

# MEETING MINUTES

**TOWNSHIP OF OCEAN  
COUNTY OF OCEAN  
BUSINESS MEETING  
August 3, 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

## **Presentation**

Nick Brown, PH.D., Director of Coastal Geology and Resiliency, ACT Engineers, Inc.

- Presentation/discussion

Dr. Nick Brown discussed he works for ACT Engineers as the Director of Coastal Geology and Resiliency and has worked with a lot of Townships along the shore. ACT Engineers is based out of Robbinsville, however, they have an office in Marmora and do a lot of work on the shore that involves municipalities that include dredging, shoreline protection and flooding mitigation. Dr. Brown discussed he works in Stafford Township with Mr. von der Hayden and Lacey and Brick Townships to help municipalities establish long-term dredging plans in the Township waterways. Long term planning helps Townships forecast budget and manage their resources to make sure their waterways are clear and there is less comments coming from the constituents.

The Township of Ocean has nine (9) New Jersey Department of Transportation (NJDOT) channels that connect to different lagoons. The NJDOT is working to re-permit all of their channels, as a lot of them have expired. The Barnegat inlet is their dividing line. They are going North of there in one package and South of there in another package. ACT Engineers is trying to work with municipalities to make sure the local waterways are also permitted so that the Townships can operate the same time as the NJDOT, which would enable cost savings and mobilization cost savings. If these things are set up now, it enables the Township for a 10 year window to plan dredging, establish needs and budget.

The Sedge Islands restoration put core logs near the keepers house previously through the Barnegat Bay Partnership along with the New Jersey Department of Environmental Protection (NJDEP) Fish and Wildlife. In addition to that the Army Corps of Engineers has many times taken beneficial use material out of the inlet and tried to enhance the shorelines and navigational waterways but have been limited due to hydrological modeling, which is where we understand how the currents would moved.

The Army Corps of Engineers is constructing new bay islands in the water and those might be options as well, when material is taken out of the waterways to deposit somewhere, and it is more cost effective.

Township Administrator/Clerk Ambrosio discussed the Township obtains permits for the mouths of the lagoons. It is very cost prohibitive for these small areas to be dredged and the Township has always been

denied putting dredge material on the Sedge Islands. Township Administrator/Clerk Ambrosio inquired if that is allowed now.

Dr. Brown discussed that is now an option that was not previously an option. Marsh enhancement is a regional term for thin-layer placement, which is putting a smaller layer of material on a marsh. It is called thin because the regular is beach up to a few feet of sand, if not tens of feet. The thin-layer placement is an option to enhance marshes and help them keep up with sea level rise along with restoring the big gaps. The back side of the Sedge Islands, there are a lot of holes and ponds that are forming and expanding. This is a concern. The State wants to not have these islands go away because they sequester carbon at a rate that is significantly more than any forest every could along with all the other benefits of absorbing water during flood and storm events and also attenuation of waves that come to the inland.

Township Administrator/Clerk Ambrosio discussed the Lighthouse Center for Natural Resource Education put in the wave attenuations. The Township has always tried to partner with them for marsh enhancement for the dredge materials and the thin-layer. They were able to obtain grants. The Township was required to do additional testing because of the dredge materials possibly going on the marshes. This is now an allowable use.

Dr. Brown discussed recently it was considered a pilot project and it is kind of graduating out in the regulatory. The NJDEP is way ahead of the regional Army Corps of Engineers in the Philadelphia district. The Philadelphia district is finally coming around to the fact of municipalities and private consultants as opposed to the Army Corps of Engineers doing the projects. That is why you see the Brick Township Regional Greenhouse Gas Initiative (RGGI) grant that came through, which is through the NJDEP and the Stafford Township Living Shoreline grant. Those grants cover the implementation costs.

Township Administrator/Clerk Ambrosio discussed Dr. Brown helped write those grants.

Dr. Brown discussed the key to getting grants is always being prepared. There are always two pools, the planning pool and the implementation pool. The planning pool, every single one of us and every municipality along the shore all throw their hat in. The implementation pool means you have to have a project ready, that is a lot smaller group. Municipalities with a larger budget often have projects ready to go.

The Township of Lacey has contracted ACT Engineers to help permit their waterways, as they have several different navigational channels, including areas where the NJDOT is also permitting. Lacey Township has received comments from their constituents about it being shallow. Lacey wants the permits to keep those mouths open. They are still letting the residents maintain as they go through all the permits. There are two ways to do a municipal-wide permit. Stafford Township and Brick Township permit every bit of their waterways 5 feet off the bulkhead, which makes it so any resident can file a local permit and get a permit underneath the Township's Army Corp of Engineers and NJDEP permit. This saves residents all of the sampling and underwater typography and elevation fees. The Township pays upfront and the residents pay a fee to get a permit from the Township, which over time, would pay back the expense the Township put into it in the first place. The other option is just the mouths. So as opposed to permitting everything for everybody and having to do local permits, The Township just does the mouths to keep it clear.

Dr. Brown discussed when the Township establishes these permits, which are 10 years for the Army Corps of Engineers and 5 years for the NJDEP, with an ability to renew for five years with very little effort. You just have to pay an administrative fee. In order to establish the permits, you have to identify

where every bit of the sediment can go. If there is 500,000 cubic yards of sediment that the Township is able to take over 10 years, every bit of that has to be accounted for, whether it is to the Ocean County Landfill or through turf farm or another source, all of that is identified but the town can go back and modify the permit. If the Township has dredgers come in that have a vested interest to bring it to Ocean County Landfill instead of somewhere else, it is a very quick addendum and a \$100 service fee.

Township Administrator/Clerk Ambrosio discussed the Township permits the mouths to the lagoons but it was never discussed to do placement of dredge materials.

Committeeman LoParo discussed the current permitting for the mouths are five years and inquired if each one is renewable.

Dr. Brown discussed those should be easily renewed for another 5 years. It is a \$300 administrative NJDEP fee. It is nothing compared to the initial fee. Townships pay by the acre to the NJDEP initially. It can be up to \$30,000 for 10 acres. The administrative fee is minor.

Committeeman LoParo inquired what is the cost and timeframe to permit the entire town's waterways and lagoons up to 5 feet from the bulkhead.

Dr. Brown discussed the information needs to be reviewed for an overall. Brick and Stafford Township have come out with their new permit costs, to give you an idea of what the payback costs would be. Waretown has 10 primary lagoons. There is one that does not have a NJDOT channel going to it. The approved permitting fee was \$400 per individual application. Marinas are \$11,000 per application fee for the Township.

Committeeman LoParo discussed the permit would cover residential and commercial.

Dr. Brown discussed it would cover every inch of the Township's waterway. ACT Engineers works with the NJDOT a lot. The head of Maritime Resources is permitting all of the NJDOT channel and should be set for 10 years or however long they are able to extend it for. They get extras that the municipalities often do not get.

Mayor Boulderstone discussed he has never heard of individual homeowners wanting to dredge and inquired if Township Administrator/Clerk Ambrosio sees the homeowners doing this.

Township Administrator/Clerk Ambrosio discussed the permits would allow homeowners to make their own decision and thinks residents on certain streets would get together to permit.

Dr. Brown discussed Ocean Township could do a shared service with Barnegat Township and it would save money on the underwater topography and elevation fees. In addition to the fees, the resident pay is based on the cubic yard and inspection fee. It scales down 0-500 yards. 0-50 yards is \$5.00, 50-100 is \$4.00. It goes down to \$2.00 once you go over 5,000 cubic yards. Marinas that are pulling out a ton of sediment have a large chunk that they'll have to write another reimbursement check to the municipality.

Deputy Mayor Dodd discussed the Township would have to have a presentation explaining the program to the public.

Township Administrator/Clerk Ambrosio discussed Fish Game & Wildlife owns property at the end of Bay Parkway and would like for ACT Engineering to work with them to try and preserve the end of Bay Parkway.

Dr. Brown discussed ACT Engineers works very close with the Forsythe on all the projects. The Brick Township and Stafford Township projects are both on Forsythe property.

Township Administrator/Clerk Ambrosio discussed Dr. Brown and ACT Engineering have been instrumental in obtaining these permits and that is why she requested he be invited to present at today's meeting. The Township will reach out and obtain costs and plan a public meeting.

**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

**ORDINANCE NO. 2023-16 - 2<sup>nd</sup> Reading – Public Hearing**

AN ORDINANCE OF THE TOWNSHIP OF OCEAN, IN THE COUNTY OF OCEAN, NEW JERSEY, AMENDING AND SUPPLEMENTING SECTION 410-41 OF THE TOWNSHIP CODE ENTITLE STORAGE OF RECREATIONAL VEHICLES AND EQUIPMENT

**Motion to open Public Comment for Ordinance 2023-16** 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 for Ordinance 2023-16** was moved by Deputy Mayor Dodd, seconded by Committeeman LoParo.

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

**Motion to approve Ordinance 2023-16** was moved by Deputy Mayor Dodd, seconded by Committeeman LoParo.

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

**ORDINANCE NO. 2023-17 - 1<sup>st</sup> Reading – Title Only**

AN ORDINANCE OF THE TOWNSHIP OF OCEAN, COUNTY OF OCEAN, STATE OF NEW JERSEY AMENDING AND SUPPLEMENTING CHAPTER 125 OF THE TOWNSHIP CODE ENTITLED “CANNABIS BUSINESSES”

**Motion to approve Ordinance 2023-17** was moved by Deputy Mayor Dodd, seconded by Committeeman LoParo.

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

**ORDINANCE NO. 2023-18 - 1<sup>st</sup> Reading – Title Only**

AN ORDINANCE OF THE TOWNSHIP OF OCEAN, COUNTY OF OCEAN, STATE OF NEW JERSEY AMENDING THE ROUTE 9- PHASE 1 REDEVELOPMENT PLAN

**Motion to approve Ordinance 2023-18** was moved by Deputy Mayor Dodd, seconded by Committeeman LoParo.

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

**Resolution 2023-208**

RESOLUTION OF THE TOWNSHIP OF OCEAN, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING EMERGENCY BID AWARD TO CREST CONSTRUCTION FOR THE ENGLEWOOD AVENUE MANHOLE REPLACEMENT PROJECT

**Motion to approve Resolution 2023-208** was moved by Deputy Mayor Dodd, seconded by Committeeman LoParo.

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

- 2023-209 Resolution of the Township of Ocean, County of Ocean, State of New Jersey authorizing final payment release of performance bond and acceptance of maintenance bond for the 2022 recreation trail improvements
- 2023-210 Resolution of the Township of Ocean, County of Ocean, State of New Jersey Supporting Sustainable Land Use Within the Township
- 2023-211 Resolution authorizing subordination agreement between Tradewinds Holdings LLC and the Township of Ocean

**Motion to approve Resolutions 2023-209 through 2023-211**

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

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

**Motion to approve** Social Affairs Permit for Waretown Volunteer Fire Company for the Poker Run on August 13, 2023 with a rain date of August 20, 2023

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

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

Next Scheduled Business Meetings

August 15, 2023 – 6:00 pm

September 19, 2023 - 6:00 pm

October 17, 2023 - 6:00 pm

November 21, 2023 - 6:00 pm

December 19, 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: LoParo: Yes, Dodd: Yes, Boulderstone: Yes

Signed and Submitted:

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Diane B. Ambrosio, RMC  
Municipal Clerk

\_\_\_\_\_  
Date