

MEETING MINUTES

TOWNSHIP OF OCEAN
COUNTY OF OCEAN
BUSINESS MEETING
December 13, 2022
6:00 pm

Call to Order

Flag Salute

ROLL CALL: DODD X BAULDERSTONE X LOPARO 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

Committeewoman – Lydia M. Dodd

Thank you for joining us this evening.

Resolution 2022-301. This resolution is authorizing a name change on all accounts regarding the Mandrake Warehouse property. Mr. Mandrake has sold the property to Waretown Flex Space LLC. All escrows, payments and accounts will now be in the name of Waretown Flex Space LLC.

November 2022 Construction/Zoning Reports

Zoning Department. 25 applications approved, 1 application pending review and 0 denial applications.

Code Enforcement. 9 Notices of Violation, 2 Second Notices of Violation, 1 property abated their violations and 0 Liens placed on properties.

Construction. 42 Permits issued, 9 Permit updates, 23 Certificates of Approval issued, 3 Certificates of Occupancy, 1 Notice of Violation–work without a permit and 2 unsafe structures.

Thank you. Have a Happy, Healthy and Safe Holiday.

Deputy Mayor – Ken Baulderstone

Good evening.

Ordinance 2022-22. This ordinance tonight is scheduled for the 2nd reading public hearing. This is authorizing a rate increase in water and sewer rates. The Township has not imposed a rate increase since 2019. The Township continues ongoing improvements to the water and sewer systems and continue working diligently to stay in compliance of the New Jersey State Law Clean Water Act. Also, Ocean County Utility has increased their rates.

The Township has completed rehabilitation of the Birdsall Water Tower, the 8th Street Water Tower and rehabilitation and upgrade to the Diamond Drive Pump Station, 532 Water Treatment Plant, the Bayshore Pump Station was completely replaced and the Poplar Street Lift Station rehabilitation.

The Township Committee is unhappy to report at this time there will be a rate increase of 9.5%, which means the Fixed Sewer Charge each quarter will be going up \$4.31 per quarter to \$49.71 from \$45.50. The Fixed Water Charge is going up \$3.45 per quarter to \$39.77 from \$36.32, as well as an increase in the usage costs. The new rates will go into effect January 1, 2023.

Resolution 2022-297. This resolution is authorizing the Schedule C Agreement with Ocean County. This shared service agreement assists the town in grading of dirt roads, small overlay paving jobs, sifting of sweepings and purchase of items such as manhole covers, storm drain covers, etc.

Resolution 2022-304 & 305. These resolutions are for the final payments and change orders for the two (2) water towers. These projects are now complete.

Grant – NJ DOT – FY 2023. The Township has been informed that it has been awarded a grant for the Municipal Aid Program – Improvements to Beacon Drive and Nautilus Road in the amount of \$418,540.00.

2021 NJDOT Grant – Improvements. Earle Asphalt has completed milling, grading and base paving of Bonita Road. Supplemental milling and paving was completed on December 12th for temporary drainage over the winter months. Earle Asphalt will return in the spring for final surface course paving of Bonita Road and Lagoon View Road as well as permanent yard restoration.

Resilient NJ – Township of Ocean Vulnerability Assessment. The Resilient NJ Municipal Assistance Program supports municipalities in integrating climate change science into their planning and decision making, creating a future that is more resilient to the effects of extreme heat, sea level rise, coastal storms, extreme precipitation and other impacts of climate change. The 2nd public meeting took place on December 7th on Zoom. It was well attended and all parties involved appreciated the community feedback during the meeting.

Holiday Season

The Tree Lighting and Snowman party were a great success. Fun was had by all attendees and volunteers.

The House Decorating Contest. Voting begins tomorrow December 14th – December 21st. The addresses with the link will be sent out tomorrow afternoon.

The 2nd Annual Holiday Light Spectacular is taking place. The final weekend is this weekend, December 16th and 17th at Corliss Park Lake and Recreation. Admission is \$10.00 per carload. This again is a family friendly affordable event for all to enjoy and is a fundraiser for the Waretown Volunteer Fire Company and the Township's Fireworks on Memorial Day.

There will be a few additional items added for this weekend. We look forward to seeing everyone there.

Senior Services. Senior Center/Community Center calendars are in the back of the room. There are many exercise classes and social recreation including Art, Bingo, Cards, Maj Jong, Bunco and other games that everyone is welcome to attend. These events and lunches are being well attended. It is a great way to socialize, meet new people and just be out of the house.

Hot meals are served Monday and Wednesday. Every Tuesday, Fulfill of Monmouth County provides a boxed lunch for attendees to eat in or take home.

Thank you. Have a Happy and Safe Holiday.

Mayor – Ben LoParo

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

Resolution 2022-307. This resolution is supporting the purchase of a property in town to have a Cannabis Cultivator and Manufacturing Center. This property is located on the South side of Route 9, the old Waste Management property. This is an opportunity for the Township to obtain 2% for cannabis cultivators tax and 2% of cannabis manufactures tax for the municipality. These taxes will assist the Township Committee on stabilizing the municipal taxes in future years. This also is job creation for the community. The jobs in this industry are well-paying Union jobs.

This resolution is part of the company's due diligence that must be met for their application to the New Jersey Cannabis Regulatory Commission. This is just the first step in moving this item forward to the Commission.

Mayor LoParo discussed this facility will not have cannabis advertising on the building. It will be a plain building with a small sign. There have been recent reports the State will start licensing lounges. Mayor LoParo discussed he will vote against lounges every single time.

Township Administrator/Clerk Ambrosio discussed the entire Township Committee is opposed to smoking lounges in town and are not allowed as per ordinance.

Municipal Alliance. The Township's Municipal Alliance along with the Police Department will be distributing Holiday meals to residents in town for the Holidays on December 19th. Thank you to all the organizations including the Greenbriar Oceanaire Men's Club for contributing 60 turkeys with all the meal sides for each family and the Rotary Club of Lacey that make this possible. It is greatly appreciated to the Police Department for delivering to the homes.

Thank you to all the residents who have donated toys and gift cards with "Stuff the Cruiser" and dropping off items in Town Hall and the Police Department for local families. These are greatly appreciated for the families for every child to have a present on Christmas.

Reminder

The Township's Reorganization Meeting will be Monday, January 2nd at 12:30 pm.

Thank you and Have a Happy, Healthy, and Safe Holiday.

Chief of Police, Michal Rogalski

Chief Rogalski read the November 2022 Police Report. The Police Department handled 4,349 incidents for police service, 1 abandoned 911 call, 25 alarms activated and responded to, 35 animal complaints, 2,630 business/residential checks, 7 acts of criminal mischief, 2 disorderly complaints, 9 domestic violence incidents, 15 verbal disputes/harassment complaints, 23 disabled vehicles, 2 drunk driving

arrests, 2 drug arrests, 72 first aid calls, 18 motor vehicle accidents, 337 motor vehicle stops, 1 juvenile complaint, 3 psychiatric evaluations, 6 persons were arrested on various warrants, 1 shoplifting incident, 1 theft from a residence and/or commercial property and 54 suspicious persons and/or vehicles were investigated. A full list of this activity is on the Township website.

PUBLIC COMMENT:

Motion to open Public Comment was moved by Committeewoman Dodd, seconded by Deputy Mayor Baulderstone.

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

No comment from the public.

Motion to close Public Comment was moved by Committeewoman Dodd, seconded by Deputy Mayor Baulderstone.

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

Motion to approve the Meeting Minutes November 22, 2022:

Motion to approve was moved by Deputy Mayor Baulderstone, seconded by Committeewoman Dodd.

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

Resolution 2022- 295 Payment of Claims as presented to the Township Committee for payment thereof in the amount of \$1,196,357.24.

Motion to approve was moved by Committeewoman Dodd, seconded by Deputy Mayor Baulderstone.

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

ORDINANCE 2022-22 – 2nd Reading – Public Hearing

AN ORDINANCE OF THE TOWNSHIP OF OCEAN, COUNTY OF OCEAN, STATE OF NEW JERSEY AMENDING AND SUPPLEMENTING VARIOUS SECTIONS OF CHAPTER 400 OF THE TOWNSHIP CODE ENTITLED “WATER AND SEWER UTILITY DEPARTMENT” AND FEES RELATED THEREOF.

Motion to open Public Comment - Ordinance 2022-22:

Motion to approve was moved by Deputy Mayor Baulderstone, seconded by Committeewoman Dodd.

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

No comment from the public.

Motion to close Public Comment - Ordinance 2022-22:

Motion to approve was moved by Deputy Mayor Baulderstone, seconded by Committeewoman Dodd.

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

Motion to approve Ordinance 2022-22:

Motion to approve was moved by Deputy Mayor Baulderstone, seconded by Committeewoman Dodd.

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

- 2022-296 Resolution authorizing the release of escrow money for Block 200, Lot 19 in the amount of \$11.90
- 2022-297 Resolution of the Township of Ocean, County of Ocean, State of New Jersey Authorizing the Execution of Schedule "C" Agreement with the County of Ocean for 2023
- 2022-298 Resolution authorizing a refund for overpayment from Seaside Equities LLC in the amount of \$861.51
- 2022-299 Resolution authorizing a refund for overpayment to Core Logic in the amount of \$530.02
- 2022-300 Resolution authorizing a refund for overpayment for Block 252, Lot 6 in the amount of \$1,084.57
- 2022-301 Resolution of the Township of Ocean, County of Ocean, State of New Jersey authorizing the transfer of posted guarantees and escrow deposits from Mandrake properties to Waretown Flex Space, LLC
- 2022-302 Resolution authorizing the insertion of an item of appropriation in the 2022 budget in the amount of \$5,008.19 for the FY2023 Division of Mental Health and Addiction Services Youth Leadership Grant
- 2022-303 Resolution of the Township of Ocean, County of Ocean, State of New Jersey, Authorizing the Execution of Shared Services Agreement with the County of Ocean Pursuant to N.J.S.A 40:8-A-1 Et. Sec. for Ocean County Sheriff's Program – Child Restraint Program Grant
- 2022-304 RESOLUTION OF THE TOWNSHIP OF OCEAN, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING CHANGE ORDER NO. 1 AND PAYMENT OF ENGINEER'S CERTIFICATE NO. 3 FOR THE FOR THE BIRDSALL WATER TOWER REHABILITATION PROJECT
- 2022-305 RESOLUTION OF THE TOWNSHIP OF OCEAN, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING CHANGE ORDER NO 2 AND PAYMENT OF ENGINEER'S CERTIFICATE NO. 3 FOR THE 8TH STREET ELEVATED STORAGE WATER TOWER REHABILITATION PROJECT

Motion to approve Resolutions 2022-296 through 2022-305

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

Resolution 2022-306

Resolution authorizing the Township Committee to enter into Executive Session for the purpose of: Contractual

Motion to approve Resolution 2022-306 was moved by Committeewoman Dodd, seconded by Deputy Mayor Boulderstone.

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

Resolution 2022-307

Resolution of the Township of Ocean, County of Ocean, State of New Jersey in support of the location and operation of a cannabis cultivation facility by Illtown Growers

Motion to approve Resolution 2022-307 was moved by Deputy Mayor Baulderstone, seconded by Committeewoman Dodd.

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

Resolution 2022-308

Resolution of the Township of Ocean, County of Ocean, State of New Jersey, authorizing acceptance of a grant award in the amount of \$107,845.00 through the Office Senior Services of Ocean County

Motion to approve Resolution 2022-308 was moved by Deputy Mayor Baulderstone, seconded by Committeewoman Dodd.

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

Motion to approve: Application for Open Air Junk Yard or Salvage Yard for Jones Road
Motion to approve was moved by Committeewoman Dodd, seconded by Deputy Mayor Baulderstone.
Roll Call: Dodd: Yes, Baulderstone: Yes, LoParo: Yes

Motion to approve: Towing Business Licenses for the Township of Ocean January 1, 2023 – December 31, 2024, South Shore Towing, Jersey Shore Towing, Price Rite Auto Repair & Towing, Lacey Amoco Inc. Towing, Midnite Towing,

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

Annette Bonfonti – February 5, 2023
Holly Auxiliary Thrift Shop – 4th Monday - 2023

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

Motion to move into Executive Session was moved by Deputy Mayor Baulderstone, seconded by Committeewoman Dodd.
Roll Call: Dodd: Yes, Baulderstone: Yes, LoParo: Yes.

Township Attorney Chris Dasti discussed formal action will not be taken. Mayor LoParo can ask for a motion to adjourn.

Next Scheduled Business Meetings
Reorganizational Meeting – January 2, 2023 @ 12:30 pm

Mayor LoParo thanked everyone for coming and wished everyone a Happy and Healthy Holiday.

Adjournment

Motion to adjourn was moved by Deputy Mayor Baulderstone, seconded by Committeewoman Dodd.

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

Signed and Submitted:

Diane B. Ambrosio, RMC
Municipal Clerk

Date