

MEETING MINUTES

TOWNSHIP OF OCEAN
COUNTY OF OCEAN
BUSINESS MEETING
January 17, 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

Presentation

*Jeff Dostal – Site Vice President – Holtec Decommissioning International
Check Presentation Playground Equipment – Corliss Park*

Jeff Dostal, Holtec Decommissioning International, discussed he expected to work at Oyster Creek for two years and four years later, he is still here due to the community and the area. He loves it. That is one of the things Oyster Creek and Holtec push the most is being good neighbors. That is why Holtec is donating to the Corliss Park Playground Equipment and continue to support First Responders of Waretown and will continue to donate. If the Township of Ocean ever has any questions, they can contact Mr. Dostal anytime.

Holtec prides itself on open and transparent communications, making sure the public has all the knowledge to not be afraid of what is going on at Oyster Creek. For decommissioning, one of the first steps Holtec did was remove all the fuel from the reactor and put it into the spent fuel pool. All that fuel is then transferred to dry storage and it is on the Independent Spent Fuel Storage Installation (ISFSI) pad right now. It has been there for two years and is very stable. The high level waste was removed from the reactor, placed in canisters and also put on the ISFSI pad. Those are being maintained and protected there until the Governor picks them up and stores them in Yucca Mountain Nuclear Waste Repository or a repository that Holtec is going to build in New Mexico.

Holtec also started taking apart the internals of the reactor, which should be complete by the end of this week. The reactor will be void of its internals. Those were cut up, packaged, boxed and disposed of. The disposal site is in Texas. That is where most of the waste goes. Holtec also prides itself on doing things different. Holtec does things in an innovative way and a better way. Other decommissioning companies, Excelon and Vermont Yankee, are in a pattern of ripping. They take everything apart and ship it for waste. Holtec is recycling about 24%-25% of the waste. That is a lot. There are tens of millions of pounds that come out of that site to date, and 25% has been recycled. Mr. Dostal thinks Holtec can improve to 40%-50%. That is good for the environment.

The second phase is demolition of buildings and structures. The demolition is complete, which includes about 54 structures, removing tanks, etc. There are still three major structures that have to come down. Those are the reactor building, teraton building and the radioactive waste building. Holtec is working on the new radioactive waste building, then will move on to the reactor building. Those are larger structures

and will take more time. The next step is characterization and taking care of the property. Holtec looks to release the site for open use, which is characterization. Characterization Phase I includes remediation of a property for oil or any type of spills. That part is complete. The nonradioactive remediation of the site is complete. Characterization is a study of the property, taking samples, water samples, deep core samples and making sure it is releasable. The target date is 2028 to complete remediation and open the site for reuse.

Mayor Baulderstone inquired if 2028 is the first year when any of the property will be perhaps sold off.

Mr. Dostal discussed 2028 is the first year Holtec will start site leveling and grading. Holtec is still looking at different use options. A battery company has talked to Holtec about putting a site there. Solar power is coming through the discharge canal and establishing a connection into the Atlantic City Electric line. If the Township has any questions or concerns, please contact him.

Mayor Baulderstone thanked Holtec for the support of the playground equipment.

Township Administrator/Clerk Ambrosio discussed Holtec has submitted a check for \$10,000 for the playground equipment at Corliss Park Lake & Recreation Area.

Committee Reports

Committeeman – Ben LoParo

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

Municipal Alliance. The Township has received Municipal Alliance funding in the amount of \$5,307.86 for the Waretown Elementary School program for preschoolers called Al's Pals. Kids making healthy choices. This program is designed to increase social-emotional competence and coping skills in young children. The Township Committee is always willing to assist in student programs when funding is available.

Thank you.

Deputy Mayor – Lydia M. Dodd

Thank you for joining us this evening.

Resolution 2023-86. This resolution is authorizing the release of performance guarantees in the name of Mandrake Warehouse property. Mr. Mandrake has sold the property to Waretown Flex Space LLC. Waretown Flex Space LLC will be posting new surety guarantees for the project.

December 2022 Construction/Zoning Report

Zoning Department. 16 applications approved, 8 applications pending review and 1 denial application.

Code Enforcement. 5 Notices of Violation, 2 Second Notices of Violation, 0 properties abated their violations and 0 Liens placed on properties.

Construction. 15 Permits issued, 3 Permit updates, 9 Certificates of Approval, 2 Certificates of Occupancy, 1 Notice of Violation–work without a permit and 1 unsafe structure.

Thank you.

Mayor – Ken Baulderstone

Good evening.

Resolution 2023-84. The Township will be holding the annual Fireworks on May 28th at dusk over the bay. This resolution is authorizing the cost and guaranteeing the date and rain date for 2023.

Resolution 2023-85. The Township Committee is again applying for grant funding from NJ Department of Community Affairs (NJCA) in the amount of \$100,000.00 for reconstruction of the existing sport court into pickleball courts at Toumey Park. This funding would be used to upgrade the court to Pickleball courts. Pickleball, over the past four years, is one of the fastest growing sports in America. Pickleball is being played competitively in High Schools and colleges throughout the country and appears on the Tennis Channel. Pickleball is gaining popularity because it is easy to play, low impact and appeals to a wide range of people from kids to senior citizens.

Resolution 2023-88. The Township has been informed that it has been awarded a grant for the 2023 Municipal Aid Program Improvements to Beacon Drive and Nautilus Road in the amount of \$418,540.00. This resolution is authorizing T&M Associates to continue the work on this grant and oversee the project.

NJ Department of Community Affairs (NJCA) Local Recreation Grant Program FY 2021. The project has been awarded to Down to Earth Landscaping. Contracts have been signed and bonds posted. The contractor is having the path alignment and limit of disturbance surveyed and will begin clearing work shortly. The project will be completed within 4-6 weeks once the work begins, the schedule is dependent on the weather.

Resilient NJ – Township of Ocean – 3rd Public Meeting. 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 3rd public meeting will take place virtually on February 27th on Zoom 5:30–7:00 pm. The information will be sent out shortly with the link to the meeting on the Township e-mail, Facebook, website, and TV channel.

Senior Services

The Senior Advisory Reorganization Meeting will take place on January 23rd at 10:30 am. There will be a speaker from Seacrest Village. A six-week program on Take Control of your Health will start on Thursday, February 16th and will continue at 10:00 am to Noon for 6 consecutive Thursdays. Please contact Recreation to register.

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 e-mail for events at the Senior Center.

Senior Center/Community Center Calendars are in the back of the room. There are many exercise classes and social recreation including Art, Bingo, Cards, Mah 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 able to be out of the house.

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

Thank you.

Chief of Police, Michal Rogalski

Chief Rogalski read the December 2022 Police Report. The Police Department handled 4,058 incidents for police service, 4 abandoned 911 call, 32 alarms activated and responded to, 20 animal complaints, 2 residential burglaries, 2,550 business/residential checks, 3 acts of criminal mischief, 3 domestic violence incidents, 12 verbal disputes/harassment complaints, 14 disabled vehicles, 2 drunk driving arrests, 101 first aid calls, 21 motor vehicle accidents, 238 motor vehicle stops, 2 juvenile complaints, 7 psychiatric evaluations, 10 persons were arrested on various warrants, 47 suspicious persons and/or vehicles were investigated and 5 thefts from residences or commercial properties were investigated. A full list of this activity is on the Township website.

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

Shawn Denning Jr., 92 Morey Place Road, inquired if the Governing Body has thought about revisiting the parking ordinance. There are a lot more parking signs throughout the County, stating parking lots are patrolled by towing companies, indicating there is a parking problem. Mr. Denning discussed people who live in various developments have complained about parking.

Township Administrator/Clerk Ambrosio discussed she has never received a complaint about parking.

Mr. Denning discussed the Township needs more spaces allocated for multibedroom units. Two bedroom homes have a least two cars and children of driving age need cars. That is 3-4 cars for a 2-3 bedroom dwelling. The Township should make the parking standards higher.

Mr. Denning discussed Morey Place Road. The Department of Public Works (DPW) came out on the New Holland tractor and graded the road. DPW has not been back. The road has not been inspected. If a vehicle drives 10 miles per hour down the street, the suspension will bottom out. Mr. Denning discussed he requested grading, no stones, in December through the Citizen Problem Reporter. Mr. Denning discussed he would like Morey Place Road on a prescribed routine maintenance.

Mayor Baulderstone discussed he visited the road and DPW went out and did work on the road. After a storm, potholes formed in the area of Route 532. DPW laid materials and as recently as two days ago, none of the potholes were there. There is a plan of doing a run of about 25 feet from Wells Mills Road into Morey Place Road. That will be included in a bid process.

Mr. Denning requested the next time it rains, DPW grade in front of 96 Morey Place Road the day after the rain.

Mayor Baulderstone discussed he will look at it tomorrow. The last time he went out, there were no potholes further along in the road.

Township Attorney Dasti discussed the parking ordinance. The Township complies with the Resident Site Improvement Standards (RSIS) requirements. That is a State traffic and engineering code. Any Planning or Zoning Board conditions of approval will comply with RSIS. The Township is meeting the State requirements.

Jason Worth, Township Engineer, discussed he will look into if the standards have changed.

Mr. Denning inquired if Townships can require more parking than the state standard.

Township Attorney Dasti discussed State standard is the standard. If the Township were to take a more restrictive approach it could, hypothetically, open up the Planning and Zoning Boards to litigation that is arbitrary capricious.

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

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

Motion to approve the Meeting Minutes December 13, 2022:

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

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

Resolution 2023-82 Payment of Claims as presented to the Township Committee for payment thereof in the amount of \$3,125,456.64.

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

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

ORDINANCE NO. 2023-1 Second Reading – Public Hearing

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.

Motion to open Public Comment - Ordinance 2023-1 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 - Ordinance 2023-1 was moved by Deputy Mayor Dodd, seconded by Committeeman LoParo.

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

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

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

Resolution 2023-83

Resolution of the Township of Ocean, County of Ocean. State of New Jersey, authorizing execution and recording of utility and emergency access easement for property known as block 241.11, Lots 12.02, 13.01 & 13.02; Block 343, Lot 20 and Block 352, Lot 1.

Motion to approve Resolution 2023-83 was moved by Deputy Mayor Dodd, seconded by Committeeman LoParo.

Roll Call: LoParo: Yes, Dodd: 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.

- 2023-84 Resolution authorizing the contract for the Memorial Weekend Fireworks by Pyrotechnico on May 28, 2023 and a rain date of May 29, 2023 in the amount of \$12,427.00
- 2023-85 Resolution of the Township of Ocean, County of Ocean, State of New Jersey authorizing the submission and support of the Recreation Improvement Grant from the New Jersey Department of Community Affairs in the amount of \$100,000 for reconstruction of the existing sport court into pickleball courts at Toumey Park recreation area
- 2023-86 Resolution of the Township of Ocean, County of Ocean, State of New Jersey authorizing release of performance guarantee subject to the posting of a New Surety guarantee for Waretown Flex Space, LLC Block 241.11, lots 12.03 and 12.09
- 2023-87 Resolution authorizing the release of escrow money for Block 79, Lot 5.01 in the amount of \$2,357.00
- 2023-88 Resolution authorizing T & M Associates scope and budget for the 2023 NJ Dot Municipal Aid Road Program for Beacon Drive and Nautilus Road in an amount not to exceed \$122,000.00

Motion to approve Resolutions 2023-84 through 2023-88

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

Motion to approve: Scrap Dealer License Applications 2023 – Recycling Partners Inc. (Sonny's Recycling) and Waretown Stamp and Coin

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

- Marleen Miller – February 25, 2023
Lisa Bourgeois – January 21, 2023
Lowell O'Brien – Muck Dogs Baseball Club – Tournament – April 21 – 23, 2023
Lynn Dekouitch – February 4, 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

February 2, 2023 – 10:00 am

February 21, 2023 – 6:00 pm

March 2, 2023 – 10:00 am

March 21, 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