

MEETING MINUTES

**TOWNSHIP OF OCEAN
COUNTY OF OCEAN
BUSINESS MEETING
June 1, 2023
10:00 am**

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.

Discussion

- Requests – Waretown Volunteer First Aid.

John Signorelli, 6 Camp Lighthouse Road, representing the Waretown Volunteer First Aid Squad, thanked the Township of Ocean Committee, Ocean Township Police Department and Waretown Volunteer Fire Company for their support. Mr. Signorelli discussed he is the Waretown Volunteer First Aid Squad Safety Officer. The Waretown First Aid Squad building is in fine condition. The front driveway is made of concrete. The First Aid Squad has plans to paint new stripes, fill cracks and general upkeep. The side lot, where people on duty and respond to calls park, will also be restriped and sealed.

Mr. Signorelli distributed pictures of the back parking lot. The first two pictures are the driveway and the third picture is the side lot that will be resealed and striped for parking spots. The fourth picture is the view from the corner of the building looking out into the back parking lot. It has become a problem with potholes and water pooling. The First Aid Squad would like it repaved or repaired. Photograph #6 is a view of the side parking lot, which has quite a few trees. The larger tree to the left is fine. There is a small tree to the right that is leaning toward the building. The First Aid could cut it down or the Township could assist with removing the tree. There are four shrubs to the right near a Verizon vault that goes underground. The shrubs were put in for cooling purposes to keep the compressors down there cool. Verizon has no problem with the First Aid Squad removing the shrubs. The shrubs have been dead for two years.

There are new neighbors on the other side of the fence. The First Aid would like to present a positive image not only to the community but to the immediate neighbors. Photograph #7 is an opposite view of the parking lot. The first layer is deteriorating. The Waretown First Aid Squad would like authorization to use whatever means necessary to assist in funding to get that rear parking lot done.

Township Administrator/Clerk Ambrosio discussed the Township has been looking at the rear parking lot for 5-6 years. The Township was hoping to have the County pave it. The County was the original paver 20 years ago. The County no longer paves parking lots. The front entrance parking lot is really bad and deteriorated. The Township could possibly add it to the New Jersey Department of Transportation (NJDOT) project this year.

Township Engineer, Jason Worth, discussed bidding the parking lot by itself would be a high cost. Adding it to a larger project will get the Township the most out of the cost.

Mayor Ken Baulderstone inquired if it is possible to add it into the last bid.

Deputy Mayor Lydia Dodd discussed the project includes the Chapel side and inquired if it would also include the side lot.

Committeeman LoParo inquired about the Bryant road Parking lot.

Mr. Signorelli discussed at this time, the cement parking lot on Bryant Road is okay.

Committeeman LoParo discussed the Township does not own that building. It is School Board property. The Township does not want any trouble with the school.

Township Attorney Dasti discussed the Reverter Clause has to be used for a volunteer purpose.

Township Administrator/Clerk Ambrosio discussed the Township owns the generator and everything inside the building. The school has no say over the property unless it is no longer a volunteer squad. At that time, it would revert to the school. It is the First Aid's property until it reverts back to the school.

The Township Committee all agreed to adding this paving project to the next NJDOT project.

Township Engineer Worth discussed first, the Township will get a quote from the contractor that is coming in right now to work. The Township can include the First Aid paving with the next bid for Beacon Drive and Nautilus Road.

Committeeman LoParo inquired if the Township's Public Works Department (DPW) can cut down the First Aid's trees.

Superintendent of Public Works Matt Ambrosio, discussed, yes, DPW should be able to. He would have to take a look. DPW has trimmed them in the past.

Mr. Signorelli requested a retired American flag drop-box. The drop-box would be on First Aid property. The one drop-box sign is going to be white letters on a blue background. The white background will be reflective so passing vehicles can see it, with red stripes and a blue field on top. The flags would be surrendered to the local Boy Scout Troop and Manahawkin's Girl Scout Troop for disposal suitable for the American Flag.

The Township Committee agreed the American Flag drop-box is a great idea.

Township Administrator/Clerk Ambrosio discussed DPW will remove the trees, the parking lot is going to be looked into and the generator will be on the list to be on the schedule along with all towns. The paving will be included in the next NJ DOT bid as an extra as having a paving company handle other projects could be a cost savings.

- Water Treatment Plant – 7th/8th Street.

Township Engineer, Jim Oris, discussed he had done a presentation regarding the alternatives analysis. There were additional discussions about cost. If the Township had to buy property and pipe it to another location, there were two locations that were discussed. The plant could be kept in the same location but make the water treatment plant more resilient by just raising in elevation. The current location is in a 500-year floodplain. The preliminary maps are proposing it be removed from the 500-year floodplain.

Mr. Oris' recommendation is the Township move forward with the rebuild of the water treatment plant on the same lot. The Township can reuse the pool, which is part of the water reclamation and/or look at other options. It is easier in terms of the overall construction, as the Township will be working with the same plot of land. The parking area will be lost during construction. Afterwards the water treatment plant would be demolished and parking could be created in that area.

The report was amended. On page 10 is the summary of alternatives analysis with regard to the cost. The original cost of replacing the building at its current location and to raise is going to be another \$500,000, which would be mostly involved with increased foundation requirements and the cost of the concrete associated with that could go higher, depending on how high the Township goes. Alternate #2 is to replace the water treatment plant at its current location, add a booster pump and raise the building so it is more resilient against future flooding. The booster pump gives the Township the redundancy if the town has a problem at the 532-water treatment plant, the town would be able to pump water up to the Route 532 area. That will be more resilient in the event the town has something go seriously wrong with the 532 plant.

Alternative #3, 4, 5 and 6. Alternative #6 is not an alternative because if the town is going to buy water, it becomes very expensive over the course of the life of the project. Alternative #5 is to add an additional water storage tank at the Greenbriar area. That is part of the stress on the Route 532 plant. During the Summer months, when there is a high demand of water across the entire Township and watering is in high demand, that tank draws down. Right now, with the plant improvements that have been made, the town is okay. The Township can make enough water during peak demand because the town can backwash and make water at the same time. That is one of the recent improvements that have been completed.

Committeeman LoParo inquired if Alternative #5 includes the booster pump.

Township Engineer Oris discussed, no. The theory is if the Township can make enough water on the West side of Route 9 and store more water, you would need a booster pump because you would always have more water on the ground during any given time. The actual water tower that is at Greenbriar is too small for the application because of all the irrigation.

Mayor Boulderstone discussed Greenbriar was supposed to be 1,200 homes. It is 1,425 homes. It is unlikely they will consume any more than what they are currently consuming because they are not adding anymore homes.

Mr. Oris discussed if another development were to take place in that area, the water storage situation would really need to be looked at much more closely. If the Township wants to look at doing a future project to add more water storage in the Greenbriar area, that is an option. The booster pump gives the town the redundancy it needs. It will make water at the water treatment plant at Pebble Beach and push it up the hill in case there is an emergency. An additional tank would help with the water pressure issues. It will only help for an 18–24-hour period, as it will draw down. It gives the town a period of time, but not days.

During Superstorm Sandy, Pebble Beach was not impacted. That is what the models show. When he runs other coastal resiliency programs, a 7-foot flood elevation does not hit the water treatment plant. Superstorm Sandy was around elevation 7. The two pieces of information make sense. 9 foot is still not impacted. The likelihood of a rebuilt, new water treatment plant at Pebble Beach, if we put it 2 feet above the 500-year flood elevation, so that the town is much more resilient than it is now, the likelihood is not very high that the town would lose that plant in a storm. The elevation is currently in the 500-year flood

zone. The adjacents are most likely 6. 6 is the 100 year flood. 7 or 8 would most likely be the 500. When the Township plans for capital assets, like a command center, you want it to be out of or above the 500 year flood zone.

Mayor Baulderstone inquired if the Township uses IBank funding, will the New Jersey Department of Environmental Protection (NJDEP) require that.

Township Engineer Oris discussed NJDEP will require all of the equipment to be above the 500 year flood zone. The Township will be consistent with the NJDEP requirements. The process with IBank is the Township goes through their funding cycles but you do need to get NJDEP approval for all of the work.

Committeeman LoParo discussed Alternative #1 and #2 are out, if the Township does not move the plant.

Township Administrator/Clerk Ambrosio discussed the Township should put in for the IBank funding with the booster.

Mayor Baulderstone inquired if the Township is able to replenish the tower during the day.

Township Engineer Oris discussed it is replenished during the day. The Township can either make more water and keep the same storage tank or add more storage. The pressure is a combination of the plant is on and the water level in the tank. Those are the two parameters.

DPW Superintendent Matt Ambrosio discussed the morning irrigation is fast and hard. The Township is making it as fast as it can. Once the sprinklers go on, it is going down faster than it is coming up. Once the sprinklers ease off, then it starts catching up.

Mayor Baulderstone inquired if there is anything that can be done about that.

Township Engineer Oris discussed, yes. The water network analysis can be looked at to see what the benefit would be, if the Township were to increase the production at the plant. It is going to be a derivative of the mechanics of the pumps and how much water can the Township withdraw from the wells. The Township Engineer will look at the water network analysis to see if there is a way to increase production so that we would reduce the elevation drawdown.

Township Engineer Oris discussed the whole issue with the booster pump or another tank really hits home when the Township cannot buy water from Barnegat. Barnegat Township will not sell Ocean Township water because when we are in peak demand and had something go wrong, they are in peak demand and they do not have the ability to sell water. The booster pump or additional tank would give the Township the redundancy it needs, if something happens with the Route 532 pump.

Deputy Mayor Dodd discussed the Township should go with Alternative #2A, with the booster.

Committeeman LoParo discussed the Township should go with Alternative #2A.

Township Administrator/Clerk Ambrosio discussed the Township will submit for IBank funding.

Township Engineer Oris recommended before the Township gets too far along in the design, he would like to have a preapplication meeting with IBank and NJDEP so the Township has best a picture we can

with regards to the Township's proposal so that we do not waste time, money and effort if they are not going to be in agreement with what we are looking at. Hopefully they can give a glimpse of the funding parameters.

Mayor Baulderstone discussed the new water treatment plant building exterior should look attractive. They did a very nice job with the building on Long Beach Island. It looks the same as the other houses.

Township Engineer Oris discussed it is not a large dollar item to at least have the street-facing facades to look more like a house. There will be fake windows, if any. The building will be sided and have a dormer.

Township Administrator/Clerk Ambrosio discussed the lead service line information and inquired if there is an update.

Township Engineer Oris discussed he is working with Shane and Matt's personnel to go through the areas that we know. There are several unknown services that are in an area that have very old watermain that are asbestos-cement pipe (ACP) watermain, which most likely have galvanized and lead service components. The Township is doing random spot-checks. Based on what the Township is seeing, the initial thought is that most of these services, about 1,000 of them, would need to be replaced through this IBank program, where they give you 50% principal forgiveness. Once the Township has a good indicator of how many, that number will be applied for. The Township has already authorized the Township Engineer to make application. Shane has been popping some of the meter pit locations and looking at the service coming into the meter, the service coming out of the meter, non-destructive, but if we see any galvanized pipe, it has to come out. That is NJDEP lead service line replacement but in their view, anything that has galvanized on it was most likely put together with lead as a welding component.

- Ordinances for review and discussion.

Township Administrator/Clerk Ambrosio discussed the tree cutting ordinance. One of the last items talked about with Laurie and Rico was the Township was going to leave it at the half acre or acre. As we were working on the tree ordinance, Township Engineer Worth was kind enough to send the stormwater management information, which the State is going to require a tree ordinance. The State talks about planting trees along the street lines. It is going to be a requirement. The salt from plowing in the winter damages the trees, taking care of the trees is constant maintenance, the roots grow into the sidewalks and dead trees will have to be replaced.

Township Attorney Dasti discussed the ordinance has to be adopted by the end of the year.

Township Administrator/Clerk Ambrosio discussed the Township should put the tree ordinance on hold and put these two together. No matter what, the trees that are being put in are going to be the Township's responsibility.

Township Engineer Worth discussed the set up between the curb and sidewalk could have a planting strip behind the sidewalk. Even behind the sidewalk, roots grow.

Mayor Baulderstone inquired if the Township gets smaller varieties of trees, do the roots grow at the same rate as bigger trees.

Township Engineer Worth discussed that is something the Township would want to look at as well. When the ground is overly compacted, roots grow out searching for water.

Township Administrator/Clerk Ambrosio discussed there is another ordinance in the Township's code book that the Environmental Commission did 20 years ago of trees that they'd like to see in town. That ordinance will have to be rewritten as well. Some of those trees are not great. The tree ordinance does not have to be adopted until the end of the year.

Township Administrator/Clerk Ambrosio discussed the next ordinance is the Construction fees.

Township Attorney Dasti discussed the fees are just an update to the Subcodes through the Construction Official and Zoning Officer.

Township Administrator/Clerk Ambrosio discussed when a municipality shares a Construction Official, the fees have to be the same in both Townships. \$100 for the Letter of No Interest and \$100 for filing a permit, electrical, subcode, etc. It's very minimal on what the Township can change.

Township Attorney Dasti discussed the Township was to add a required reinspection fee as well.

Township Administrator/Clerk Ambrosio discussed it was \$50 for the Letter of No Interest, changing to \$100.

Township Engineer Worth discussed Part C. also said \$50.

Township Attorney Dasti discussed the inspection fee was \$50 and that is being increased. The subcodes are now the same amount as Barnegat Township.

Township Engineer Worth discussed these are unfit, unsafe buildings. That is what 118 is for.

Mayor Baulderstone discussed Chapter 209, Land Use procedures.

Township Attorney Dasti discussed those fees are ones that Laurie is handling in terms of application fees.

Township Administrator/Clerk Ambrosio discussed everything was going to move to \$100 for Zoning.

The Township Committee agreed on the fee changes.

Mayor Baulderstone discussed affordable development fees, Chapter 410 Zoning.

Township Attorney Dasti discussed replacing the words Commerce Bank with the words "a bank authorized by the Township".

Township Administrator/Clerk Ambrosio discussed the conditional approval process.

Township Attorney Dasti discussed it helps to specify what the other governmental outside agency approvals are. A lot of times where there are approvals granted by other boards, the Planning/Zoning Boards or other approvals, there is usually a blanket provision of outside agency approvals they have to get before they start doing work. This helps codify that.

Township Administrator/Clerk Ambrosio discussed the Amboy Bank-Pennsylvania Avenue property. The only approval the owner is waiting for is the Army Corps of Engineers. This is probably our last waterfront project. The owner is going to build the houses. They do not have anyone to purchase the marina. The owner would like to start clearing and building. They are going to submit everything while they wait on the Army Corps of Engineers.

Township Attorney Dasti discussed he will add the Army Corps of Engineers to the ordinance. It states in the ordinance that this list is the current New Jersey Outside Agency Approvals list and if there are new agencies that would be required etc., so that the ordinance does not have to be changed every few years.

Township Administrator/Clerk Ambrosio discussed there are a few personnel and Town Hall ordinances that have to be done. The Township is due to update the handbook. When the handbook is updated before the end of this year, the personnel and Town Hall ordinances can be fixed at the same time.

- Ocean County Natural Lands Trust – Property Request.

Township Administrator/Clerk Ambrosio discussed Ocean County Trust for Public Lands reached out to the Township regarding a property on Brookville Road. It is across the street from the Boy Scout Camp. The property owner has asked them to preserve it. The County would like to because it is part of the Boy Scout/Girl Scout Camp area. The County needs a resolution from the Township authorizing it or they will not preserve it. It is 22 acres in the Pinelands. There is no water or sewer. Brookville Road is also used by the Boy Scout and Girl Scout Camps.

Mayor Baulderstone, Deputy Mayor Dodd and Committeeman LoParo discussed they are not in favor of the Township giving up ratables.

Mayor Baulderstone discussed there is a lot on the corner of Route 9 and Country Lane. A developer approached the owner to buy the land and the County is competing with them. Mayor Baulderstone discussed he would rather have a small apartment complex on that land than have the County take it off the tax rolls.

Township Administrator/Clerk Ambrosio discussed a resolution was done a while back stating the Township is okay with the County buying that land. Many have come to the Township to try and build there but were not able to even build a house.

Committeeman LoParo discussed someone was going to build a mixed-use a few years ago and it wouldn't fit. There is also some kind of an environmental implication there, too, an owl or a bat.

Township Administrator/Clerk Ambrosio discussed it is not historical. It is the wetlands that backs up to it. The buildable piece is that front piece. When the owner was going to build a house with a garage underneath, the Township approved the application, but then the owner came back and said he could not build it. The couple just went back to the County and requested the Ocean County Natural Lands Trust purchase the property. The County would purchase the property because it backs up to the Rail Trail and a County storage shed. They were going to make more parking but couldn't because of the wetlands and hazardous materials and will just leave it the way it is in its natural state, is my understanding.

Committeeman LoParo discussed he would rather have a building on Route 9 with water/sewer service.

Township Administrator/Clerk Ambrosio discussed there is no water/sewer on that side. It stops right before the landscape company.

Township Attorney Dasti discussed when Diane speaks to the County, there will be opportunity to adopt a new resolution, walking back the old one, stating due to the economy, the Township needs new ratables not Open Space.

Township Engineer Worth discussed the County always wants a municipal resolution of support. They have received push-back with the municipalities in the past.

Township Administrator/Clerk Ambrosio discussed she will call the County and tell them the Township is not in favor of the County buying the properties.

- Bonding

Township Administrator/Clerk Ambrosio discussed the Township is going out for permanent financing this year. The Bond Counsel had asked if there is anything else to bond. The Township has to bond for the 2023 NJDOT because the Township has to pay for it and then receive reimbursement.

When the Township did all the bulkheads, the town did not do the end of Hornblower Drive, as it wasn't that bad at the time. The Township has received many calls about the dead end and the deterioration of the deadman.

Township Engineer Worth discussed the pilings on the water side are eaten through and deteriorated under the water and at the water level. It is a timber bulkhead. There is already a second layer. It is easier to replace.

Township Administrator/Clerk Ambrosio discussed it is going to be \$100,000 and she would like to add that into the bonding.

The insurance company and the Township has had enough with the stairs in front of Town Hall. Besides the stairs rotting away, the cracks on the path are dangerous. Several people have fallen. The stairs need to be ripped out and replaced. They are as old as the building. The insurance company has been writing the town up for the past year or two about replacing the walkway and stairs.

Township Engineer Worth discussed he will have the stairs looked at and the supports from the overhang. He can't imagine it being more than \$50,000.

Mayor Boulderstone discussed the signage above the front door should say the name of the town.

Township Administrator/Clerk Ambrosio discussed she would like to walk on two resolutions to the agenda today, the new dispatcher and DPW title change.

PUBLIC COMMENT:

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

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

ORDINANCE NO. 2023-10 - 2nd Reading – Public Hearing

AN ORDINANCE OF THE TOWNSHIP OF OCEAN, COUNTY OF OCEAN, STATE OF NEW JERSEY REPEALING ORDINANCE 2023-6 AND 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, COUNTY OF OCEAN, STATE OF NEW JERSEY

Motion to open Public Hearing- Ordinance 2023-10 was moved by Deputy Mayor Dodd, seconded by Committeeman LoParo.

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

No public comment.

Motion to close Public Hearing- Ordinance 2023-10 was moved by Deputy Mayor Dodd, seconded by Committeeman LoParo.

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

Motion to approve Ordinance 2023-10 was moved by Deputy Mayor Dodd, seconded by Committeeman LoParo.

Roll Call: Dodd: Yes, LoParo: 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.

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|----------|---|
| 2023-161 | Resolution authorizing the insertion of an item of appropriation into the 2023 Municipal Budget for the American Rescue Plan Firefighter Grant in the amount of \$31,000.00. |
| 2023-162 | Resolution authorizing the disposal of surplus property of the Township of Ocean, County of Ocean, State of New Jersey for the Waretown Volunteer Fire Company for radios, batteries, case and microphones etc. |
| 2023-163 | Resolution authorizing the renewal of Liquor Licenses for the year 2023-2024 |
| 2023-164 | Resolution authorizing the execution of an agreement with Dilworth Paxson LLP, as Bond Counsel with Township of Ocean. |
| 2023-165 | Resolution authorizing part-time training Police Dispatcher Hannah E. Young at \$18.00 per hour for hours worked. |
| 2023-166 | Resolution authorizing Matthew Rasoilo title change to Operator 1 in the Department of Public works starting June 1, 2023. |

Motion to approve Resolutions 2023-161 through 2023-166

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

Resolution 2023-167

Resolution authorizing the Township Committee for Executive Session: Legal
Motion to approve was moved by Deputy Mayor Dodd, seconded by Committeeman LoParo.
Roll Call: Dodd: Yes, LoParo: Yes, Boulderstone: Yes

Township Attorney Dasti discussed no formal action will be taken. Meeting can be adjourned.

Next Scheduled Business Meetings

June 20, 2023 – 6:00 pm

July 18, 2023 – 6:00 pm

August 16, 2023 – 6:00 pm

**Meetings can be added or cancelled as necessary

Adjournment

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

Signed and Submitted:

Diane B. Ambrosio, RMC
Municipal Clerk

Date