regarding Uniform Construction Codes as opposed to National Fire Prevention Codes and referencing a zoning application fee in Paragraph F. The changes were very minor and did not require a reintroduction.

No comment from the public.

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

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

Motion to approve Ordinance 2022-1 was moved by Committeewoman Dodd, seconded by Deputy Mayor Baulderstone.

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

Ordinance 2022-2 2nd Reading Public Hearing

An Ordinance of the Township of Ocean, County of Ocean, State of New Jersey amending and supplementing Chapter 262 of Township Code entitled "Parks and Recreation Areas"

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

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

No comment from the public.

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

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

Motion to approve Ordinance 2022-2 was moved by Deputy Mayor Committeeman Baulderstone, seconded Committeewoman Dodd.

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

Ordinance 2022-3 2nd Reading Public Hearing

An Ordinance of the Township of Ocean, County of Ocean, State of New Jersey amending Chapter 361 of the Township Code entitled "Towing"

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

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

Township Attorney Dasti discussed there will be one minor change. Per Chief Rogalski's recommendation, there will be a maximum of six (6) towing companies in rotation. This will change Parts A & B of the first section of the ordinance. It is not a major change. No reintroduction is necessary.

No comment from the public.

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

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

Motion to approve Ordinance 2022-3 as Amended was moved by Committeewoman Dodd, seconded by Deputy Mayor Baulderstone.

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

Ordinance 2022-4 2nd Reading Public Hearing

An Ordinance of the Township of Ocean, County of Ocean, State of New Jersey amending and supplementing Chapter 89 of the Township Code entitled "Alcoholic Beverages" and Specifically Section 6 there of entitled "License Fees"; Maximum number of licenses"

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

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

No comment from the public.

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

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

Motion to approve Ordinance 2022-4 was moved by Committeewoman Dodd, seconded by Deputy Mayor Baulderstone.

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

Ordinance 2022-5 2nd Reading Public Hearing

AN ORDINANCE OF THE TOWNSHIP OF OCEAN, COUNTY OF OCEAN, STATE OF NEW JERSEY AMENDING AND SUPPLEMENTING CHAPTER 284 OF TOWNSHIP CODE ENTITLED "RECORDS, PUBLIC" AND SPECIFICALLY SECTION 3 THEREOF ENTITLED "FEES FOR COPIES"

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

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

No comment from the public.

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

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

Motion to approve Ordinance 2022-5 was moved by Deputy Mayor Baulderstone, seconded by Committeewoman Dodd.

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

Ordinance 2022-6 1st Reading – Title Only

An Ordinance of the Township of Ocean, County of Ocean, State of New Jersey Amending various sections of Chapter 336 of the Township Code Entitled "Streets and Sidewalks"

Motion to approve Ordinance 2022-6 was moved by Deputy Mayor Baulderstone, seconded by Committeewoman Dodd.

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

Ordinance 2022-7 1st Reading – Title Only

An Ordinance of the Township of Ocean, State of New Jersey amending and supplementing various provisions of Chapter 410 of the Township Code entitled "Zoning" and the specifically Article IV Thereof Titled "Accessory Buildings, Structures and Uses"

Motion to approve Ordinance 2022-7 was moved by Committeewoman Dodd, seconded by Deputy Mayor Baulderstone.

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

Ordinance 2022-8– 1st Reading – Title Only

An Ordinance by the Township Committee of the Township of Ocean, Count of Ocean, State of New Jersey amending the Township of Ocean's Code of Ordinances to release Chapter 180 of the Township Code entitled "Flood Damage Prevention"; to adopt a New Chapter 180 Entitled "Flood Damage Prevention" to adopt Flood Hazard Maps; to designate a Floodplain Administrator; and providing for severability and an effective date

Motion to approve Ordinance 2022-8 was moved by Deputy Mayor Baulderstone, seconded by Committeewoman Dodd.

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

Resolution 2022-119

Resolution authorizing an increase to the Temporary Operating Budget for 2022 in the amount of \$6,985,990.00 in the current fund and \$2,534,125.00 in the Water/Sewer Utility Fund

Motion to approve Resolution 2022-119 was moved by Committeewoman Dodd, seconded by Deputy Mayor Baulderstone.

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

Resolution 2022-120

Resolution authorizing the Agreement between the Township of Ocean and Teamsters Local Union No. 676 (Police Telecommunicators) for January 1, 2022 – December 31, 2026

Motion to approve Resolution 2022-120 was moved by Deputy Mayor Baulderstone, seconded by Committeewoman Dodd.

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

2022-121	Resolution authorizing a Shared Service Agreement with Ocean County Board of Commissioners to utilize the various County Truck Wash Facilities
2022-122	Resolution of the Township of Ocean, County of Ocean, State of New Jersey, authorizing release of Maintenance Guarantee for Sanitary Sewer System improvements for Tractor Supply Co. Block 41, Lot 42.05 and 42.06

2022-123	Resolution of the Township of Ocean, County of Ocean, State of New Jersey, authorizing release of Maintenance Guarantee for Water System improvements for Tractor Supply Co. Block 41, Lot 42.05 and 42.06
2022-124	Resolution authorizing the Founder's Day Fireworks from Pyrotecnico on May 28, 2022 for \$11,427.00 with a rain date of May 29, 2022
2022-125	Resolution of the Township of Ocean, County of Ocean, State of New Jersey authorizing refund of Building Permit fees held in the name of Garrett Bayard in the amount \$50.00
2022-126	Resolution authorizing hiring of Vito Kehoe as a part-time Public Works employee, hired under an emergent condition and started on January 27, 2022 paid \$15.00 per hour for hours worked
2022-127	Resolution of the Township of Ocean, County of Ocean, State of New Jersey, State of New Jersey Proclaiming April 6, 2022 as National Service Recognition Day and the Week of April 17 – 23, 2022 as National Volunteer Week
2022-128	Resolution appointing Lauren Eberenz to the Municipal Alliance for the year 2022

Motion to approve Resolutions 2022-121 through 2022-128

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

Resolution 2021-129

Resolution authorizing the Township Committee to go into Executive Session for the reasons: Contracts

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

Motion to approve: Social Affairs Permit for the Waretown Volunteer Fire Company for the fundraiser on April 15, 2022

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

Motion to approve: The below listed dates in 2022 for the use of the Community Center, Corliss Park Recreation and Lake, Toumey Park, and Ballfield:

OTBOE – Frederic A. Priff School Promotional Ceremony – June 16 & 17, 2022

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

Next Scheduled Business Meetings

April 7, 2022 – 10:00 am
April 19, 2022 – 6:00 pm
May 17, 2022 – 6:00 pm

Motion to Adjourn

Motion to adjourn meeting and move into Executive Session, no action will be taken in Executive Session, was moved by Committeewoman Dodd, seconded by Deputy Mayor Baulderstone.
Roll Call: Dodd: Yes, Baulderstone: Yes, LoParo: Yes

Signed and Submitted:

Diane B. Ambrosio, RMC
Municipal Clerk

Date