

# MEETING MINUTES

**TOWNSHIP OF OCEAN  
COUNTY OF OCEAN  
BUSINESS MEETING  
March 14, 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.

Resolution 2023-120. The Township of Ocean Office of Emergency Management has been awarded the State Homeland Security Grant Program from the New Jersey Department of Law and Public Safety. A subgrant consisting of a \$10,000 Federal Award is for the purpose of enhancing the City’s ability to prevent, protect against, respond to and recover from acts of terrorism, natural disasters and other catastrophic events and emergencies.

## Municipal Alliance

The Township’s Municipal Alliance is funding the afterschool program “Design A Game” beginning at the end of February and will continue for 9 weeks.

The Chess Club will be starting soon at the school. This program has always been well attended. At the end of the year there is a chess tournament in Lacey. The Township is glad to fund after-school programs for the children.

## Recreation

The Yoga program begins at the Frederic Priff School at 4:00 pm today for 10 weeks, on Tuesdays, March 14<sup>th</sup> through May. Walk-ins are always welcome at \$12.00 per class. Please contact Jeanne in recreation for further information.

Crochet & Knitting Group. Classes are held at the Community Center and are open to all ages on Thursdays, 7:30 pm – 9:30 pm. This is a free class. Supplies are provided. To register contact Jeanne in Recreation.

Township Sponsored Bus Trips

March 10<sup>th</sup> – Philadelphia Flower Shower was sold out. It was a beautiful show and a fun day. People would like to go again next year but for not as long. It is being reviewed to go from 2:00 pm – 7:30 pm.

September 22, 2023 – Mets vs. Phillies Baseball Game at Citizen Bank Park. \$81 per person. Bus departs 4:30 pm for the 7:05 pm game.

October 3, 2023 – Sight and Sound Theater in Pennsylvania. The show is “Moses” and includes transportation, lunch and show ticket. \$164.00 per person. Bus Departs 8:30 am for the 3:00 pm show.

November 17, 2023 – Caesars Casino Bus Trip. \$32.00 per person, \$20.00 slot play included. Bus departs at 9:30 am.

The Annual Easter Egg Hunt is on April 2, 2023 at Corliss Park Lake and Recreation Area. Children ages 6 and younger should be at the park at 12:45 pm. The hunt begins at 1:00 pm sharp. Children ages 7-12 should be at the park at 1:45 pm. The hunt begins at 2:00 pm sharp.

Thank you.

Township Administrator/Clerk Ambrosio discussed the Philadelphia Flower Show was beautiful and she always enjoys it. The consensus on the bus was they were there too long. Next year’s trip will hopefully be scheduled from 2:00 pm - 7:30 pm, instead of the 7 hours. Going later in the afternoon, all the morning busses will be gone. Friday night was “Yappy Hour”. People brought their dogs and there were different events for dogs. It was enjoyed by all.

Deputy Mayor – Lydia M. Dodd

Thank you for joining us this evening.

Ordinance 2023-4 Stormwater Management. The public hearing on this ordinance is tonight. This ordinance addressed stormwater management in the Pinelands section of the Township. This was reviewed by the Planning Board and voted on that it is consistent with the Township’s Master Plan.

Ordinance 2023-5 Emergency Appropriation - Revaluation of the Township. The Township Committee has received a Revaluation Order from the Ocean County Board of Taxation. The order is to implement a municipal wide revaluation of the Township of Ocean. The notice is dated January 19, 2023. The order states the Tax Assessor shall implement a municipal-wide revaluation to be completed by November 1, 2023 to be effective for the 2024 tax year. This emergency appropriation ordinance allows the Township to spread the cost of this mandated revaluation over 5 years in the Township budget.

Resolution 2023-111, 2023-112, 2023-113, 2023-114, 2023-124. These resolutions are for the Township Revaluation. This is appointing the Tax Assessor to complete the project. If the Township brought in an outside company that does not know the town or the homes, it would cost almost triple than having it completed in-house. Martin Lynch is well versed in the homes and the different sections of the town. Doing the project in-house and hiring outside inspectors to work under Martin is a large cost savings. An outside company would cost upward of \$600,000 and handling the project in-house will cost the town \$250,000 over 5 years.

February 2023 Construction/Zoning Report

Zoning Department. 27 applications approved, 20 applications pending review and 1 denial application.

Code Enforcement. 17 Notices of Violation, 3 Second Notices of Violation, 5 properties abated their violations and 0 Liens placed on properties.

Construction. 88 Permits issued, 19 Permit updates, 81 Certificates of Approval, 5 Certificates of Occupancy, 3 Notices of Violation–work without a permit and 2 Violate the provisions of the code–fail to call for inspections.

Thank you.

Mayor – Ken Baulderstone

Good evening.

Ordinance 2023-5. This is the first reading of the Redevelopment Plan for the corner of Route 9 and Chapel Street. Petty Motors Works is expanding to this piece of property. The property will be a mixed use with the professional building and automotive garages. This will be voted on tonight. The plan and site plan will go to the Planning Board for review and comment that it is consistent with the Master Plan. Once this item is complete this ordinance will have the 2<sup>nd</sup> reading Public Hearing at the April 18<sup>th</sup> Township Meeting.

Resolution 2023-108. This resolution is Proclaiming March 2023 at the 21<sup>st</sup> Annual March for Meals Month. Meals on Wheels of Ocean County provides a powerful opportunity for social connection and nutritious meals to seniors throughout the county to assist them in maintaining their health and independence. The Township of Ocean Committee thanks Ocean County Meals on Wheels for providing a community café at the Township’s Senior Center every Monday and Wednesday.

Resolution 2023-115. This resolution is authorizing Remington & Vernick Engineers to provide project management and coordination, survey, base plan preparation, wastewater design, bid phase, inspections/contract administration and the New Jersey Department of Environmental Protection I-Bank application coordination for the Dock Avenue Pump Station Replacement. The overall cost of the project being submitted to I-Bank will be approximately \$1,296,317.37.

Resolution 2023-117. This resolution is authorizing Remington & Vernick Engineers to submit all necessary documents in support of NJ I-Bank submission for funding for the Lead Service Line Replacement Program. This program is required by law under the Clean Water Act. The work will include the assessment of current inventory and lead service lines to be replaced. Areas in town that have lead pipes have received letters in the summer requesting additional information to assist in the assessment. This work will not exceed \$9,500.00.

Resolution 2023-118. This resolution establishes a Youth Advisory Council. This committee is made up of Township youths, ages 12-17. The Township Committee wishes to create an advisory board for the purpose to advise the Township Committee of suggested improvements for recreational opportunities and any other issues or items that are in the best interest of the residents.

Resolution 2023-119. This resolution authorizes the release of a Maintenance Bond subject to the posting of a landscape stabilization cash bond. At the request of the developer, the Township Engineer has conducted a site inspection of the property in accordance with the Municipal Land Use Law. The Township Engineer has recommended that the maintenance bond be released subject to the developer posting a new landscape stabilization cash bond in the amount of \$10,800.00 in accordance with the review recommendation of the Township Landscape Architect, Taylor Design Group.

New Jersey Department of Community Affairs Local Recreation Grant Program FY 2021 – Royal Oaks Drive to Railroad Avenue. The project has been awarded to Down to Earth Landscaping. Contracts have been signed and bonds posted. Approximately 50% of the project is complete at this time. It is projected to be completed in 3 weeks. The schedule is dependent on the weather.

#### Senior Services

The Senior Advisory Meeting is on March 20<sup>th</sup> at 10:30 am. There will be a speaker from the Maritime Museum Director, Debra Whitcraft and Author Gretchen Coyle (Cuba & SS Morro Castle).

May 4<sup>th</sup> at 10:00 am The Ocean Township Police Department will have an educational seminar series. The first class will be Fraud Prevention.

New Exercise Class – Line Dancing. Classes are scheduled for the 1<sup>st</sup> and 2<sup>nd</sup> Friday of each month at 12:30 pm. It was a great success. Over 40 people attended and enjoyed this new class.

Wellness speaker programs and activities are offered after every meal. Please pick up the calendar in the back of the room, on the Township website and Township e-mail, for events at the Senior Center.

Ocean County Congregate Meals. Hot Meals are served every Monday and Wednesday. There is a wellness speaker program after the meals.

Fulfill of Monmouth County provides a boxed lunch for attendees to eat in or take home every Tuesday followed by bingo for nominal prizes.

These programs are very well attended. Attendance continues to increase every month. Please register. All are welcome.

Senior Center/Community Center Calendars are in the back of the room. 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.

#### **PUBLIC COMMENT:**

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

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

No comment from the Public.

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

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

**Motion to approve Meeting Minutes: February 21, 2023** was moved by Deputy Mayor Dodd, seconded by Committeeman LoParo.

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

**Resolution 2023-107** Payment of Claims – as presented to the Township Committee for payment thereof in the amount of \$460,512.65

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

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

**ORDINANCE NO. 2023-4 - 2nd Reading – Public Hearing**

An Ordinance of the Township of Ocean, County of Ocean, State of New Jersey amending Chapter 322 of the Township code entitled “Stormwater Control” and Chapter 410 of the Township Code entitled “Zoning”

**Motion to open Public Hearing - Ordinance 2023-4** 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 Hearing - Ordinance 2023-4** was moved by Deputy Mayor Dodd, seconded by Committeeman LoParo.

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

**Motion to approve Ordinance 2023-4** was moved by Deputy Mayor Dodd, seconded by Committeeman LoParo.

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

**ORDINANCE NO. 2023-5 First Reading – Title Only**

AN ORDINANCE OF THE TOWNSHIP OF OCEAN, COUNTY OF OCEAN, STATE OF NEW JERSEY ADOPTING REDEVELOPMENT PLAN FOR BLOCK 192, LOTS 3, 5, 6, AND A PART OF LOT 7.

**Motion to approve Ordinance 2023-5** was moved by Deputy Mayor Dodd, seconded by Committeeman LoParo.

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

**ORDINANCE NO. 2023-6 - First Reading – Title Only**

AN ORDINANCE OF THE TOWNSHIP OF OCEAN, IN THE COUNTY OF OCEAN, NEW JERSEY, PROVIDING FOR A SPECIAL EMERGENCY APPROPRIATION OF \$250,000 FOR THE PREPARATION AND EXECUTION OF A COMPLETE PROGRAM OF REASSESSMENT OF REAL PROPERTY FOR USE OF THE LOCAL ASSESSOR OF THE TOWNSHIP OF OCEAN, IN THE COUNTY OF OCEAN, NEW JERSEY

**Motion to approve Ordinance 2023-6** 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.**

- 2023-108 Resolution proclaiming March 2023 as the 21<sup>st</sup> Annual March for Meals Month
- 2023-109 Resolution authorizing release of escrow money for Block 216, Lot 6 and Block 180, Lot 12 in the amount of \$94.77
- 2023-110 Resolution accepting the resignation of Lori Konecsny, Full-Time Plumbing Sub-Code Shared Services
- 2023-111 RESOLUTION OF THE TOWNSHIP OF OCEAN, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE EXECUTION OF AN AGREEMENT BETWEEN THE TOWNSHIP OF OCEAN AND MARTIN W. LYNCH, CTA, FOR A REASSESSMENT PROGRAM
- 2023-112 RESOLUTION OF THE TOWNSHIP OF OCEAN, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE TAX ASSESSOR TO APPLY FOR A REASSESSMENT OF THE TOWNSHIP OF OCEAN
- 2023-113 Resolution of the Township of Ocean, County of Ocean, State of New Jersey, appointing Alan Desimone as a Reassessment Field Inspector for the amount paid shall not exceed \$21.00 per completed inspection
- 2023-114 Resolution of the Township of Ocean, County of Ocean, State of New Jersey, appointing John Kern as a Reassessment Field Inspector for the amount paid shall not exceed \$21.00 per completed inspection
- 2023-115 Resolution authorizing RVE to provide professional consulting services for design, permitting and construction phase services NJ I-Bank Loan Assistance for Dock Avenue Pump Station Replacement in an amount not to exceed \$105,700.00
- 2023-116 Resolution authorizing the Municipal Clerk to advertise Job openings.
- 2023-117 Resolution authorizing RVE to provide professional consulting services NJ I-Bank Loan Submission for lead service lines to be replaced as per the Water Quality Act in an amount not to exceed \$9,500.00
- 2023-118 Resolution of the Township Committee of the Township of Ocean, County of Ocean, Sate of New Jersey establishing the Ocean Township Open Youth Advisory Committee.

- 2023-119 Resolution of the Township of Ocean, County of Ocean, State of New Jersey, Authorizing release of maintenance bond in Section 8 is subject to the posting of a landscape stabilization cash bond.
- 2023-120 Resolution authorizing the Township of Ocean to accept a subgrant award of the Federal Fiscal Year 2022 of Emergency Management Performance Grant and Emergency Management Agency Assistance
- 2023-121 Resolution authorizing the purchase of the computer program Forerunner Floodplain Platform in the amount not to exceed \$9,000.00 to assist. To ensure the community stays compliant with all regulations for NFIP and Community Rating System
- 2023-122 Resolution authorizing Casey Walford, CMFO to serve and be appointed as Temporary Purchasing Agent for the Township of Ocean
- 2023-123 Resolution authorizing salary adjustments for Administrative Staff
- 2023-124 Resolution authorizing salary Tax Assessor's Office 2023-2024

**Motion to approve Resolutions 2023-108 through 2023-124**

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

Roll Call: LoParo: Yes, Dodd: Yes, Baulderstone: Yes, except Abstain on Resolution 2023-119.

**Motion to approve: Secondhand Dealer License**

AADHARA LLC in accordance with the Township Ordinance

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, Tuomey Park, and Ballfields:**

Theresa Siciliano – April 23, 2023

Grand Bay Harbor Condo Association – April 17, 2023

Eye on the Ball – Tennis Camp – July 24-27, 2023

Marine Science Camp – July 10-14, 2023

Line Dancing - - Fridays and Mondays 12:30 pm

Thomas Mechiona – March 4, 2023

Township of Ocean Recreation – Diabetes Workshop - Fridays

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**

April 6, 2023 – 10:00 am

April 18, 2023 – 6:00 pm

May 16, 2023 – 6:00 pm

\*\*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