

**MEETING MINUTES**

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

**REORGANIZATION MEETING: January 1, 2020 12:00 pm**

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

**JANUARY 1, 2020 BAULDERSTONE  X  DODD  X  LOPARO  X**

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

**INVOCATION: Township Administrator/Clerk Ambrosio invited Reverend Terry Martin,  
St. Stephen’s 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 2020:**

Committeeman Ben LoParo nominated Ken Baulderstone for the office of Mayor/Chairperson for the year  
2020. Lydia Dodd seconded the nomination.

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

**OATH OF OFFICE administered to Mayor/Chairperson for the year 2020.**

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 2020:**

Committeeman Ben LoParo nominated Lydia Dodd for the office of Deputy Mayor/Deputy Chairperson  
for the year 2020. Mayor Ken Baulderstone seconded the nomination.

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

**OATH OF OFFICE administered to Deputy Mayor/Deputy Chairperson for the year 2020.**

Lydia Dodd is sworn in by Township Clerk Ambrosio.

**RESOLUTION NO. 2020-1 – Resolution appointing Township Attorney for the year 2020**

Committeeman LoParo discussed he will be voting against Chris Dasti for Township Attorney. It is nothing personal. It is business. Throwing away a 20+ year relationship with an extremely competent attorney, who has done nothing but the best for the Township, is a huge mistake. Greg McGuckin has been a part of all the large projects going on in the Township since the inception. Greenbriar is not complete yet. Even though the houses are built, there are still things being settled. Mr. McGuckin was involved with that since the inception. Mr. McGuckin was involved in the Town Center from the inception. The Town Center plan has to be renewed. Mr. McGuckin has been involved in the project across from Shop Rite since the inception. That project has been a problem. Performance is more important than politics. Greg's performance has been stellar for the Township. I will stand by him from this day on.

**Motion to approve Resolution 2020-01 appointing Christopher Dasti as Township Attorney for the year 2020** was moved by Deputy Mayor Dodd, seconded by Mayor Baulderstone.

Roll Call: LoParo: No, Dodd: Yes, Baulderstone: Yes

Mayor Baulderstone invited Mr. Dasti to join the Committee at the desk.

**RESOLUTION NO. 2020-2 – Resolution appointing Professionals for the year 2020 in accordance with N.J.S.A. 40:11-1 et. seq.**

Committeeman LoParo discussed there is a Special Engineer the Township is adding that he would like to vote against. This Special Project Engineer has no experience with municipalities and has no contract with any municipality. The Township should not be adding them on. It is performance over politics.

Township Attorney Dasti discussed Committeeman LoParo can vote no on that specific engineer. The specific engineer should be noted.

**Motion to approve Resolution 2020-02 appointing Professionals for the year 2020** was moved by Deputy Mayor Dodd, seconded by Committeeman LoParo.

Roll Call: LoParo: Yes with opposing appointing Morgan Engineering, Dodd: Yes, Baulderstone: Yes

Committeeman LoParo discussed he would like Resolution 2020-78 pulled from the consent agenda and voted on separately.

**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**

**2020-3 Resolution authorizing Committeewoman Lydia Dodd as Chairperson/Liaison for Administration, Construction & Zoning, Historical Society, Environmental/Green Team, Health Commissioner.**

- 2020-4** Resolution authorizing Committeeman Kenneth Boulderstone as Chairperson/Liaison for Department of Public Works, Senior Advisory, Special Events, Fire Department, First Aid, Greenbriar Oceanaire Homeowners Assoc, Planning/Redevelopment
- 2020-5** Resolution authorizing Committeeman Benjamin LoParo as Chairperson/Liaison for Police Department, Municipal Court, Homeowners Association, Municipal Alliance, Recreation, School District
- 2020-6** 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 2020
- 2020-7** Diane B. Ambrosio, RMC – Assessment Search Officer, Redevelopment Secretary, Election Officer, Employee Insurance Rep/Affordable Care Act Coordinator
- 2020-8** Diane B. Ambrosio, RMC – Public Agency Compliance Officer
- 2020-9** Diane B. Ambrosio, RMC and Jeanne Broadbent Keepers of the Poor
- 2020-10** Michele Giardino – Deputy Clerk, Board of Health Secretary, Employee Insurance Rep and Animal Licensing Official
- 2020-11** Kim Ball – Temporary Administrative Assistant
- 2020-12** Marleen Miller – Treasurer/Payroll
- 2020-13** Mary Blood – Certified Qualified Purchasing Agent
- 2020-14** Mary Blood - Payroll
- 2020-15** Amber L. Bird – Principal Billing Clerk
- 2020-16** Jeanne Broadbent – Recreation Director- Shared Service Barnegat Township of Ocean Municipal Alliance Coordinator, Secretary to Senior Advisory Committee
- 2020-17** Jennifer B. Schulze –Meter Supervisor/Billing Clerk
- 2020-18** Lorraine Clune – Zoning Officer, Secretary, Planning Board, Code Enforcement Officer
- 2020-19** Elizabeth Copio – Police Records Clerk
- 2020-20** Mariann Siciliano –Police Administrative Assistant
- 2020-21** Police Telecommunicators appointments
- 2020-22** Matt Ambrosio – Superintendent of Public Works, Certified Recycling Coordinator, Clean Communities Coordinator and Storm Water Management Coordinator, Community Forestry
- 2020-23** Daniel Kehoe – Foreman Department of Public Works, Community Forestry
- 2020-24** Shane Gederberg – Foreman Department of Public Works/Utility and Operator of Record
- 2020-25** Department of Public Works appointments
- 2020-26** Custodians: Part-Time - Gina Westman
- 2020-27** Raymond Hall – Part-Time -Field Inspector - Tax Assessor’s Office
- 2020-28** Steven Millette – Court Administrator
- 2020-29** Alexa Eppolito- Deputy Court Administrator, Mariann Carricarte, Court Recorder
- 2020-30** Stephine Capaccio –Technical Assistant, Secretary Board of Adjustments, Secretary Environmental Commission
- 2020-31** Edward Miceli Part-Time Electrical Inspector, Charles Hood – Part Time Electrical Sub code
- 2020-32** Ronald J. Piszar – Part Time Fire Sub code
- 2020-33** School Crossing Guard – Warren R. Schmidt, Assistant Crossing Guard – Walter Mankowski
- 2020-34** Shirley Balance – Part-Time Administrative Assistant

- 2020-35** Martin Lynch – COAH Officer, Laurie Clune, COAH Officer and Township Housing Liaison
- 2020-36** Diane Ambrosio Fund Commissioner for the Ocean County JIF
- 2020-37** Appointing a fill-in Plumbing and Electrical Sub code for the Township of Ocean for the year 2020
- 2020-38** Resolution appointing Diane B. Ambrosio and Kim Ball as Right-to-Know Officers
- 2020-39** Resolution authorizing Policies and Procedures for areas of OSHA
- 2020-40** Resolution authorizing Recording Secretary Salaries for 2020
- 2020-41** Resolution authorizing fixing salaries for the year 2020
- 2020-42** Resolution authorizing Finance Department and Municipal Clerk to work in accordance with the Township of Ocean’s Cash Management Plan
- 2020-43** 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
- 2020-44** Resolution authorizing Finance Department and Municipal Clerk to work in accordance and authorize money held in trust accounts with New Jersey qualified banks/depositories
- 2020-45** Resolution authorizing the Tax Collector to utilize TD Bank for all money collected
- 2020-46** Resolution authorizing the Finance Department and Municipal Clerk to authorize resolutions and signature cards required by depositories
- 2020-47** Resolution authorizing CMFO, Comptroller, Treasurer of the Township of Ocean to establish escrow account throughout the year
- 2020-48** Resolution authorizing Home Depot procurement cards
- 2020-49** Resolution authorizing electronic transfers to NJ Div. of Pensions
- 2020-50** Resolution authorizing petty cash funds for the year 2020 as approved by New Jersey Division of Local Government Services
- 2020-51** Resolution authorizing an agreement with certain approved state contracts for the year 2020
- 2020-52** Resolution authorizing house vendor accounts for the year 2020
- 2020-53** Resolution authorizing Walmart procurement cards
- 2020-54** Resolution authorizing Lowes procurement cards
- 2020-55** Resolution authorizing Tractor Supply account
- 2020-56** Resolution authorizing Shop Rite account
- 2020-57** Resolution authorizing electronic procurement with Fedex, UPS, Amazon, State of NJ
- 2020-58** Resolution authorizing change accounts for the year 2020
- 2020-59** Resolution authorizing fixed assets
- 2020-60** Resolution authorizing fixing the rate of interest to be charged on delinquents taxes of assessments to include new provisions of the law
- 2020-61** Resolution authorizing tax receivership pursuant to N.J.S.A 54:4-123
- 2020-62** 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
- 2020-63** Resolution authorizing the hiring of temporary personnel
- 2020-64** Resolution authorizing the prompt payment of bills and other mandatory expenses
- 2020-65** Resolution authorizing the appointment of a Township Physician
- 2020-66** Resolution establishing Rules and Regulations for Meetings of the Township of the Township Committee of the Township of Ocean
- 2020-67** Resolution authorizing the Township Tax Assessor or the Township Attorney as agents in filing petitions of appeal/complaints to the Ocean County Tax Board

- 2020-68** Resolution authorizing Jason Worth as Assistant Zoning Officer and Bulkhead Engineer for Calendar year 2020
- 2020-69** Resolution of the Township of Ocean County of Ocean, State of New Jersey, authorizing the execution of the Emergency Management Agency Assistance Grant in the amount of \$10,000
- 2020-70** Resolution authorizing a lien be placed on Block 272 Lot 452, 121 Harborage Place in the amount of \$472.66
- 2020-71** Resolution authorizing the Municipal Clerk to advertise for the positions of Administrative Assistant
- 2020-72** Resolution authorizing the appointments to the Board of Health
- 2020-73** Resolution authoring the appointments of the Environmental Commission
- 2020-74** Resolution authorizing the appointments of the Green Team
- 2020-75** Resolution authorizing the appointments of the Senior Advisory
- 2020-76** Resolution authorizing the appointments of the Economic Development Committee
- 2020-77** Resolution authorizing the appointments of the Municipal Alliance
- 2020-79** Resolution authorizing the appointments to the Planning Board

**Motion to approve Consent Agenda Resolutions 2020-3 through 2020-77 and 2020-79**

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

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

**RESOLUTION NO. 2020-78 Authorizing appointments to the Board of Adjustment.**

Committeeman LoParo discussed one of the individuals owns land in the Township, where the zoning would have to be changed. I think it is a mistake appointing that person on the Board of Adjustment, where he will have to appear to have that zoning changed. It should be tabled for today. The Township Committee can find another individual to sit on that board, where there will be no conflict.

**Motion to approve Resolution 2020-78 authorizing appointments to the Board of Adjustment** was moved by Deputy Mayor Dodd, seconded by Mayor Baulderstone.

Roll Call: LoParo: No, Dodd: Yes, Baulderstone: Yes

**RESOLUTION NO. 2020-80 Authorizing the hiring of Recreation part-time employees**

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

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

**RESOLUTION NO. 2020-81 Authorizing appointments to the Special Events Committee**

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

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

**RESOLUTION NO. 2020-82 Authorizing the cancellation of various improvement authorization balances in the Utility Capital Improvement**

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

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

**RESOLUTION NO. 2020-83 Authorizing the 2020 Temporary Operating Budget for the Current and Utility operating budgets**

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

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

**COMMENTS FROM MAYOR & TOWNSHIP COMMITTEE:**

Mayor – Ken Baulderstone

Thank you all for coming today. I wish you a happy, healthy and safe New Year. I am honored and humble to be able to serve the Township as Mayor. I thank Lydia and Ben for their support. I look forward to continuing to work with them on the Township Committee in the best interest of the citizens of the Township. Congratulations to Ben on his re-election. I want to recognize the support I receive from my wife Glenys and all my family, thank you. I wish to thank Father Terry Martin for his invocation today and wish him well in his imminent retirement. He will be missed by the Township. I also thank Pastor Dawn Corlew for the prayer and the Southern Regional JROTC for the flag salute. I would like to acknowledge the employees of the Township who work continuously in providing the services that we all depend upon to make this Township a great place to live. I would like to acknowledge the contributions of the professionals performing services for the Township. The Township is very fortunate to have such dedicated Police Officers and Fire and First Aid Volunteers who provide the emergency services that keep us all safe and that we depend upon. On behalf of the Township Committee, I also want to thank all the residents who volunteer their time and talent to work on the many committees and support the Township events. I want to assure all citizens of the Township we will continue striving to do all we can to represent you and to make this Township an even better place to live while keeping taxes as low as we can. Thank you very much.

Deputy Mayor – Lydia M. Dodd

Good Afternoon and Happy New Year. Thank you for attending the 2020 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. In the current economic climate, it is a constant challenge to maintain the central services while keeping property taxes as low as we safely and reasonably can. Each year we get a high score on the State Best Practices Survey on municipal budgeting and management procedures. The Township adheres strictly to the 2% cap on revenue and expenditures. I want to express my gratitude to the residents of Waretown to allow me the opportunity to serve them this past year. It has been a challenge at times and a lesson in patience, as government agencies do work slow. Generally, it has been a pleasure. With the hope that a new year brings, I am confident that this Committee will continue representing the best interest of all our residents. I am looking forward to 2020. I have enjoyed working with my colleagues and most importantly the Township employees. All employees work very diligently. The departments that I oversee, I have observed that they give 110%. For that I thank them. I hope everyone is enjoying their holiday season. I wish all of you a happy, healthy and safe 2020.

**Committeeman – Ben LoParo**

Good afternoon. Thank you for coming and taking part of your holiday with us. It is appreciated. Thank you to all the residents who voted for me. It is humbling to be elected for a second time. I will put the citizens of Waretown first, putting what is best for the Township first, speaking out when necessary. I will continue to do that. I did that today. I work for you. You elected me. I will not let you down. When something is not right, I will speak up and defend it to the end. Today there were things I objected to. Hopefully they work out. If they do not, it will be brought to light and you will all be informed about what is going on. The Township will be as transparent as possible about expenditure and what we are doing with your tax money. There are large projects going on in the Township and a lot of infrastructure projects. The Township has to sharpen our pencils to keep your taxes low. My departments are the Police and School Board. The School Board is up against the wall again this year. I have confidence in the School Board that they make the right choice and keep our taxes low. Our Police Department is doing a fantastic job within budget and protecting our citizens very well. I thank the Chief of Police for that. The Township staff does a fantastic job. They dedicate themselves to the Township. They go beyond what is necessary. I thank them for that. The Township will do its best to keep the taxes low under the 2% cap. There are a lot of expenditures this year. Thank you for electing me. Happy New Year to everyone.

**PUBLIC COMMENT:**

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

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

Shawn Denning Jr., 92 Morey Place Road, inquired why the Township changed Attorneys. It seems silly to change the litigator when that litigator has demonstrated sound judgement and has represented the Township well. When the Town Center was going through, he took the rezoning all the way to the Supreme Court and won. Towns all over Ocean County get into trouble due to litigators not being up to speed.

Township Attorney Dasti discussed he did work for the Township when he was with Greg McGuckin. I wrote the briefs and filed the appeal for the Supreme Court case you just referenced. I am well adversed in the issues of the Township. I have known the staff for about 10 years. I don't think you are going to see any time or unnecessary expenditures in terms of the transition.

Mayor Boulderstone discussed there is a Request for Proposals (RFP) process that professionals respond to. Based upon that RFP process, the chosen attorney represents an opportunity for significant savings for the Township.

Committeeman LoParo discussed that is not true, the fees were matched. Committeeman LoParo inquired if he is allowed to speak about money or per hour fees. We are not supposed to hide things from the public.

Township Attorney Dasti discussed the individual RFP rates are confidential.

Mayor Baulderstone discussed we are not hiding anything.

Deputy Mayor Dodd discussed we are not hiding anything.

Committeeman LoParo discussed Mayor Baulderstone discussed the RFP's were different. The RFP's were not different.

Township Attorney Dasti discussed you can comment as to the experience. You cannot comment on the RFP's submitted by the various firms, comparing hourly rates, saying this person charged X and this person charged Y. You can comment as to the RFP process but if you are going to comment as to personal conversations you had, that is confidential.

Committeeman LoParo discussed I am not going to comment on personal conversations. I will say the playing field was leveled. Any talk about cost savings is not appropriate.

Mr. Denning discussed he does not know anything about the RFP. He is concerned. He sees a gentleman who has represented this Township well.

Committeeman LoParo discussed he agrees with Mr. Denning. He is still looking for a reason and has not gotten one as a Committeemember.

Mr. Denning inquired about Tradewinds.

Township Administrator/Clerk Ambrosio discussed Tradewinds applied for additional permits by floor and are moving along as scheduled.

Mr. Denning discussed the School Board wants to anticipate when people will be coming.

Mayor Baulderstone discussed Tradewinds has not provided us with a schedule. A schedule has been asked for. They have not responded as of yet.

John Petrosilli, Vessel Road, congratulated the new Mayor and Deputy Mayor and wished the Township Committee a happy and prosperous New Year. Keep the Township on track for 2020.

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

LoParo: Yes, Dodd: Yes, Baulderstone: Yes

Next Scheduled Meetings – Township Committee

January 23, 2020 at 10:00 am

February 13, 2020 – 7:00 pm

February 27, 2020 – 10:00 am

**ADJOURNMENT**

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

LoParo: Yes, Dodd: Yes, Boulderstone: Yes

Signed and Submitted:

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Diane B. Ambrosio, RMC  
Municipal Clerk

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Date