

December 28, 2020  
Municipal Building  
121 Evergreen Road  
New Egypt, NJ 08533

The Plumsted Township Committee meeting of December 28, 2020 was called to order by Mayor Marinari. Due to the emergent situation with COVID-19 and the municipal building being closed, the meeting was conducted through Zoom.com for the public to participate.

**STATEMENT:** "This meeting is being held in compliance with the Open Public Meetings Act." It was presented for publication to the Asbury Park Press and posted on the Bulletin Board.

**THOSE OFFICIALS PRESENT:**

In the Meeting Room:

COMMITTEEMAN GRILLETTO COMMITTEEMAN BOWEN DEPUTY MAYOR SORCHIK  
COMMITTEEMAN TROTTA MAYOR MARINARI BA/CLERK WITHAM

Chief Meroney and Lieutenant Reilly were also in attendance. Via Zoom: Attorney Zabarsky

Mayor Marinari asked everyone to rise for the flag salute followed by a moment of silence.

Marinari said there are a few items for discussion. He thanked the individuals who worked on Christmas day. He hoped everyone was able to spend time with their loved ones and families and get some enjoyment out of the holiday. He thanked employees and volunteers who keep the township running.

Marinari asked the committee members to comment on the appraisal for 31 Main Street. Marinari said he and BA/Clerk Witham met with a representative from Century 21. The committee members have been provided with an outline of what took place.

Marinari asked Committeeman Grilletto to start. Grilletto said the representative used a comparative analysis of properties, based upon square footage. She used properties that were similar, took their square footage, took an average basically of the low stuff/high stuff and came out with a price range of \$200,000-\$260,000. The only problem is that the comparables she used are in Hamilton Township.

Grilletto said he is familiar with Hamilton Township and would question using some of the properties as a comparable because they are on the low end. His suggestion is to have three appraisals and go with the middle one. He also suggests that someone from another agency do a comparable analysis of the property. Someone who is a little closer to Plumsted. He spoke about the two MLS services in the area that are used to make comparisons. He appreciates the work that she did. The township should send her a letter and thank her for the work that she did.

Committeeman Trotta said he does not mind if the township wants to get another appraisal. He just wants to see the property put out for redevelopment, similar to what was done with the Hartman Building. Sooner rather than later.

Deputy Mayor Sorchik said he has no problem getting another appraisal.

Committeeman Bowen said he will defer to Grilletto's professional expertise in the evaluation. He does not have any argument with the process or the report. The key for him is that it needs to be an important part of the committee's vision for revitalization of the downtown. He is looking for something to go in there that is going to be of value to the vision. Grilletto said they will meet in January to discuss it further.

Marinari thanked the representative from Century 21 for the time and work she put into the appraisal. He commented about her suggestions for use of the site; a professional office, restaurant, child care facility, church, or funeral home or parlor. He said the township has done a lot of work on Main Street looking at facades and how buildings should look overall. This gives the township some data to look at when it decides what it wants to do with the downtown five or ten years from now.

Marinari said that the township should go out for a second appraisal if that is what the committee wants to do. He asked Witham to look into it with the help of Grilletto. Comparables need to be closer to our area.

Marinari said he reached out to everyone about positions on the various committees. He asked that anyone notify Witham if they would like to make a change. She said that everyone has already gotten back to her.

Marinari reviewed the agenda. Bowen commented on the resolution for the new vehicle for the police department. He would like consideration to be made to purchase hybrid and electric vehicles. He would like it to be part of the process for each department when considering a new vehicle in 2021.

Chief Meroney spoke about the two vehicles scheduled to be purchased for the police department. The one for tonight is sitting in the lot ready to go. There are no hybrids available. Payment for it is coming from the off-duty trust fund. He said he has two quotes for Ford Explorer hybrids for the vehicle in the 2021 budget. Payment for that vehicle is coming from the capital budget.

Grilletto asked if the police department is looking for something other than an SUV in 2021. Meroney said that they need an SUV in order to go down some of the driveways in town in inclement weather. He said the finance office has told him that SUVs are something that can be obtained outside the CAP and that cars are obtained inside the capital budget.

Grilletto asked about the cars in the police impound lot. Meroney said they are in the process of working with Motor Vehicles on the junk titles so they can be removed. Everything has been slowed down because of COVID. Meroney said he has made arrangements with Buildings and Grounds to have the lot cleaned out in the spring once the vehicles are removed. No other vehicles will be put into the yard after it is cleared.

Marinari asked about Resolution 2020-351 regarding public comment procedures for Zoom meetings. Zabarsky said these are procedures from Local Finance Notice 2020-21 from the Division of Local Government Services that need to be followed for remote public meetings held during a declared emergency. Marinari said procedures for public comment will be announced at the beginning of all future official meetings held by the township.

Marinari announced that the reorganization meeting will be held on Monday, January 4, 2021 at 7:00 pm.

Marinari asked if there were any other comments. There were none.

Attorney Zabarsky read Resolution No. 2020-347, authorizing the convening of an executive session. The following matters will be discussed: personnel; contractual with regard to professional services; litigation with regard to Block 15, Lot 13.

ON MOTION OF DEPUTY MAYOR SORCHIK, SECONDED BY COMMITTEEMAN GRILLETTO, RESOLUTION NO. 2020-347, AUTHORIZING THE CONVENING OF AN EXECUTIVE SESSION IN ACCORDANCE WITH THE OPEN PUBLIC MEETINGS ACT WAS ADOPTED. ROLL CALL VOTE: ALL AYES.

The committee returned from Executive Session. Mayor Marinari called the Regular Session to order.

#### **MINUTES TO BE CONSIDERED FOR APPROVAL:**

ON MOTION OF DEPUTY MAYOR SORCHIK SECONDED BY COMMITTEEMAN TROTTA, THE WORKSHOP/REGULAR/EXECUTIVE SESSION OF OCTOBER 7, 2020, AS AMENDED, WAS APPROVED. ROLL CALL VOTE: ALL AYES.

**CORRESPONDENCE:** None

**PRESENTATIONS:** None

**PROCLAMATIONS:** None

#### **ORDINANCE – Second Reading and Public Hearing:**

Marinari said the next item on the agenda is the second reading and public hearing on Ordinance No. 2020-13.

Marinari opened the Public Hearing on Ordinance No. 2020-13. There were no public comments.

ON MOTION OF DEPUTY MAYOR SORCHIK, SECONDED BY COMMITTEEMAN GRILLETTO, THE PUBLIC HEARING ON ORDINANCE NO. 2020-13 - AN ORDINANCE OF THE TOWNSHIP OF PLUMSTED, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE ACQUISITION OF THE FEE SIMPLE INTEREST IN REAL PROPERTY LOCATED IN BLOCK 80, LOT 9.04 IN THE TOWNSHIP OF PLUMSTED WAS CLOSED. ROLL CALL VOTE: ALL AYES

ON MOTION OF COMMITTEEMAN TROTTA, SECONDED BY COMMITTEEMAN GRILLETTO, ORDINANCE NO. 2020-13 WAS ADOPTED ON SECOND AND FINAL READING. ROLL CALL VOTE: ALL AYES

**ORDINANCE – Introduction:** None

**CONSENT AGENDA:**

**THE FOLLOWING RESOLUTIONS ON A CONSENT AGENDA ARE CONSIDERED ROUTINE AND SHALL BE ENACTED BY ONE MOTION. SHOULD ANY MEMBER OF THE TOWNSHIP COMMITTEE SEEK SEPARATE DISCUSSION OF ANY ITEM, THAT ITEM SHALL BE REMOVED AND DISCUSSED SEPARATELY. THE FOLLOWING RESOLUTIONS WILL BE VOTED ON IN ONE VOTE.**

RESOLUTION NO. 2020-348 – AUTHORIZING PAYMENT OF UNUSED FLOATING HOLIDAYS FOR MEMBERS OF THE POLICE DEPARTMENT

RESOLUTION NO. 2020-349 – AUTHORIZING MEMBERS OF THE PLUMSTED POLICE DEPARTMENT TO UTILIZE UNUSED FLOATING HOLIDAYS DURING THE FIRST THREE (3) MONTHS OF THE YEAR

RESOLUTION NO. 2020-350 – AUTHORIZING A CONTRACT WITH ASSOCIATED HUMANE SOCIETIES/POPCORN PARK TO PROVIDE ANIMAL CONTROL SERVICES FOR PLUMSTED TOWNSHIP

RESOLUTION NO. 2020-351 - TO ESTABLISH REMOTE MEETING PROCEDURES APPLICABLE DURING A DECLARED STATE OF EMERGENCY

RESOLUTION NO. 2020-352 – AUTHORIZING DEWBERRY ENGINEERING, INC., TOWNSHIP ENGINEER AS PROJECT ENGINEER FOR LEPKY AVENUE

RESOLUTION NO. 2020-353 – AUTHORIZING THE REFUND OF UNUSED ESCROWS BLOCK 37, LOT 15 TO SANTOS MADRIGAL

RESOLUTION NO. 2020-354– AWARDING THE PURCHASE OF A 2020 CHEVROLET TAHOE FOR THE POLICE DEPARTMENT THROUGH NEW JERSEY STATE CONTRACT #T-2776

RESOLUTION NO. 2020-355 – DEMANDING THAT THE NEW JERSEY STATE LEGISLATURE ACCEPT ITS RESPONSIBILITY TO ADMINISTER THE PROVISIONS OF THE AFFORDABLE HOUSING ACT AND STAY FURTHER ACTION UNTIL SUCH TIMES AS IT HAS PROMULGATED RULES GOVERNING ITS IMPLEMENTATION

Marinari asked if there were any comments on the consent agenda.

Deputy Mayor Sorchik said that Resolutions 2020-348 and 2020-349 have to do with allowing floating holidays to be moved into the next year, which is contrary to the township's contractual agreement with the police department. This is one-time only and should not be accepted as past practice. It is being done because the state is operating under a state of emergency. It should not be misconstrued by anyone that this will be the policy in the future.

Marinari asked if there were any other comments on Resolution 2020-354. Bowen said he appreciates that the chief has already looked at hybrid vehicles.

ON MOTION OF DEPUTY MAYOR SORCHIK, SECONDED BY COMMITTEEMAN BOWEN THE AFOREMENTIONED RESOLUTIONS 2020-348 THROUGH 2020-355 ON PAGES 1 AND 2 OF THE CONSENT AGENDA WERE APPROVED. ROLL CALL VOTE: ALL AYES

Marinari said there is an add-on Resolution 2020-356.



ON MOTION OF COMMITTEEMAN TROTTA, SECONDED BY COMMITTEEMAN BOWEN, RESOLUTION NO. 2020-356 – A RESOLUTION OF THE TOWNSHIP OF PLUMSTED, COUNTY OF OCEAN, STATE OF NEW JERSEY AMENDING RESOLUTION NO. 2020-331 ACCEPTING THE 2021 STATE OF NEW JERSEY SAFE AND SECURE COMMUNITIES GRANT ADMINISTERED BY THE STATE OF NEW JERSEY, DEPARTMENT OF LAW AND PUBLIC SAFETY, OFFICE OF THE ATTORNEY GENERAL WAS ADOPTED. ROLL CALL VOTE: ALL AYES

**MOTION TO CONSIDER:** None

**REPORTS OF DEPARTMENTS AND PROFESSIONALS:**

Mayor Marinari asked if there were any comments on the December 2, 2020 amended Bill List.

ON MOTION OF DEPUTY MAYOR SORCHIK, SECONDED BY COMMITTEEMAN BOWEN, THE AMENDED BILL LIST OF DECEMBER 2, 2020 WAS APPROVED. ROLL CALL VOTE: ALL AYES.

Mayor Marinari asked if there were any comments on the December 28, 2020 Bill List.

Trotta spoke about Purchase Orders 00802 and 00826, which are for the same company. The township's contract with the police is silent on the subject of using the uniform allowance for what they are purchasing. He will be voting no on those since the contract is silent on this issue and he does not think the committee should approve it.

ON MOTION OF DEPUTY MAYOR SORCHIK, SECONDED BY COMMITTEEMAN GRILLETTO, THE BILL LIST OF DECEMBER 28, 2020 WAS APPROVED. ROLL CALL VOTE: ALL AYES, EXCEPT COMMITTEEMAN TROTTA VOTED NO ON ITEMS 00802 AND 00826.

**REPORTS SUBMITTED FOR COMMITTEE REVIEW:** TOWNSHIP ENGINEER REPORT – none; CONSTRUCTION REPORT – November 2020; TAX COLLECTOR REPORT – October 2020; November 2020; FINANCIAL REPORTS –Revenue Summary by Month November 2020; Abbreviated Summary Budget Account Status November 2020; Treasurer's Report November 2020 POLICE DEPARTMENT REPORT – November 2020; COURT REPORTS – none; PLUMSTED BOARD OF FIRE COMMISSIONERS DISTRICT #1 MEETING MINUTES – 11/2/20; PLUMSTED TOWNSHIP MUA MINUTES –11/17/20

Marinari asked if there were any questions about the reports.

Sorchik said the governing body has asked the MUA to produce an information flyer to be distributed to the public through the mail and to affected homeowners. He said he does not see anything on the report they submitted that they have moved on this. His concern is that the township is handling calls related to the MUA. While the township can answer calls from the public, we are not engineers and we do not know what they are going to eventually approve. He would encourage the MUA to get the information out to the public as soon as possible because permits are being issued for sewer hookups and the public needs to be informed.

Marinari said he spoke to Peter Ylvisaker about a week ago. He indicated that he would have something for the township by the end of the year, which is now pretty close. Marinari said he will check with Ylvisaker to see what progress has been made to provide information to the public. Right now, the township has nothing from the MUA to review.

Marinari asked if there was any old business from the committee. There was none.

Marinari asked if there was any new business from the committee.

Sorchik said he will be submitting Phase 3 of the Cares Act by tomorrow. The submission date was moved to February 15, 2021. The township will have all of their submissions in by the end of the year. He thanked the chief of police and the fire chief, Sharon Gower, CFO Madden and BA/Municipal Clerk Witham for all of their help.

Marinari said he appreciates Sorchik's involvement in everything that the township has gone through this year.

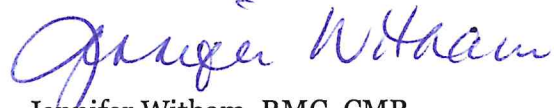
Grilletto said in the next couple of months the Pinelands Commission will be issuing guidelines and instructions to the township for ordinances for housing on one acre or less.

Marinari asked if there was any other new business. There was none.

Mayor Marinari opened up the meeting for public comment. There was none. Public comments were closed.

ON MOTION OF COMMITTEEMAN TROTTA, SECONDED BY DEPUTY MAYOR SORCHIK, THE DECEMBER 28, 2020 MEETING WAS ADJOURNED. ROLL CALL VOTE: ALL AYES.

Respectfully Submitted,



Jennifer Witham, RMC, CMR  
Municipal Clerk