

**MEETING MINUTES**

**TOWNSHIP OF OCEAN  
COUNTY OF OCEAN  
WARETOWN, N. J.**

**REORGANIZATION MEETING:**                      **January 2, 2023**    **12:30 pm**

**CALL TO ORDER:** by Municipal Clerk, Diane B. Ambrosio, RMC:

**JANUARY 2, 2023**    **BAULDERSTONE**     **X**        **DODD**     **X**        **LOPARO**     **X**    

**FLAG SALUTE:** Southern Regional High School – JR ROTC -  
- Under the supervision of Technical Sergeant Vasquez

**INVOCATION :** Township Clerk Ambrosio invited Reverend Chip Graves, St. Stephens Episcopal Church to give the invocation.

**PRAYER FOR THE NEW YEAR:** Township Administrator/Clerk Ambrosio invited Pastor Dawn R. Corlew, Waretown United Methodist Church, to give the prayer for the New Year.

**STATEMENT:** Pursuant to the provisions of the New Jersey Open Public Meetings Act, adequate notice of this meeting was properly provided by sending copies of the Notice of Meeting to two newspapers The Press of Atlantic City and the Asbury Park Press. The Notice was posted at the office of the Township Clerk and on the bulletin board in the Administration Building.

**OATH OF OFFICE ADMINISTERED:**

**OATH OF OFFICE** to Committeeman Ben LoParo, who was elected for a three-year term.  
Ben LoParo is sworn in by Township Clerk Ambrosio.

**NOMINATION FOR MAYOR/CHAIRPERSON** for the year 2023:  
Lydia Dodd nominated Ken Baulderstone for the office of Mayor/Chairperson for the year 2023.  
Committeeman LoParo seconded the nomination.  
Roll Call: Dodd: Yes, LoParo: Yes, Baulderstone: Yes

**OATH OF OFFICE** administered to Mayor/Chairperson for the year 2023.  
Ken Baulderstone is sworn in by Township Clerk Ambrosio.

**MEETING OFFICIALLY turned over to Chairperson/Mayor:**

**NOMINATION FOR DEPUTY MAYOR/DEPUTY CHAIRPERSON** for the year 2023:  
Committeeman Ben LoParo nominated Lydia Dodd for the office of Deputy Mayor/Deputy Chairperson for the year 2023. Mayor Ken Baulderstone seconded the nomination.  
Roll Call: LoParo: Yes, Dodd: Yes, Baulderstone: Yes

**OATH OF OFFICE** administered to Deputy Mayor/Deputy Chairperson for the year 2023.  
Lydia Dodd is sworn in by Township Clerk Ambrosio.

**RESOLUTION NO. 2023-1 – Resolution appointing Professionals for the year 2023 in accordance with N.J.S.A. 40:11-1 et. seq.**

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

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

Township Administrator/Clerk Ambrosio invited Mr. Dasti to join the Committee at the desk as the Township Attorney.

**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

**2023-2 Resolution authorizing Committeewoman Lydia Dodd as Chairperson/Liaison for Administration, Construction & Zoning, Historical Society Greenbriar Oceanaire Homeowners, Environmental/Green Team, Health Commissioner**

**2023-3 Resolution authorizing Committeeman Kenneth Baulderstone as Chairperson/Liaison for Department of Public Works, Senior Advisory, Special Events, Fire Department, First Aid, Planning/Redevelopment**

**2023-4 Resolution authorizing Committeeman Benjamin LoParo as Chairperson/Liaison for Police Department, Municipal Court, Homeowners Association, Municipal Alliance, Recreation, School District**

**2023-5 Resolution of the Township of Ocean, County of Ocean, State of New Jersey, providing dates of the Township Committee Meetings and designating official newspapers for the year 2023**

**2023-6 Diane B. Ambrosio, RMC – Redevelopment Secretary, Economic Development Committee Secretary, Election Officer, Employee Insurance Rep/Affordable Care Act Coordinator**

**2023-7 Diane B. Ambrosio, RMC – Public Agency Compliance Officer**

**2023-8 Diane B. Ambrosio, RMC, and Jeanne Broadbent Keepers of the Poor**

**2023-9 Michele Giardino – Deputy Clerk, Board of Health Secretary, Employee Insurance Rep and Animal Licensing Official**

**2023-10 Amanda Bonfonti - Administrative Assistant, Special Events, Alternate Economic Development Secretary, Environmental Commission Recording Secretary, and Alternate Registrar**

**2023-11 Mary Blood – Certified Qualified Purchasing Agent**

**2023-12 Mary Blood – Payroll**

**2023-13 Mary Ellen Brown – Part-Time Accounting Clerk/Purchasing**

**2023-14 Amber L. Bird – Principal Billing Clerk**

**2023-15 David Rossi – Administrative Assistant in the Tax/Utility Office**

**2023-16 Jeanne Broadbent – Recreation Director- Shared Service Barnegat Township of Ocean Municipal Alliance Coordinator, Secretary to Senior Advisory Committee**

**2023-17 Lorraine Clune – Zoning Officer, Secretary, Planning Board, Code Enforcement Officer**

**2023-18 Ashley Harper – Administrative Assistant Construction/Zoning**

**2023-19 Stephine Capaccio – Technical Assistant, Secretary Board of Adjustments**

**2023-20 Ronald J. Piszar – Part Time Fire Sub code**

**2023-21 Elizabeth Copio – Police Records Clerk**

- 2023-22 Mariann Siciliano –Police Administrative Assistant**
- 2023-23 Police Telecommunicators appointments**
- 2023-24 Matt Ambrosio – Superintendent of Public Works, Certified Recycling Coordinator, Community Forestry Clean Communities Coordinator and Storm Water Management Coordinator**
- 2023-25 Daniel Kehoe – Foreman Department of Public Works, Community Forestry**
- 2023-26 Shane Gederberg – Foreman Department of Public Works/Utility and Operator of Record**
- 2023-27 Department of Public Works appointments**
- 2023-28 Steve Millette, Court Administrator, Alexa Eppolito- Deputy Court Administrator,**
- 2023-29 Raymond Hall – Part-Time -Field Inspector - Tax Assessor’s Office**
- 2023-30 Martin Lynch – COAH Officer, Laurie Clune, COAH Officer and Township Housing Liaison**
- 2023-31 Diane Ambrosio Fund Commissioner for the Ocean County JIF**
- 2023-32 Appointing a fill-in Plumbing and Electrical Sub code for the Township of Ocean for the year 2023**
- 2023-33 Resolution appointing Diane B. Ambrosio and Amanda Bonfonti as Right-to-Know Officers**
- 2023-34 Resolution authorizing Policies and Procedures for areas of OSHA**
- 2023-35 Resolution authorizing Recording Secretary Salaries for 2023**
- 2023-36 Resolution authorizing fixing salaries for the year 2023**
- 2023-37 Resolution authorizing Finance Department and Municipal Clerk to work in accordance with the Township of Ocean’s Cash Management Plan**
- 2023-38 Resolution authorizing Finance Department and Municipal Clerk to work in accordance with the Township of Ocean’s Auditors to re-establish the Township’s escrow accounts**
- 2023-39 Resolution authorizing Finance Department and Municipal Clerk to work in accordance and authorize money held in trust accounts with New Jersey qualified banks/depositories**
- 2023-40 Resolution authorizing the Tax Collector to utilize TD Bank for all money collected**
- 2023-41 Resolution authorizing the Finance Department and Municipal Clerk to authorize resolutions and signature cards required by depositories**
- 2023-42 Resolution authorizing CMFO, Comptroller, Treasurer of the Township of Ocean to establish escrow account throughout the year**
- 2023-43 Resolution authorizing Home Depot procurement cards**
- 2023-44 Resolution authorizing electronic transfers to NJ Div. of Pensions**
- 2023-45 Resolution authorizing petty cash funds for the year 2023 as approved by New Jersey Division of Local Government Services**
- 2023-46 Resolution authorizing an agreement with certain approved state contracts for the year 2023**
- 2023-47 Resolution authorizing house vendor accounts for the year 2023**
- 2023-48 Resolution authorizing Walmart procurement cards**
- 2023-49 Resolution authorizing Lowes’s procurement cards**
- 2023-50 Resolution authorizing Shop Rite account**
- 2023-51 Resolution authoring electronic procurement with Fedex, UPS, Amazon, State of NJ**
- 2023-52 Resolution authorizing change accounts for the year 2023**
- 2023-53 Resolution authorizing fixed assets**
- 2023-54 Resolution authorizing fixing the rate of interest to be charged on delinquent taxes of assessments to include new provisions of the law**

- 2023-55 Resolution authorizing tax receivership pursuant to N.J.S.A 54:4-123
- 2023-56 Resolution authorizing Tax Collector N.J.S.A. 40A: 5-17 allows for the cancellation of property tax refunds or delinquent amounts in the amounts of less than \$10.00
- 2023-57 Resolution authorizing the hiring of temporary personnel
- 2023-58 Resolution authorizing the prompt payment of bills and other mandatory expenses
- 2023-59 Resolution establishing Rules and Regulations for Meetings of the Township Committee of the Township of Ocean
- 2023-60 Resolution of the Township of Ocean, County of Ocean, State of New Jersey Adopting Procedures for remote public meetings held during a declared emergency
- 2023-61 Resolution authorizing the Township Tax Assessor or the Township Attorney as agents in filing petitions of appeal/complaints to the Ocean County Tax Board
- 2023-62 Resolution authorizing Jason Worth as Assistant Zoning Officer and Bulkhead Engineer for Calendar year 2023
- 2023-63 Resolution authorizing James Oris as a consultant for Construction/Zoning/Department of Public Works for Calendar year 2023
- 2023-64 Resolution authorizing the appointments to the Board of Health
- 2023-65 Resolution authoring the appointments of the Environmental Commission
- 2023-66 Resolution authorizing the appointments of the Green Team
- 2023-67 Resolution authorizing the appointments of the Senior Advisory
- 2023-68 Resolution authorizing the appointments of the Economic Development Committee
- 2023-69 Resolution authorizing the appointments of the Municipal Alliance
- 2023-70 Resolution authorizing the appointments to the Board of Adjustment
- 2023-71 Resolution authorizing the appointments to the Planning Board
- 2023-72 Resolution authorizing the appointments to the Plan Endorsement Advisory Committee for 2023
- 2023-73 Resolution appointing members to the Pinelands Municipal Council
- 2023-74 RESOLUTION AUTHORIZING WARETOWN, NEW JERSEY THROUGH TOWNSHIP OF OCEAN/OCEAN TOWNSHIP POLICE DEPARTMENT TO PARTICIPATE IN THE DEFENSE LOGISTICS AGENCY LAW ENFORCEMENT SUPPORT OFFICE, 1033 PROGRAM TO ENABLE THE TOWNSHIP OF OCEAN/OCEAN TOWNSHIP POLICE DEPARTMENT, TO REQUEST AND ACQUIRE EXCESS DEPARTMENT OF DEFENSE EQUIPMENT
- 2023-75 Resolution to affirm the Township of Ocean civil rights policy with respect to all officials, appointees, employees, prospective employees, volunteers, independent contractors, and members of the public that come into contact with municipal employees, officials, and volunteers
- 2023-76 Resolution authorizing the Police Chaplains for 2023

**Motion to approve Consent Agenda Resolutions 2023-2 through 2023-76**

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

**RESOLUTION NO. 2023-77** authorizing the hiring of part-time employees

**Motion to Approve Resolution 2023-77** was moved by Deputy Mayor Dodd, seconded by Mayor Baulderstone.

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

**RESOLUTION NO. 2023-78** authorizing the appointments to the Special Events Committee

**Motion to Approve Resolution 2023-77** was moved by Deputy Mayor Dodd, seconded by Committeeman LoParo.

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

**RESOLUTION NO. 2023-79**

RESOLUTION OF THE TOWNSHIP OF OCEAN, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING EXECUTION OF AN EMPLOYMENT AGREEMENT BETWEEN THE TOWNSHIP OF OCEAN AND THE TOWNSHIP ADMINISTRATOR – January 1, 2023 – December 31, 2027

**Motion to Approve Resolution 2023-79** was moved by Deputy Mayor Dodd, seconded by Committeeman LoParo.

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

Mayor Baulderstone congratulated Township Administrator/Clerk Ambrosio on the extension of her contract.

**RESOLUTION NO. 2023-80** authorizing the 2023 Temporary Operating Budget for the Current fund in the amount of \$2,988,200.00 and Utility operating budgets \$943,000.00.

**Motion to Approve Resolution 2023-80** was moved by Deputy Mayor Dodd, seconded by Committeeman LoParo.

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

**ORDINANCE NO. 2023-1 - First Reading – Title Only**

AN ORDINANCE OF THE TOWNSHIP OF OCEAN, COUNTY OF OCEAN, STATE OF NEW JERSEY ADOPTING THE SECOND ADDENDUM TO THE SOUTHERN OCEAN LANDFILL REDEVELOPMENT PLAN PURSUANT TO N.J.S.A. 40A:12A-1 ET. SEQ.

Township Attorney Dasti discussed this is the third or fourth iteration of amendments to the Redevelopment plan due to the Pinelands Commission not doing anything for 11 years from the original ordinance that was passed in 2011, and now they are requiring changes.

**Motion to approve Ordinance 2023-1** was moved by Deputy Mayor Dodd, seconded by Committeeman LoParo.

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

**COMMENTS FROM MAYOR & TOWNSHIP COMMITTEE:**

Committeeman – Ben LoParo

Good afternoon and Happy New Year. Thank you to everybody for attending the 2023 Reorganization Meeting for the Township of Ocean.

I would like to thank all the people who voted for me this past November. I am grateful, humbled and proud to serve the people of Waretown on the Township Committee in this great Community. I will always put the residents over politics and that will never change.

I look forward to working with our new Mayor, Ken Baulderstone and Deputy Mayor Lydia Dodd on continuing the town moving forward and being very fiscally responsible.

Today is a day of reflection as we take pause and recall our many accomplishments in the past year in settling contracts, continued infrastructure improvements, along with maintaining the high quality of life in Waretown and providing a better quality of life for all our residents.

The Township Committee will continue to work together on cost savings in all areas. The Township will look at every avenue that can be used to assist in the area of budgeting and cost savings.

I am confident that this committee will continue representing the best interest of all the residents of Waretown. The dedicated Administrative staff, Department of Public Works, Police Officers, and Volunteer First Responders make this town a great place to live.

I wish all a happy, healthy and safe 2023. Thank you.

Deputy Mayor – Lydia M. Dodd

Good afternoon and Happy New Year. Thank you for attending the 2023 Reorganization Meeting for the Township of Ocean, which marks the beginning of a new year for our municipal government.

I would like to congratulate Ben LoParo on his re-election to the Township Committee and congratulations to Mayor Ken Baulderstone. I want to express my gratitude to the residents of Waretown for allowing me the opportunity to serve them this past year.

In our current economic climate, it is a constant challenge to maintain essential services while keeping property taxes as low as we safely and reasonably can. Each year the Township receives a high score on the State's Best Practices survey on municipal budgeting and management procedures, and we adhere strictly to our 2% cap on revenue and expenditures. We work very hard to keep costs down as much as possible. It is not an easy task.

I have enjoyed working with my colleagues and most importantly, the Township employees. I wish to thank the employees. From what I can see, they give more than 100%.

Residents should be aware that we will be receiving an additional tax bill, which will be mailed out the second week of January. This is required as a result of the school referendum that passed in November. This bill will be for the first and second quarter of 2023. The school referendum is separate and apart from the Township taxes. The school placed a referendum question on the ballot and it was approved by the voters.

Thank you and I wish you a happy, healthy and prosperous New Year.

Mayor – Ken Baulderstone

Thank you for coming to the Township of Ocean Reorganization Meeting. I wish you a happy, healthy and safe New Year. I am honored and humbled to be able to serve the Township in my second term as Mayor. I thank Lydia and Ben for their support and congratulations to Ben LoParo on his re-election. I look forward to continuing to work with them on the Township Committee, in the best interests of the citizens of the Township.

I wish to thank Father Chip Graves of St. Stephens Church for his invocation today and welcome him to the Township. Thank you to Pastor Dawn Corlew of the Waretown Methodist Church for the Prayer for the New Year and the Southern Regional High School JROTC and Sgt. Vasquez for the Flag Salute.

I am committed to doing those things that allow the Township to continue to have one of the lowest effective tax rates in the State, while continuing to make the Township an even better place to live. As a member of the Township Committee, I will continue to advocate to make the necessary investments to allow the employees to safely and effectively provide the services that the citizens want and need. The Township has continued to upgrade the buildings, other assets, vehicles and equipment that the Police Department and Public Works and other departments need to ensure safety and to efficiently do their jobs.

There has been significant progress for the services provided to Seniors. With the support of Ocean County, the Township provides a hot lunch on two days each week at the Senior Center. With the support of Fulfill of Monmouth and Ocean County, there is a boxed lunch on Tuesdays.

There has been considerable expansion and improvement in the Recreational activities provided to seniors at the Senior Center, again with the support of Ocean County and the organizational skills of Recreation Director, Jean Broadbent. The Police Department introduced a new program to provide more safety for Seniors and disabled persons living alone. This service will save lives and provide more security.

The Parks and Recreation have been improved with the addition of the Veterans Memorial Park and the soon to be constructed Recreational Trail between Royal Oaks Drive and Railroad Avenue. Hopefully funds will be available this year to repair the Pickleball Courts at Sands Point Park and to convert the abandoned Tennis Court at Tuomey Park into more Pickleball Courts and to resurface the Tennis Courts at Corliss Park Lake & Recreation Area. Also, new playground equipment will be installed at Corliss Park.

The Special Events Committee is working on planning new events for the enjoyment of the residents. Especially having more events appealing to teens and preteens. The Township is interested in hearing from this sector of the community. For that reason, the Township is thinking of restarting the Youth Advisory Committee. Anyone between the ages of 12-17, who are interested in joining this Committee, should contact the Town Hall.

I would like to acknowledge the contributions of the Township Staff and the Professionals performing services for the Township. The Township is also very fortunate to have such dedicated Police Officers and Fire and First Aid Volunteers to provide the emergency services that keep us safe and that we depend upon.

I would like to thank all the residents who volunteer their time and talent to work on the many Committees and support the Township events. During last year, the New Jersey Department of Environmental Protection determined the level of pollution in the bay is at a level where harvesting of shellfish is not currently permitted. The Township has been working with the County to identify the source of the pollution but with no success so far. Every effort will continue to be made to identify the source so that harvesting of shellfish will be allowed as soon as possible.

While these are unusual times with inflation at levels not seen in a generation or two, I can assure you the Township will be managing expenses. Any increase in municipal tax will not be extraordinary. I thank you again for coming today and wish you well for 2023.

**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

John Petrosilli, 11 Vessel Road, congratulated Mayor Baulderstone and Deputy Mayor Dodd and also Committeeman LoParo for the great job he did as Mayor during his past term. Good luck in the next year.

Joan Tredy, 131 Englewood Avenue, congratulations to all new officials and officials who are changing their job. Mrs. Tredy discussed she is sure the Township Committee will do an exemplary job as in the past. Mrs. Tredy discussed she is thankful to God for allowing her to live in this Township for well over 50 years. God will bless the leaders of this Township and those who are no longer with us. Thank you for being my leaders and my friends. God Bless you.

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

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

Next Scheduled Business Meetings  
Tuesday – January 17, 2023 – 6:00 PM  
Thursday – February 2, 2023 – 10:00 AM  
Tuesday, February 21, 2023– 6:00 PM

**MOTION TO ADJOURN REORGANIZATION MEETING:**

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

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

Signed and Submitted:

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Diane B. Ambrosio, RMC  
Municipal Clerk

\_\_\_\_\_  
Date