

MEETING MINUTES

**TOWNSHIP OF OCEAN
COUNTY OF OCEAN
BUSINESS MEETING
August 15, 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.

Ordinances 2023-17 and 2023-18 and Resolution 2023-213. Tonight is the 2nd Reading Public Hearing on these ordinances. These ordinances amend the Township Code for cannabis businesses to include adult use/recreational cannabis sales at the existing BLOC cannabis dispensary.

The Township Committee has thought long and hard on this situation. The Township is also looking at the Tax Revenue it would generate for budget purposes. As COVID has changed the way people shop, the commercial businesses are struggling to stay in business. Also, the Township of Ocean, being in the Pinelands and New Jersey Department of Environmental Protection (NJDEP) Coastal Area Facility Review Act (CAFRA) zones, there are many properties that cannot be built on, even on Route 9 due to wetlands.

As discussed, when the budget was introduced, expenses have continued to go up each year. There are the annual costs of doing business that go up including 11% increase in pension payments, 7% in health care costs, 10% in Township insurance, salaries, fuel, electric and rates have been increased at the Ocean County Landfill 8% since January 1, 2023. This year the garbage and recycling contract increased \$150,000. The revaluation that was ordered is an additional \$50,000 in the budget for the next five years. The Township is paying for ambulance services Monday through Friday, from 6:00 am to 6:00 pm, approximately \$140,000 for the year.

The additional 2% revenue that will be generated for legal adult use cannabis, will not cover all increases but will assist in keeping the tax increase lower. Without this additional funding there would be a substantial increase in the municipal tax rate.

The Police Chief has spoken with the Police Chief in South Toms River since they have opened and reported no issues. The Administrator has spoken with the Administrators at Ewing and Somerset, New Jersey. They also report there have been no issues with the properties and are great neighbors.

For all of these reasons, the Township will be voting on the ordinances and the resolution necessary for the Cannabis Regulatory Commission.

Resolution 2023-224. This resolution is appointing a full-time dispatcher. Kristina has completed all training and the Police Chief is recommending as a full-time Telecommunicator.

Resolution 2023-226. This resolution is accepting and awarding the bid for a lease for the telecommunication facility at the Seneca Water Tower to New Cingular Wireless PCA, LLC with an annual rent of \$76,270.00.

Municipal Alliance with the Police Department. A drive-in movie is planned for September 29th on the Frederic Priff field. The movie has not been picked at this time.

The Yoga program is being held at the Community Center on Tuesdays, June through August. Walk ins are always welcomed. Cost is \$12.00 per class. New Fall classes will be offered. Please contact Jeanne in Recreation for further information.

Township Sponsored Bus Trips

September 22nd – Mets vs. Phillies at Citizen Bank Park. Cost is \$81 per person. Bus departs 4:30 pm for the 7:05 pm game.

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

November 17, 2023 – Caesars Casino bus trip. Cost is \$32.00 per person with \$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.

July 2023 Construction/Zoning Report

Zoning Department. 39 applications approved, 14 applications pending review and 5 denial applications.

Code Enforcement. 30 Notices of Violation, 6 Second Notices of Violation, 9 properties abated their violations and 1 lien placed on property–48 Bay Parkway.

Construction. 79 Permits issued, 28 Permit updates, 57 Certificates of Approval, 1 Certificate of Occupancy and 1 notice of violation–unpermitted change of use.

Ordinance 2023-19. Tonight is the first reading of this ordinance to vacate Dam Street on the property that residents know as Glenn’s Pump and Well’s old property. This road is listed on the survey and tax maps. This is a formality regarding the redevelopment of the property to officially vacate the road. The Public Hearing will be on September 19, 2023.

Resolutions 2023-2016 through 2023-221. These resolutions are to cancel taxes for residents who are 100% disabled veterans. This action needs to be completed by resolution, as per State Law.

Project Updates

It has been a very exciting couple of weeks here in the Township of Ocean with the opening of so many new businesses. The Township welcomes Caribbean Pete's Restaurant, Clemmy's Restaurant, Joe's Bagels and Manzano's.

Saladworks has submitted their paperwork to the Construction and Zoning office for their store in the Town Center.

Breaker's Kitchen and Tap has been sold and the paperwork is being completed. The new owners have met with the Township to discuss their ideas for the new business. The Township looks forward to them presenting their plans, once the purchase is complete.

Thank you.

Mayor – Ken Baulderstone

Good evening.

Resolutions 2023-214. This resolution is awarding the bid for Sport Court Improvements at Sands Point Park and also improvements to the Tennis Courts and convert the basketball courts to six (6) pickleball courts at Corliss Park Lake and Recreation area. The Township anticipates the completion of the project before the end of this year.

Resolutions 2023-215. This resolution is awarding the bid for the 2023 Municipal Department of Transportation Aid program for improvements to Beacon Drive and Nautilus Road including the alternate bids to repair the parking lot at the Volunteer First Aid Building, ADA sidewalk, parking lot improvements at the Construction office, storm drainage repair at Maple Street and asphalt apron for Morey Place Road at Route 532.

Resolution 2023-216. This resolution is awarding the bulkhead replacement at the end of Hornblower Drive. All of the deadmen have rotted and the pilings are just hanging in the water at this time. The repair needs to be made immediately.

Resolutions 2023-225. This resolution is authorizing the insertion of revenue into the 2023 budget for the Older Americans Act Title III contract for senior congregate nutrition in the amount of \$47,882.00.

Resolutions 2023-227. This resolution is proclaiming September 17–23, 2023 as Constitution week. The Township asks our citizens to reaffirm the ideals the framers of the Constitution had in 1787 protecting the freedoms guaranteed. September 17, 2023 marks the 236th anniversary of the framing of the Constitution of the United States of America.

Utility Sewer Main Repair – Englewood Avenue. This emergency repair will be starting this week. All residents have been informed by the Department of Public Works. A flyer was delivered with project information to each residence on Englewood. There will be noise from dewatering prior to the repair, due

to the pipe being so low in the ground. Due to the extent of the repair, the entire manhole and pipe are being replaced. During the repair, one lane of traffic will be open. During the replacement of the manhole, that day the road will be closed. All residents will be informed. The entire job, weather permitting, should take approximately two (2) weeks.

Senior Services

Save the Date – October 13th, 10:00 am – 1:00 pm. Health and Wellness Fair will be held at the Senior Center. Flu shots and health screenings will be offered and more.

September 18, 2023 – Presenter Braven Health. Topic: Understanding the upcoming Medicare enrollment process.

The Mobile Food Pantry will be at the Community Center on August 21, 2023 and September 18, 2023 at noon. There has been a great turn out. Thirty-one (31) people attended and the remainder of the food was donated to the St. Stephen's Food Bank. The next scheduled date is August 21st at 12 noon.

All programs and meals at the Engle Sprague Senior Center are very well attended and the attendance continues to increase every month. Please register. All are welcome.

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 Township e-mail for events at the Senior Center. There is a new speaker every week.

Ocean County Congregate Meals. Hot meals are served every Monday and Wednesday. Tuesday there is pizza and a wellness speaker program after the meals. Every Tuesday Bingo is held for nominal prizes.

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, Baulderstone: Yes

No public comment.

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- 212 Payment of Claims – as presented to the Township Committee for payment thereof in the amount of \$5,469,735.29.

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

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

Motion to Approve Meeting Minutes: June 20, 2023

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

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

Motion to Approve Meeting Minutes: July 18, 2023 and August 3, 2023

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

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

ORDINANCE NO. 2023-19 - First Reading – Title Only

AN ORDINANCE OF THE TOWNSHIP OF OCEAN, COUNTY OF OCEAN,
STATE OF NEW JERSEY VACATING A PORTION OF DAM STREET

Motion to approve Ordinance 2023-19 was moved by Deputy Mayor Dodd, seconded by Committeeman LoParo.

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

ORDINANCE NO. 2023-17- 2nd Reading – Public Hearing

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 open Public Comment for Ordinance 2023-17 was moved by Deputy Mayor Dodd, seconded by Committeeman LoParo.

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

Shawn Denning, 92 Morey Place Road, discussed the Township is entitled to 2% from recreational sales. The School Board has previously adopted a position that if recreational did become approved by ordinance, the School Board is requesting consideration of the Township splitting the 2% with the School Board.

Motion to close Public Comment for Ordinance 2023-17 was moved by Deputy Mayor Dodd, seconded by Committeeman LoParo.

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

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

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

ORDINANCE NO. 2023-18- 2nd Reading – Public Hearing

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

Motion to open Public Comment for Ordinance 2023-18 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 2023-18 was moved by Deputy Mayor Dodd, seconded by Committeeman LoParo.

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

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

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

Resolution 2023-213

RESOLUTION OF THE TOWNSHIP OF OCEAN, COUNTY OF OCEAN, STATE OF NEW JERSEY, DEMONSTRATING PROOF LOCAL SUPPORT FOR THE EXPANSION OF BLOC DISPENSARY ENDORSED FOR MEDICAL CANNABIS TO SIMULTANEOUSLY OPERATE AS BOTH MEDICAL AND ADULT USE CANNABIS ESTABLISHMENTS

Motion to approve Resolution 2023-213 was moved by Committeeman LoParo, seconded by Deputy Mayor Dodd

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.

2023-214 Resolution of the Township of Ocean, County of Ocean State of New Jersey awarding bid for the sports court improvements at Corliss Park and Sands Point Park to Shore Top Constructions Corp.

2023-215 Resolution of the Township of Ocean, County of Ocean State of New Jersey awarding bid for the FY 2023 Municipal Aid Program for Improvements to Beacon Drive and Nautilus Road including alternate bids

2023-216 Resolution of the Township of Ocean, County of Ocean State of New Jersey awarding bid for the Hornblower Drive bulkhead replacement project to Albert Marine Construction

2023-217 Resolution of the Township of Ocean, County of Ocean, State of New Jersey canceling taxes and authorizing a refund pursuant to N.J.S.A 54:4-3.32 for Block 54.05, Lot 14

2023-218 Resolution of the Township of Ocean, County of Ocean, State of New Jersey canceling taxes and authorizing a refund pursuant to N.J.S.A 54:4-3.32 for Block 57.27, Lot 1

- 2023-219 Resolution of the Township of Ocean, County of Ocean, State of New Jersey canceling taxes and authorizing a refund pursuant to N.J.S.A 54:4-3.32 for Block 57.16, Lot 14
- 2023-220 Resolution of the Township of Ocean, County of Ocean, State of New Jersey canceling taxes and authorizing a refund pursuant to N.J.S.A 54:4-3.32 for Block 272, Lot 344
- 2023-221 Resolution of the Township of Ocean, County of Ocean, State of New Jersey canceling taxes and authorizing a refund pursuant to N.J.S.A 54:4-3.32 for Block 176, Lot 3.02
- 2023-222 Resolution of the Township of Ocean, County of Ocean, State of New Jersey, authorizing release of escrow money held for traffic control in the name of New Gen Environmental; Group, Inc.
- 2023-223 Resolution of the Township Ocean, County of Ocean, State of New Jersey, authorizing the release of escrow money held for traffic control in the name of Communications Construction Group LLC
- 2023-224 Resolution authorizing the hiring of Kristina Grace as a full-time Telecommunicator starting August 16, 2023
- 2023-225 Resolution authorizing the insertion of an item of appropriation for the 2023 budget for the grant sum of \$47,882 from the Older Americans Act Title III area plan contract 2023 congregate nutrition – ARPA
- 2023-226 RESOLUTION OF THE TOWNSHIP OF OCEAN, COUNTY OF OCEAN, STATE OF NEW JERSEY, AWARDING BID FOR LEASE FOR A TELECOMMUNICATION FACILITY AT THE SENECA WATER TOWER TO NEW CINGULAR WIRELESS PCS, LLC
- 2023-227 Resolution proclaiming September 17 – 23, 2023 as Constitution week

Motion to approve Resolutions 2023-214 through 2023-227

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

Resolution 2023-228

Resolution authorizing the Township Committee to go into Executive Session for the reason:
Contractual

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, Toumey Park, and Ballfields:

Ocean Township Summer Adventure Program – 8/17/23
Lisa Riepl – 9-17-23
Township of Ocean, Senior Grant Program – 7/31/2023
Barnegat Bay Assembly of God – 9/17/2023

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

Motion to approve; Social Affairs permit for the US Home We Care Foundation, Inc at Greenbriar Oceanaire Golf & Country Club on October 10, 2023

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

Township Attorney Dasti discussed no formal action will be taken during Executive Session. Township Committee may adjourn meeting before Executive Session.

Next Scheduled Business Meetings

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 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