

MEETING MINUTES

TOWNSHIP OF OCEAN
COUNTY OF OCEAN
BUSINESS MEETING
April 18, 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

Proclamation

National Public Safety Telecommunications Week – April 9 – 15, 2023

Mayor LoParo read and presented the proclamation to Dispatch Supervisor Matthew Van Pelt to honor National Public Safety Telecommunication Week.

National Library Week 2023 – April 23 – 29, 2023

Township Administrator/Clerk Ambrosio discussed the Ocean County Library Branch Manager was not able to attend this evening and discussed she will deliver the proclamation to the Waretown Library.

Committee Reports

Committeeman – Ben LoParo

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

Ordinance 2023-9 – First Reading - Reservation for Township Ballfields for Tournaments. There have been requests to use the Township ballfields for baseball and softball tournaments. As the ballfields need preparation during the season and for tournaments, the Township is introducing an ordinance for a per day fee for use of the ballfields for tournament events. The Public Hearing will be May 16th.

Corliss Park Lake and Recreation Area. The playground equipment has arrived. This project was slated to be in 2022 but due to shipping issues, the installation will be starting this week, weather permitting. The installation will take a week. The Department of Public Works will then finalize all the other areas within the playground area. There are two pieces of equipment. Thrive is an exercise center for Ages 13 and up with step up platforms, pull-up station, push-up station, press, monkey bars, Swedish ladder, decline sit up bench and knee lift dip station. The larger piece of equipment is for children ages 5 to 12.

The Township was able to obtain a small grant and donations from the Forked River Rotary, Holtec Decommissioning Inc., Waretown Family Apartments, and the Rotary Club of Barnegat. This is another addition to this great park for all to enjoy. The Township will plan a Grand Opening once complete.

BLOC Medical Cannabis Dispensary. I have met with the owners of the medical cannabis business and they are anticipating opening the beginning of May. They have discussed having an Open House for residents to walk through the store, prior to the product being delivered. Once the cannabis is in the store, only people with medical cards can enter the store. Once the Township Committee has been made aware of the date, an e-mail will be sent.

There will be a secondhand dealer in the old Ocean First Bank. All permits and inspections are complete. This business should be opened prior to the end of the month.

Joe's Bagels. The owners have submitted a new set of plumbing plans. They have again been reviewed and a permit is waiting for Joe's Bagels to pick up and complete the required work.

Police Department. The Township Committee and I would like to congratulate Chief Rogalski on achieving Police Agency Re-Accreditation through New Jersey State Association of Chiefs of Police (NJSACOP) Law Enforcement Accreditation. An inspection was completed on the municipal detention facility and the Police Department was found to be in full compliance. Again, congratulations on this outstanding achievement and thank you to you and your staff for managing these items.

Municipal Alliance. The Township held the Annual Easter Egg Hunt. It was very well attended with approximately 225 children. Thank you to Seaview Orthopedics and the Governor's Council on Alcoholism and Drug Abuse (GCADA) for again sponsoring this great event.

The Township's Municipal Alliance is funding the afterschool program "Design a Game", which has started and will continue for 9 weeks.

The Chess Club will be starting soon at the school. This after-school program has always been well attended. The Township is glad to fund after-school programs for the children.

Recreation. The Yoga program is being held at the Frederic Priff school starting again on March 14th, Tuesdays through May. Walk ins are always welcomed. It is \$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. This is a free class and supplies are provided. Classes are Thursdays 7:30 pm – 9:30 pm. To register contact Jeanne in Recreation.

The Township Sponsored Bus Trips

September 22, 2023 - Mets vs. Phillies at Citizen Bank Park. \$81.00 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". Trip 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 back in slot play. Bus departs at 9:30 am.

Thank you.

Deputy Mayor – Lydia M. Dodd

Thank you for joining us this evening.

Ordinance 2023-5 Emergency Appropriation - Revaluation of the Township. Tonight, is the public hearing on this ordinance. 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 five years in the Township budget.

Resolution 2023-136. This resolution is to increase the Temporary Budget. This is in place until the Municipal Budget is complete. All of this funding is in the yearly budget.

Resolution 2023-137. This resolution is the reimbursement to Greenbriar Oceanaire Community for the year 2022. New Jersey State Law Municipal Services requires reimbursement for street lighting, energy cost only, garbage/recycling collection and snow clearing in the amount of \$348,959.35.

March 2023 Construction/Zoning Report

Zoning Department. 52 applications approved, 16 applications are pending review and 2 denial applications.

Code Enforcement. 25 Notices of Violation, 6 Second Notices of Violation, 2 properties abated their violations and 0 Liens placed on properties.

Construction. 39 Permits issued, 12 Permit updates, 63 Certificates of Approval, 4 Certificates of Occupancy and 0 Notices of Violation.

Budget Information

Ordinance 2023-7, Resolutions 2023-132, 2023-133, 2023-135. These items are required by the State of New Jersey for the introduction and reading of the 2023 Municipal Budget.

The Budget introduced tonight will be posted on the Township website and the Budget Summary will be published in the Asbury Park Press. The budget being introduced represents a remarkable job of balancing the needs of sustaining a professional municipal operation versus the financial realities of our taxpayers. It is a delicate balance between the two, but I firmly believe we have struck that balance with the budget being introduced.

The Township continues to review areas that can be improved and the Township is continuing Shared Service Agreements for cost savings. The positions are part-time Construction Official and Sub-Code Officials. The Township has a part-time Tax Collector and part-time Tax Assessor for additional cost savings.

There are the annual costs of doing business that go up including 11% increase in pension payments, 7% in health care costs, salaries, fuel, electric and rates have been increased at the Ocean County Landfill by 8% since January 1, 2023. This year the garbage and recycling contract increased \$150,000. The Township is paying for ambulance services Monday through Friday, from 6:00 am to 6:00 pm, which is approximately \$140,000 for the year. The revaluation that was ordered is an additional \$50,000 in the budget for the next five years.

The Township's Ocean County Joint Insurance fund, which also handles the Township's Workman's Compensation plan, has increased. The Township has worked diligently to update all areas of the cyber security to obtain a discount. The Township has additional funding coming in from the cellular carriers on Township property.

Because the school district's referendum was approved so late, it was too late for the added amounts to be included in the tax bills and was not collected by year-end. This created a problem for the Township because the full amount of the referendum was being included as an expense because the Township is obligated to pay it, but the revenue cannot be recognized because the cash was not collected from the Taxpayers. This changed the reserve for uncollected taxes.

Deferring school tax will have the effect of moving the expense into 2023, where the revenue will be recognized/received. Then, at the end of 2023, the Township can approve a resolution cancelling the amount that was deferred so that the Township reverts back to the normal payment schedule. Management is recommending this deferral so that the expense is recognized in the period the revenues are collected.

The water towers on Birdsall and in Pebble Beach are complete. The Township is reviewing all items in the Water & Sewer Department to continue to plan for the maintenance of pipes, pump stations and clean water.

The Township Committee along with the Township Finance Officer and Business Administrator have been working diligently to have the 2023 Budget complete. This year even with the Township working hard to keep costs down, the Township will have an increase of two and half cents (\$.025). The public hearing to adopt this will be on May 16, 2023.

	<u>Avg. House Assmt.</u>	<u>Avg. Increase based upon \$.025</u>
Township Houses	\$272,100	\$68.03 - Total year \$5.66 per month
Greenbriar Houses	\$323,600	\$80.90 - Total year \$6.74 per month

Mayor – Ken Baulderstone

Good evening.

Ordinance 2023-8. 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. This was first introduced at the March meeting but there were some changes requested by Mr. Petty. Due to the changes in the plan this is being introduced under a new ordinance number. 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 2nd Reading Public Hearing at the May 16th Township Meeting.

Resolution 2023-144. This resolution is supporting grant funding for Volunteer Fire Companies. This year the Township wrote a grant for the Waretown Volunteer Fire Company and they were awarded the equipment necessary, turnout gear, air packs and a washer/dryer to keep the company compliant with OSHA rules. The Township Committee believes there should be an annual grant available. Having a

Supplemental Fire Service Grant will assist the volunteers to have all the necessary equipment to keep them safe and to perform their job.

Resolution 2023-145. This resolution is supporting Federal legislation to protect and enhance Social Security and other critical programs vital to our seniors and disabled residents.

Resolution 2023-148. This resolution authorizes the submittal of a grant application to the New Jersey Department of Environmental Protection for a Stormwater Management Grant – Tier A Municipalities in the amount of \$25,000.

Resolution 2023-149 & 150. This resolution authorizes the final Sanitary Sewer and Final Water approval for the development on Route 9 across from Pancoast Road, Oceanaire East.

New Jersey Department of Community Affairs (NJCA) Local Recreation Grant Program FY 2021 – Royal Oaks Drive to Railroad Avenue. This project is now complete and the trail is open for all to enjoy. A resident can walk from Laurelwyck through Royal Oaks through the path to Railroad Avenue to the Rail Trail without walking on Route 532/Wells Mills Road.

NJCA Local Recreation Grant Program FY 2023. The Township had submitted funding for pickleball courts and was awarded \$62,000.00 from this grant program. The Township is reviewing Toumey Park to build additional pickleball courts. The pickleball courts at Sands Point Park are always busy and many requests have come in for additional courts.

Senior Services

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

Ocean County Congregate Meals. Hot meals are served on Mondays and Wednesdays. Every Tuesday, Fulfill of Monmouth & Ocean Counties provides a boxed lunch for attendees to eat in or take home followed by Bingo for nominal prizes. 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. These meals 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. Social Recreation includes Art, Bingo, Cards, Maj Jong, 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.

Yesterday Fulfill of Monmouth & Ocean Counties conducted a Mobile Food Center at the Community Center. More than 40 residents took advantage of this event. Fulfill will be conducting the event again on the third Monday of May, from 12:00 pm to 1:00 pm. If the response continues to be strong, it is possible this event will continue indefinitely.

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, Baulderstone: 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

Resolution 2023-131 Payment of Claims – as presented to the Township Committee for payment thereof in the amount of \$2,976,918.70.

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

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

ORDINANCE NO. 2023-7 First Reading – Title Only

An Ordinance for Calendar Year 2023 to exceed the Municipal Budget Appropriation Limits to establish a CAP Bank

Motion to approve Ordinance 2023-7 was moved by Deputy Mayor Dodd, seconded by Committeeman LoParo.

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

ORDINANCE NO. 2023-8 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 discuss Ordinance 2023-8 was moved by Deputy Mayor Dodd, seconded by Committeeman LoParo.

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

Mayor Baulderstone discussed in this new Redevelopment Plan there were ten (10) changes made, the Township agreed to several items and there are two items he is concerned with. One is Mr. Petty has asked that he not have curbing on Route 9. The other item is this plan provided for decorative lighting and Mr. Petty has requested he not be required to put the decorative lighting in place. These are items typically expected of developments on Route 9. Mayor Baulderstone discussed he is not sure if there is a reason the Township should vary from what other developments are required to do on Route 9.

Committeeman LoParo discussed he disagrees. Mr. Petty is putting in a berm and trees and another curb internally so no one will drive on Route 9. There is also no curbing across the street. There is no curbing at Mr. Petty's original location. Curbs, sidewalks, and lights were waived at the Higgins location five years ago. The lights are to illuminate the sidewalk. A waiver was requested. It is illegal for the Township to try and illuminate Route 9. That is the State's job. It is a waste of money and time and is not being business friendly.

Deputy Mayor Dodd discussed the curbs are redundant. There are no other curbs in that area. The berm is going to be a protective area. People will not be driving in that way from Route 9 at all. They have to enter from Chapel Street. The decorative lighting costs the Township money.

Mayor Baulderstone discussed the Township has a standard for Route 9 and the Township is varying from that standard. There is the question of what else does the Township vary from the standard. The Township is attempting to improve the appearance of the town.

Motion to approve Ordinance 2023-8 as drafted as the Redevelopment Plan is prepared

was moved by Deputy Mayor Dodd, seconded by Committeeman LoParo.

Roll Call: LoParo: Yes, Dodd: Yes, Baulderstone: No

ORDINANCE NO. 2023-9 First Reading – Title Only

AN ORDINANCE OF THE TOWNSHIP OF OCEAN, COUNTY OF OCEAN, STATE OF NEW JERSEY AMENDING AND SUPPLEMENTING CHAPTER 262 OF THE TOWNSHIP CODE ENTITLED "PARKS AND RECREATION AREAS" TO ESTABLISH ARTICLE VII THEREOF "RESERVATION AND USE OF TUOMEY PARK BASEBALL FIELD AND RAILROAD AVENUE BASEBALL FIELD"

Motion to approve Ordinance 2023-9 was moved by Deputy Mayor Dodd, seconded by Committeeman LoParo.

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

ORDINANCE NO. 2023-6 2nd Reading – Public Hearing

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 open Public Hearing - Ordinance 2023-6 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- was moved by Deputy Mayor Dodd, seconded by Committeeman LoParo.

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

Motion to approve Ordinance 2023-6 was moved by Deputy Mayor Dodd, seconded by Committeeman LoParo.

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

Resolution 2023-132

Resolution authorizing self-examination of the 2023 – the Township of Ocean has been declared eligible to participate in the program by the Division of Local Government Services it has been determined that the Township of Ocean meets the necessary conditions to participate in the program for the 2023 budget year.

Motion to approve Resolution 2023-132 was moved by Deputy Mayor Dodd, seconded by Committeeman LoParo.

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

Resolution 2023-133

Resolution deferring additional School Tax liability in the amount of \$840.000 in December 31, 2022.

Motion to approve Resolution 2023-133 was moved by Deputy Mayor Dodd, seconded by Committeeman LoParo.

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

Resolution 2023-134

Resolution of the Township of Ocean, County of Ocean, State of New Jersey, authorizing the reading of Budget Title Only

Motion to approve Resolution 2023-134 was moved by Deputy Mayor Dodd, seconded by Committeeman LoParo.

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

Resolution 2023-135 First Reading – Title Only

Authorizing the Municipal Budget of the Township of Ocean, County of Ocean, State of New Jersey for fiscal year 2023. The Budget Summary will be published on April 24, 2023 in the Asbury Park Press Newspaper. The Public Hearing on the Budget Resolution will be held May 16, 2023 at the Municipal Building Meeting Room, 50 Railroad Avenue, Waretown NJ 08758 at or about 6:00 pm for final passage.

Motion to approve Resolution 2023-135 was moved by Deputy Mayor Dodd, seconded by Committeeman LoParo.

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

Resolution 2023-136

Resolution authorizing an increase to the Temporary Operating Budget for 2023 in the amount of \$7,262,986.00 in the current fund and \$2,176,982.00 in the Water/Sewer Utility Fund

Motion to approve Resolution 2023-136 was moved by Deputy Mayor Dodd, seconded by Committeeman LoParo.

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

Resolution 2023-137

Resolution authorizing the municipal services reimbursement between the Township of Ocean and Greenbriar Oceanaire Community, Inc for the year 2022 as per New Jersey Municipal Services law in the amount of \$348,959.35.

Motion to approve Resolution 2023-137 was moved by Deputy Mayor Dodd, seconded by Committeeman LoParo.

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

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.

- 2023-138 Resolution appointing members to the Municipal Alliance Committee for the year 2023
- 2023-139 Resolution proclaiming Arbor Day, April 28, 2023
- 2023-140 Resolution authorizing a refund to Block 207, Lot 3 as the homeowner is a totally disabled Veteran in the amount of \$1,345.26.
- 2023-141 Resolution authorizing a refund to Block 179 Lot 10.01 as the homeowner is a totally disabled Veteran in the amount of \$487.70.
- 2023-142 Resolution authorizing the issuance of a duplicate Tax Sale Certificate pursuant to Chapter 99 of the Public Laws of 1997 for 357 Route 9
- 2023-143 Resolution authorizing the submission of the 2022 Tonnage grant application to the New Jersey Department of Environmental Protection
- 2023-144 Resolution of the Township of Ocean County of Ocean, State of New Jersey supporting New Jersey Volunteer Fire Companies by reviving and instituting an annual grant program like the Supplemental Fire Service Grant in 2022
- 2023-145 Resolution of the Township of Ocean, County of Ocean, State of New Jersey supporting Federal Legislators to protect and enhance social security and other critical programs vital to our Senior and Disabled Residents
- 2023-146 Resolution of the Township of Ocean, County of Ocean, State of New Jersey Proclaiming April 4, 2023 as National Service Recognition Day and the week of April 16-22, 2023 as National Volunteer Week
- 2023-147 Resolution of the Township of Ocean, County of Ocean, State of New Jersey proclaiming March 30th as National Doctors' Day
- 2023-148 Resolution authorizing a Grant Application to the New Jersey Department of Protection for funding for the stormwater management for Tier A Municipalities in the amount of \$25,000.
- 2023-149 RESOLUTION OF THE TOWNSHIP OF OCEAN, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING FINAL SANITARY SEWER APPROVAL TO OCEANAIRE EAST, BLOCK 241.11, LOTS 12.02, 13.01, 13.02, BLOCK 343, LOT 20, AND BLOCK 352, LOT 1
- 2023-150 RESOLUTION OF THE TOWNSHIP OF OCEAN, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING FINAL WATER APPROVAL TO OCEANAIRE EAST, BLOCK 241.11, LOTS 12.02, 13.01, 13.02, BLOCK 343, LOT 20, AND BLOCK 352, LOT 1

Motion to approve Resolutions 2023-138 through 2023-150

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

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

Adjournment

Motion to adjourn 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

Next Scheduled Business Meetings

May 16, 2023 – 6:00 pm

June 20, 2023 – 6:00 pm

July 18, 2023 – 6:00 pm

**Meetings can be added or cancelled as necessary