

MEETING MINUTES

TOWNSHIP OF OCEAN
COUNTY OF OCEAN
BUSINESS MEETING
September 24, 2024
6:00 pm

Call to Order

Flag Salute

ROLL CALL: BAULDERSTONE X LOPARO X DODD 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 – Ken Boulderstone

Good evening.

Resolution 2024-257. This resolution is awarding the contract for the refurbishment of the Dock Avenue Pump Station. This is the rebid of the project due to the original bids coming in higher than anticipated. The award of the contract to T&T Commonwealth Construction Company is in the amount of \$857,400.00.

Department of Public Works

- Dock Avenue Park has been graded and clam shells were added to parking area.
- Repairs were performed on Community Center sinks and toilets.
- Continued jetting maintenance in Pebble Beach.
- Finished removal of all asphalt from Toumey Park from the old tennis court and are preparing for new park equipment.
- Continued hydrant tagging operation as per the Water Quality Accountability Act.
- Monthly water testing has been completed and all items are in compliance.
- Completed water main break repairs at Tulsa Drive and Bayshore Drive.

Senior Advisory

Next Senior Advisory Meeting will take place October 21st.

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

September 25th, after lunch, the Ocean County Health Department will conduct a session on Emergency Preparedness.

Friday, October 11th is a Health & Wellness Fair from 10:00 am – 1:00 pm. There will be light refreshments. Ocean County will be there to give flu and COVID shots. No pneumonia shots will be given. New Jersey Natural Gas will be there to assist and inform people with utility program applications for families and seniors.

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. Everyone is welcome to attend. It is a wonderful way to socialize, meet new people and just be out of the house. Calendars are on the back table and the Township's website.

Thank you.

Deputy Mayor – Ben LoParo

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

Ordinance 2024-20. This ordinance revises the promotion process, if two or more Superior Officers need to be hired at one time. This has been reviewed by the Ocean Township PBA and all agree with the change from having three candidates to four candidates. Tonight is the public hearing on the ordinance.

Ordinance 2024-21. This ordinance revises and amends outside employment of off-duty Police Officers. This has been reviewed by the Ocean Township PBA and all agree with the changes. All off-duty outside employment is paid through a contract with the agency/company who hires the Township Police Department on a job site. This is the public hearing.

Resolution 2024-260. This resolution is appointing a full-time dispatcher. The Chief of Police has written a recommendation, since Amanda DeFeo has completed all her training.

Resolution 2024-263. This resolution is authorizing the signing of a Retirement and Separation Agreement for Sergeant James Kinlan. The Township Committee and I commend Sergeant Kinlan on his many years of service to the Township of Ocean and wish him the best in his retirement.

Corliss Park & Lake Area

Tonight at 5:00 pm the donated pickleball court lights went on. All items were 100% donated. The Township Committee and I would like to thank Bruce & Debbie Floystad, MRS Airfield Lights and Supplies, and GKS Electric. Without their generous donation of equipment and their time, there would be no lights on the pickleball courts. The lights will be available from 7:00 am – 10:00 pm. The lights can be turned on and off with a light switch. There will be instructions on the gates and on the electrical box on how to turn the lights on and off. Again, thank you for the generous donation for all to enjoy. The lights will not be able to be turned on after 10:00 pm.

Free Concerts Series. The Township would like to thank all the people who came out to enjoy the "Concerts in the Park". This was our first year and since it was a success, the Township Committee will be looking to continue this tradition in July & August 2025.

Thank you.

Mayor – Lydia M. Dodd

Thank you for joining us this evening.

First, I would like to thank and acknowledge the 77th Birthday of the United States Air Force which was celebrated on September 18, 2024. The Township Committee commends the United States Air Force,

past and present and recognizes the historic significance of this military branch of the nation's armed forces. Thank you and Happy Birthday.

August 2024 Construction/Zoning Report

Zoning Department. 53 reviewed applications, 51 applications approved, 21 applications pending review, and 2 denial applications.

379 Tuscarora Avenue– In court and told to comply with the clean up or will be fined.

Construction. 87 Construction Permits issued, 9 Permit Updates (NSFD's/minor work/alteration/repairs), 68 Certificates of Approval, 1 Certificate of Occupancy (NSFD's/additions & alterations), 3 CCO's (Continued Certificate of Occupancy), 0 Temporary Certificate of Occupancies, 4 Certificates of Compliance, 0 Unsafe Structures and 0 Violations issued.

Ordinance 2024-24 – 1st Reading. The State of New Jersey Department of Community Affairs implemented on July 22, 2022 lead paint inspections. A lead safe certification is good for two years. After two years, the property owner has to obtain a re-inspection if the tenant leaves. If the tenant doesn't leave after three years from the date of certification, the property must be inspected and a new lead-safe certification will be issued and the cycle starts over. The Public Hearing will be in October.

Resolution 2024-256. This resolution of the Township Committee is requesting the State of New Jersey to end the repeal of the school tax holiday. In a time when food prices, housing costs and utilities continue to substantially increase in New Jersey, the school tax holiday would have provided helpful financial benefits for thousands of households.

Resolution 2024-259. This resolution of the Township Committee tonight is hiring a part-time, fill-in Electrical Inspector on a per diem basis.

Projects

529 Route 9 Unit 15 has a permit for a barber shop called "Coastal Barbers".

57 Johnson Street. The house is completely demolished. The owner will level and grade.

Toumey Park. The old tennis court that could not be repaired has been demolished. The Township has purchased new playground equipment for this area and applied and obtained a grant for workout equipment and \$50,000.00 off the playground equipment. The installation should start before the end of October of this year. The Township has also applied for a grant to build a walking trail around all of Toumey Park. The Township will let you know if this grant is awarded.

Historical Society

Sunday, October 6, 2024, 2pm-4pm is the monthly Open House at the Little Red Schoolhouse Museum. In an outreach effort to the community, the museum will open for two hours on the first Sunday of every month. Please stop by to see all our Little Red Schoolhouse Museum has to offer.

Friday, October 5, 2025 – Music & Movie in the Park – 6:30pm-9:30pm. Music videos will start at 6:30pm until 7:30pm when the movie Hocus Pocus will be shown. Tickets are \$5.00 per family. Tickets include popcorn and water. There will also be an ice cream truck & food truck for people to purchase items. All proceeds go to the Scholarship Fund.

Saturday, October 12, 2024, 10am-4:30pm is the Pinelands Jamboree at Wells Mills Park. Come out and enjoy an amazing day celebrating everything that makes the Pine Barrens unique. Stop by our Waretown Historical Society table and say hello.

There will be some construction at the entrance to Town Hall. There will be signs placed to show the alternate entrance for the public to enter. This work should start sometime this week.

Thank you for coming tonight.

PUBLIC COMMENT:

Motion to open Public Comment was moved by Deputy Mayor LoParo, seconded by Committeeman Baulderstone.

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

Bob Lange, 2 Shore Drive, discussed the lead paint ordinance requires certification for houses that are built prior to 1978 and inquired why do they have to be certified every two years.

Township Administrator/Clerk Ambrosio discussed that is a New Jersey State Law. That is not the Township.

Mr. Lange discussed every time a landlord changes a tenant they have to pay another \$100.00. It is ridiculous to have over 300 tenants and it costs \$100.00 each. That is \$30,000.

Township Administrator/Clerk Ambrosio discussed it can be reviewed and compared against what the other Townships are doing. The Township has to file it and register it with the State of New Jersey. There is other paperwork that has to be completed and uploaded to the Department of Community Affairs.

Mr. Lange discussed he spoke to Township Engineer Jason Worth about the wet area on Keelson Drive. The Township put drainage and stone in there, which pushes the water into the ground and it comes up in the crawlspaces of the houses in the area. When that is full, it runs down Keelson Drive to Southwind Drive, down Tiller Drive and across Admiral Way.

Township Administrator/Clerk Ambrosio discussed she will talk to the Township Engineer.

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

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

Motion to approve the Meeting Minutes: August 20, 2024 was moved by Deputy Mayor LoParo, seconded by Committeeman Baulderstone.

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

Resolution 2024-248 Payment of Claims – as presented to the Township Committee for payment thereof in the amount of \$1,061,496.06

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

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

ORDINANCE NO. 2024-19 2nd Reading – Title Only

AN ORDINANCE OF THE TOWNSHIP OF OCEAN, COUNTY OF OCEAN, STATE OF NEW JERSEY AMENDING AND SUPPLEMENTING CHAPTER 385-19 OF THE TOWNSHIP CODE ENTITLED “SPEED LIMITS”

Motion to open Public Comment – Ordinance 2024-19 was moved by Deputy Mayor LoParo, seconded by Committeeman Baulderstone.

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

No comment from the public.

Motion to close Public Comment– Ordinance 2024-19 was moved by Deputy Mayor LoParo, seconded by Committeeman Baulderstone.

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

Motion to approve Ordinance 2024-19 was moved by Deputy Mayor LoParo, seconded by Committeeman Baulderstone.

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

ORDINANCE NO. 2024-20 2nd Reading – Public Hearing

AN ORDINANCE OF THE TOWNSHIP OF OCEAN, COUNTY OF OCEAN, STATE OF NEW JERSEY AMENDING AND SUPPLEMENTING CHAPTER 61 OF THE TOWNSHIP CODE ENTITLED “POLICE DEPARTMENT” AND SPECIFICALLY SECTION 20 ENTITLED “PROMOTION OF SUPERIOR OFFICERS”

Motion to open Public Comment – Ordinance 2024-20 was moved by Deputy Mayor LoParo, seconded by Committeeman Baulderstone.

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

No comment from the public.

Motion to close Public Comment– Ordinance 2024-20 was moved by Deputy Mayor LoParo, seconded by Committeeman Baulderstone.

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

Motion to approve Ordinance 2024-20 was moved by Deputy Mayor LoParo, seconded by Committeeman Baulderstone.

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

ORDINANCE NO. 2024-21 2nd Reading – Public Hearing

AN ORDINANCE OF THE TOWNSHIP OF OCEAN, COUNTY OF OCEAN, STATE OF NEW JERSEY AMENDING AND SUPPLEMENTING CHAPTER 61-17 OF THE TOWNSHIP CODE ENTITLED “OUTSIDE EMPLOYMENT OF OFF-DUTY POLICE OFFICERS”

Motion to open Public Comment – Ordinance 2024-21 was moved by Deputy Mayor LoParo, seconded by Committeeman Baulderstone.

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

No comment from the public.

Motion to close Public Comment– Ordinance 2024-21 was moved by Deputy Mayor LoParo, seconded by Committeeman Baulderstone.

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

Motion to approve Ordinance 2024-21 was moved by Deputy Mayor LoParo, seconded by Committeeman Baulderstone.

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

ORDINANCE NO. 2024-22 2nd Reading – Public Hearing

AN ORDINANCE OF THE TOWNSHIP OF OCEAN, COUNTY OF OCEAN, STATE OF NEW JERSEY TO AMENDING AND SUPPLEMENTING CHAPTER 89 OF THE TOWNSHIP CODE ENTITLED “ALCOHOLIC BEVERAGES” AND SPECIFICALLY SECTION 6 THEREOF ENTITLED “LICENSE FEES; MAXIMUM NUMBER OF LICENSES”

Motion to open Public Comment – Ordinance 2024-22 was moved by Deputy Mayor LoParo, seconded by Committeeman Baulderstone.

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

No comment from the public.

Motion to close Public Comment– Ordinance 2024-22 was moved by Deputy Mayor LoParo, seconded by Committeeman Baulderstone.

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

Motion to approve Ordinance 2024-22 was moved by Deputy Mayor LoParo, seconded by Committeeman Baulderstone.

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

ORDINANCE NO. 2024-23 2nd Reading – Public Hearing

AN ORDINANCE OF THE TOWNSHIP OF OCEAN, COUNTY OF OCEAN, STATE OF NEW JERSEY AMENDING THE WARETOWN TOWN CENTER ECONOMIC REDEVELOPMENT PLAN TC (TOWN CENTER) DISTRICT REDEVELOPMENT PLAN PURSUANT TO N.J.S.A. 40A:12A-1 ET SEQ.

Motion to open Public Comment – Ordinance 2024-23 was moved by Deputy Mayor LoParo, seconded by Committeeman Baulderstone.

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

No comment from the public.

Motion to close Public Comment– Ordinance 2024-23 was moved by Deputy Mayor LoParo, seconded by Committeeman Baulderstone.

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

Motion to approve Ordinance 2024-23 was moved by Deputy Mayor LoParo, seconded by Committeeman Baulderstone.

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

ORDINANCE NO. 2024-24 1st Reading – Title Only

AN ORDINANCE OF THE TOWNSHIP OF OCEAN, COUNTY OF OCEAN, STATE OF NEW JERSEY SUPPLEMENTING AND REPLACING IN ITS ENTIRETY ARTICLE VII OF THE TOWNSHIP CODE ENTITLED “LEAD PAINT INSPECTIONS”

Motion to approve Ordinance 2024-24 was moved by Deputy Mayor LoParo, seconded by Committeeman Baulderstone.

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

- 2024-249 Resolution of the Township of Ocean, County of Ocean, State of New Jersey, awarding a contract for lead based paint hazard inspection services to LEW Environmental Services for the year 2024
- 2024-250 Resolution of the Township of Ocean, County of Ocean, State of New Jersey strongly opposing any Federal Budget Cuts that would detrimentally impact Meals on Wheels
- 2024-251 Resolution of the Township of Ocean, County of Ocean, State of New Jersey authorizing the release of Escrow Money for 501 Route 9 in the amount of \$2,170.13
- 2024-252 Resolution of the Township of Ocean, County of Ocean, State of New Jersey authorizing the release of Escrow Money for 80 Railroad Avenue in the amount off \$250.00
- 2024-253 Resolution of the Township of Ocean, County of Ocean, State of New Jersey authorizing the release of Escrow Money for 581 Route 9 in the amount of \$541.71
- 2024-254 Resolution of the Township of Ocean, County of Ocean, State of New Jersey authorizing the release of Escrow Money for DR Horton in the amount of \$50,759.58
- 2024-255 Resolution of the Township of Ocean, County of Ocean, State of New Jersey urging the State of New Jersey to end the Repeal of the School Tax Holiday
- 2024-256 Resolution of the Township of Ocean, County of Ocean, State of New Jersey Supporting Senate Bill S-3482 and Assembly Bill A-4622 which would raise the asset limits and allow our Older and Disabled Individuals to take advantage of Medicaid Programs
- 2024-257 RESOLUTION OF THE TOWNSHIP OF OCEAN, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING AWARD OF THE DOCK AVENUE PUMP STATION REBID PROJECT TO T&T COMMONWEALTH CONSTRUCTION CO.
- 2024-258 Resolution of the Township of Ocean, County of Ocean, State of New Jersey, canceling taxes and authorizing a refund for 59 Eaglewood Drive in the amount of \$2,320.12 as a totally disabled Veterans Tax Exemption

- 2024-259 Resolution authorizing a fill-in Electrical Inspector, Anthony Neibert
2024-260 Resolution authorizing the hiring of Amanda DeFeo as a full-time Telecommunicator as she has successfully completed all of the required training as per Telecommunicator's Teamsters Local Union No.676 dated January 1, 2022 – December 31, 2026
2024-261 Resolution recognizing and proclaiming September 18, 2024 as the 77th Birthday of the United States Air Force
2024-262 Resolution authorizing a refund to Block 14, lot 5.04 in the amount of \$14.12 as the owner is a totally disabled Veteran and is exempt from taxes

Motion to approve Resolutions 2024-249 through 2024-262

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

Resolution 2024-263

Resolution authorizing the Mayor and Township Clerk to Executive a Retirement and Separation Agreement between the Township of Ocean and Sergeant James Kinlan

Motion to Approve Resolution 2024-263 was moved by Deputy Mayor LoParo, seconded by Committeeman Boulderstone.

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

Resolution 2024-264

Resolution authorizing the use of the Cooperative ESCNJ Co-Op for the playground equipment at Tuomey park

Motion to Approve Resolution 2024-264 was moved by Deputy Mayor LoParo, seconded by Committeeman Boulderstone.

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

Girls Scout Troop 60373 – September 11, 2024
Lord of Lords Church – October 13, 2024

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

Deputy Mayor LoParo discussed there is an Open House at the Lighthouse Center for Natural Resource Education on Saturday, from 10:00 am – 2:00 pm.

Next Scheduled Regular Business Meetings

September 24, 2024 – 6:00 pm
October 15, 2024 – 6:00 pm
November 12 2024 – 5:00 pm
December 17, 2024 – 6:00 pm

***Meetings can be added or cancelled as deemed necessary*

Adjournment

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

Signed and Submitted:

Diane B. Ambrosio, RMC
Municipal Clerk

Date