

May 5, 2021
Municipal Building
121 Evergreen Road
New Egypt, NJ 08533

The Plumsted Township Committee meeting of May 5, 2021 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.

Clerk Witham read the following statement regarding remote meetings:

Please be advised that this meeting is being held remotely according to DLGS guidelines as presented in Resolution No. 2020-351 that was adopted at the December 28, 2020 Township Committee meeting. Participants' audio will be muted until the public comment portion of the meeting. We ask that each participant mute themselves as well to avoid any interference in the recorded meeting.

There will be an opportunity for public comment during the regular session of the meeting which shall be limited to 5 minutes per person. At the time you wish to make public comment, you may unmute yourself accordingly.

Should there be any disruption from the public during the remote meeting, they will be warned and should the conduct continue, they will be muted or removed from the public meeting.

Thank you for your cooperation.

THOSE OFFICIALS PRESENT:

In the Meeting Room:

COMMITTEEMAN GRILLETTO COMMITTEEMAN BOWEN COMMITTEEMAN TROTTA
DEPUTY MAYOR SORCHIK MAYOR MARINARI ATTORNEY ZABARSKY BA/CLERK WITHAM
CHIEF MERONEY LT. REILLY DEPUTY CLERK CICERO

Redevelopment Attorney Chris Walrath was also in attendance. Redevelopment and Bond Counsel Matt Jessup and Township Engineer Bronson were in attendance via Zoom.

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

Marinari spoke about Mother's Day and Memorial Day. He thanked Deputy Mayor Sorchik for his work during Covid. Sorchik spoke about the vaccinations that were held at the municipal building. Marinari thanked Plumsted Pharmacy, the residents who came in to be vaccinated, and all those involved in the vaccination process.

Marinari asked for any comments from the committee members. Committeeman Bowen said that he and Committeeman Grilletto are reconstituting the Main Street Committee.

Grilletto reminded everyone about the Memorial Day services that will be conducted at the three cemeteries in town by the American Legion. He spoke about the rededication of Volunteer Park on the 4th of July, the adopt-a-planter program on Main Street, and a scheduled presentation at the June 2021 committee meeting by Megan Hilburn concerning Paradise Park.

Sorchik said that he will be working with the fire department to discuss a change in fees in the ordinance.

Marinari asked if there were any other comments.

Marinari spoke about the need for a cleaning service for the municipal building and the police department. Chief Meroney requested an increase in the number of days per week to two for cleaning as it has been in the past since their department runs 24/7. There was a discussion about how it can be changed.

BA/Clerk Witham introduced Attorney David Roskos and Richard DiFolco, P.E., from the Diocese of Trenton for a presentation about development of the property owned by the Diocese on Evergreen Road.

Roskos said it seems like the Diocese lost momentum with the township after their presentation in September 2020 for a change in zoning for Block 40, Lot 1, on Evergreen Road, and he is not sure

why. They were told that the township preferred that the property be part of the redevelopment plan. Walrath was hired and the Diocese had some communications with him, and it went no further.

Roskos reviewed the history of the property and the Diocese's initial plan to use the site to build a church, for which the property was found to be unsuitable. The site is within the town center designation and the sewer service area. He spoke about the township's smart growth plan. The Diocese provided a sewer easement for Lennar at no cost to the township, with the further understanding that the site would be developed with sewer. He spoke about the number of units the Diocese proposed versus the number that were proposed by Lennar.

Roskos spoke about the Diocese's new plan, their goal for the site, the number of units that makes sense economically for them to build on the site and the steps that were taken to maintain the character of the site with the surrounding area; the architectural design and buffers for the neighbors.

DiFolco said the plan is for a colonial-style building with brick and many of the architectural details that are typical of the downtown residential area so that it fits into the character of the town. He said it provides a residential feel for the neighborhood.

Roskos said the plan was sent to the Land Use Board, which determined that it is consistent with the Master Plan. He spoke about an amendment made by Dave Roberts to the redevelopment plan that was not acted upon. They understand it was because of the height and number of proposed units. Their plan reduces the height and the number of units, which matches up with the township's other planning standards for the town center.

Roskos said they cannot develop single-family homes on the property due the character of the lot and the smart growth plan. They are willing to meet with the township planner to design a plan that both the township and the Diocese will be proud of. They want to be good stewards of the property as well as good citizens. Roskos handed out copies of the plan and described it to the committee members.

Marinari said he is not adverse to the development. The committee members appreciate everything that the Diocese is doing and all the work that has been done. The committee wants to look at it again to see if something else could be done and to make sure that not only do they approve the plan, but in general the community approves the plan.

Sorchik said they are nice townhouses, but the township does not have townhouses. The township has single-family homes. He spoke about clustering and said that he would like to have comments from residents who live in the area before making a decision.

There was a discussion about building single-family homes with roads, impervious coverage and detention requirements by the state, the need for other types of housing, zoning, and examples of developments in other municipalities, smart growth of a development within walking distance of downtown, the successful use of properties, the township's redevelopment plan, and input from local real estate professionals.

Roskos introduced Kevin Cimei, Chief Financial Officer for the Diocese. Cimei thanked the committee and told them about his experience in municipal government. He said there is a need for different housing options and thinks their plan is a reasonable one. The Diocese wants to work with the township, but it also has to work for them.

It was decided that the Diocese would establish an escrow fund with the township to cover the cost of working with township planning professionals to discuss their rezoning request.

Mayor Marinari asked Attorney Zabarsky to read the committee into Executive Session and noted that after the regular session the committee will be going into a second executive session.

ON MOTION OF COMMITTEEMAN TROTTA, SECONDED BY COMMITTEEMAN BOWEN, RESOLUTION NO. 2021-171, 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 BOWEN, THE WORKSHOP/REGULAR/EXECUTIVE SESSION SPECIAL MEETING MINUTES OF 12/2/2020 WERE APPROVED. ROLL CALL VOTE: ALL AYES, WITH COMMITTEEMAN TROTTA ABSTAINING.

ON MOTION OF DEPUTY MAYOR SORCHIK, SECONDED BY COMMITTEEMAN BOWEN, THE WORKSHOP/REGULAR/EXECUTIVE SESSION SPECIAL MEETING MINUTES OF 12/28/2020 WERE APPROVED. ROLL CALL VOTE: ALL AYES, WITH COMMITTEEMAN TROTTA ABSTAINING.

ON MOTION OF DEPUTY MAYOR SORCHIK, SECONDED BY COMMITTEEMAN BOWEN, THE REORGANIZATION MEETING MINUTES OF 1/4/2021 WERE APPROVED. ROLL CALL VOTE: ALL AYES, WITH COMMITTEEMAN TROTTA ABSTAINING.

PROCLAMATION:

Mayor Marinari asked Committeeman Bowen to read the proclamation for Teacher Appreciation Week May 3-7, 2021.

ON MOTION OF COMMITTEEMAN GRILLETTO SECONDED BY COMMITTEEMAN BOWEN, THE PROCLAMATION FOR TEACHER APPRECIATION WEEK MAY 3-7, 2021 WAS APPROVED. ROLL CALL VOTE: ALL AYES

Mayor Marinari asked Committeeman Grilletto to read the proclamation for National Nurses Week May 6-12, 2021.

ON MOTION OF COMMITTEEMAN BOWEN SECONDED BY COMMITTEEMAN GRILLETTO, THE PROCLAMATION FOR NATIONAL NURSES WEEK MAY 6-12, 2021 WAS APPROVED. ROLL CALL VOTE: ALL AYES

Mayor Marinari asked Committeeman Trotta to read the proclamation for Paint the Town Pink May 2021.

ON MOTION OF COMMITTEEMAN BOWEN SECONDED BY COMMITTEEMAN GRILLETTO, THE PROCLAMATION FOR PAINT THE TOWN PINK MAY 2021 WAS APPROVED. ROLL CALL VOTE: ALL AYES

ORDINANCES: Second Reading and Public Hearing

Marinari opened public comment for Ordinance No. 2021-03. There was none.

ON MOTION OF DEPUTY MAYOR SORCHIK, SECONDED BY COMMITTEEMAN BOWEN, THE PUBLIC HEARING ON ORDINANCE NO. 2021-03 – AN ORDINANCE OF THE TOWNSHIP OF PLUMSTED, IN THE COUNTY OF OCEAN, NEW JERSEY, AMENDING THE PROJECT DESCRIPTION OF BOND ORDINANCE 2017-21 OF THE TOWNSHIP OF PLUMSTED, IN THE COUNTY OF OCEAN, NEW JERSEY, CANCELLING \$20,000,000 OF THE AMOUNT APPROPRIATED THEREBY AND FURTHER CANCELLING \$20,000,000 OF BONDS AND NOTES AUTHORIZED THEREBY WAS CLOSED. ROLL CALL VOTE: ALL AYES

ON MOTION OF COMMITTEEMAN TROTTA, SECONDED BY DEPUTY MAYOR SORCHIK, ORDINANCE NO. 2021-03 WAS ADOPTED ON SECOND AND FINAL READING. ROLL CALL VOTE: ALL AYES

ORDINANCE - Introduction:

Marinari said the next item on the agenda is the first reading of Ordinance No. 2020-04. Trotta said he would like the committee to revisit zoning for medical marijuana when the state is done working on the new rules.

ON MOTION OF COMMITTEEMAN GRILLETTO, SECONDED BY DEPUTY MAYOR SORCHIK, ORDINANCE NO. 2021-04 - AN ORDINANCE OF THE TOWNSHIP OF PLUMSTED, COUNTY OF OCEAN, STATE OF NEW JERSEY, PROHIBITING THE OPERATION OF ANY CLASS OF CANNABIS BUSINESSES WITHIN ITS GEOGRAPHICAL BOUNDARIES AND AMENDING SECTIONS 15-5.1 AND 15-6.4 OF THE CODE OF THE TOWNSHIP OF PLUMSTED, ENTITLED "ZONING" WAS INTRODUCED. ROLL CALL VOTE: ALL AYES.

The second reading and public hearing on Ordinance 2021-04 will be on July 7, 2021.

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. 2021-172 – CANCELLING 2021 PARTIAL 2ND QTR PROPERTY TAXES DUE TO TOTALLY DISABLED VETERAN STATUS EFFECTIVE 4/15/2021 FOR DENNIS STARR (BLOCK 71, LOT 43)

RESOLUTION NO. 2021-173 – CANCELLING 2021 PROPERTY TAXES DUE TO TOTALLY DISABLED VETERAN STATUS EFFECTIVE 4/07/2021 FOR ROBERT P NYMICK (BLOCK 46, LOT 24.19)

RESOLUTION NO. 2021-174 – CANCELLING 2021 PROPERTY TAXES DUE TO TOTALLY DISABLED VETERAN STATUS EFFECTIVE 4/20/2021 FOR ORLANDO MILLAN (BLOCK 82, LOT 1.01)

RESOLUTION NO. 2021-175 – AUTHORIZING THE ISSUANCE OF A CHECK FOR THE REDEMPTION OF TAX SALE CERTIFICATES

RESOLUTION NO. 2021-176 – CANCELLING 2021 PROPERTY TAXES and REFUND PARTIAL 2021 2ND QUARTER TAXES DUE TO LENNAR PILOT PROGRAM

RESOLUTION NO. 2021-177 – TO CANCEL PROPERTY TAXES FOR 2021 DUE TO EXEMPT STATUS AS PER THE LENNAR PILOT PROGRAM

RESOLUTION NO. 2021-178 – AMENDING RESOLUTION NO. 2021-100 GRANTING PERMISSION TO PAY CERTAIN BILLS PRIOR TO TOWNSHIP COMMITTEE MEETINGS FOR THE YEAR 2021

RESOLUTION NO. 2021-179 – AUTHORIZING PAYMENT FOR THE INSURANCE OPT-OUT PROGRAM FOR 2021

RESOLUTION NO. 2021-180 – AMENDING RESOLUTION NO. 2021-14 AWARDING A PROFESSIONAL SERVICES CONTRACT TO THE FIRM OF GERTNER & GERTNER, LLC AS PUBLIC DEFENDER FOR THE TOWNSHIP OF PLUMSTED

RESOLUTION NO. 2021-181 – AUTHORIZING THE MAYOR TO SUBMIT THE LOCAL RECREATION IMPROVEMENT GRANT APPLICATION FOR THE YEAR 2021

RESOLUTION NO. 2021-182 – AWARDING THE PURCHASE OF A 2021 FORD UTILITY INTERCEPTOR (EXPLORER) TO WINNER FORD THROUGH NEW JERSEY STATE CONTRACT #88728

RESOLUTION NO. 2021-183 – AUTHORIZING THE SUBMISSION OF THE FY2022 MUNICIPAL ALLIANCE AGREEMENT AGAINST ALCOHOLISM AND DRUG ABUSE GRANT

RESOLUTION NO. 2021-184 – AMENDING RESOLUTION 2021-21 PROVIDING DATES OF TOWNSHIP MEETINGS FOR THE YEAR, 2021

RESOLUTION NO. 2021-185 – AMENDING RESOLUTION NO. 2021-167 EFFECTUATING A CONTRACT TO PROVIDE 2020-2021 SNOWPLOWING/SALTING SERVICES FOR THE TOWNSHIP OF PLUMSTED TO VERNON E. DANCER

RESOLUTION NO. 2021-186 – ACCEPTING THE TAX COLLECTOR'S STATEMENT OF UNCOLLECTABLE TAXES FOR THE 2021 TAX YEAR PURSUANT TO N.J.S.A. 54:4-91.1

RESOLUTION NO. 2021-187 – AUTHORIZE AN AGREEMENT WITH DIGITAL-ALLY FOR 14 BODY-WORN CAMERAS FOR THE PLUMSTED POLICE DEPARTMENT

RESOLUTION NO. 2021-188 – AWARDING A CONTRACT TO CONVEXSERV FOR THE INSTALLATION OF SOFTWARE AND HARD DRIVES FOR BODY-WORN CAMERAS

RESOLUTION NO. 2021-189 – AUTHORIZING DEWBERRY ENGINEERING, INC., TOWNSHIP ENGINEER AS PROJECT ENGINEER FOR THE OAKFORD LAKE DAM INSPECTION

RESOLUTION NO. 2021-190 – DETERMINING THE FORM AND OTHER DETAILS OF RESIDUAL LOAN OBLIGATIONS OF THE TOWNSHIP OF PLUMSTED, IN THE COUNTY OF OCEAN, NEW JERSEY, AND PROVIDING FOR THEIR SALE TO THE NEW JERSEY INFRASTRUCTURE BANK AND THE STATE OF NEW JERSEY AND FURTHER AUTHORIZING THE EXECUTION OF VARIOUS AGREEMENTS

RESOLUTION NO. 2021-191 – REQUESTING APPROVAL FOR THE INSERTION OF A SPECIAL ITEM OF REVENUE AND APPROPRIATION PURSUANT TO N.J.S.A.40A:4-87 (RECYCLING TONNAGE GRANT \$2,513.22)

RESOLUTION NO. 2021-192 – AUTHORIZING THE MUNICIPAL TAX COLLECTOR TO PREPARE AND MAIL ESTIMATED TAX BILLS IN ACCORDANCE WITH P.L. 1994, C. 72

RESOLUTION NO. 2021-111 – AUTHORIZING THE RENEWAL OF A SHARED SERVICES AGREEMENT BETWEEN PLUMSTED TOWNSHIP AND THE PLUMSTED TOWNSHIP BOARD OF EDUCATION TO PROVIDE COURTESY BUSING FOR HAZARDOUS ROUTES FOR THE YEAR 2019-2020

RESOLUTION NO. 2021-126 – AUTHORIZING THE RENEWAL OF A SHARED SERVICES AGREEMENT BETWEEN PLUMSTED TOWNSHIP AND THE PLUMSTED TOWNSHIP BOARD OF EDUCATION TO PROVIDE COURTESY BUSING FOR HAZARDOUS ROUTES FOR THE YEAR 2020-2021

Trotta commented that Resolution 2021-178 was unnecessary because it is covered by a previous resolution and could have been amended at the 2022 Reorganization Meeting. This was extra work for the Clerk's Office for no reason.

Grilletto said he has a question about Resolution 2021-182 regarding purchase of the interceptor. Why was a Tahoe purchased last year, rather than an interceptor? Chief Meroney responded that the Tahoe was available, while interceptors were 16 weeks out before the dealer would even have one.

Bowen commented that Resolutions 2021-182 and 2021-187 were allowanced in the bond ordinance passed in 2020. As a result, the township's debt service will not increase for 2021. He thanked Meroney for working with the Finance Office to put the financing together for the cameras.

Grilletto asked if the township has looked for other snowplow/salt vendors for Resolution 2021-185. Witham said they should be going out to bid about June.

ON MOTION OF DEPUTY MAYOR SORCHIK, SECONDED BY COMMITTEEMAN TROTTA, THE AFOREMENTIONED RESOLUTIONS 2021-172 THROUGH 2021-192 AND RESOLUTION 2021-111 AND RESOLUTION 2021-126 ON PAGES 2 AND 3 OF THE CONSENT AGENDA WERE APPROVED. ROLL CALL VOTE: ALL AYES, EXCEPT COMMITTEEMAN TROTTA VOTED NAY ON RESOLUTION 2021-185.

ADD ON RESOLUTION:

Bowen asked for an explanation of Resolution 2021-193. Witham said it has to do with a change in the access road for the UTT.

ON MOTION OF DEPUTY MAYOR SORCHIK, SECONDED BY COMMITTEEMAN TROTTA, RESOLUTION NO. 2021-193 AUTHORIZING WILLIAM H. WHITE, III OF COLLIERS ENGINEERING & DESIGN AS PROJECT ENGINEER FOR UPDATES TO THE SOIL EROSION AND SEDIMENT CONTROL PLAN FOR THE UNION TRANSPORTATION TRAIL WAS APPROVED. ROLL CALL VOTE: ALL AYES

REPORTS OF DEPARTMENTS AND PROFESSIONALS:

Mayor Marinari asked if there were any comments on the May 5, 2021, Bill List; there were none.

ON MOTION OF COMMITTEEMAN TROTTA, SECONDED BY COMMITTEEMAN BOWEN, THE BILL LIST OF MAY 5, 2021 WAS APPROVED. ROLL CALL VOTE: ALL AYES.

REPORTS SUBMITTED FOR COMMITTEE REVIEW: TOWNSHIP ENGINEER REPORT –May 5, 2021; CONSTRUCTION REPORT – March 2021; TAX COLLECTOR REPORT – March 2021; FINANCIAL REPORTS – Revenue Summary by Month March 2021; Abbreviated Summary Budget Account Status March 2021; Treasurer's Report March 2021; POLICE DEPARTMENT REPORT – March 2021; COURT REPORTS – March 2021; PLUMSTED BOARD OF FIRE COMMISSIONERS DISTRICT #1 MEETING MINUTES – 3/1/21 & 3/15/21; PLUMSTED TOWNSHIP MUA MINUTES – 3/16/21

Township Engineer Bronson provided updates on Lepky Avenue, the culverts on Kuzyk Road and at the police station, the Venue at Crosswicks, Meadowbrook Lane erosion, the Loveman Road project, the Tower Road project, the Hopkins Road project, Lakeview Drive drainage issues, I-Bank bonding projects, the NJDOT Stormwater Report, the stormwater management plan, and the Oakford Lake Dam inspection.

Grilletto asked about the MUA minutes concerning paving on Main Street. T&M instructed P&A to delete the work from their contract. Do we know how much was deducted? Bronson said he thought it was a savings of about \$100,000, but he will have to confirm it.

Marinari asked if there were any other questions for the Township Engineer. There were none. Marinari asked if there were any questions about the reports; there were none. 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.

Grilletto reminded everyone about the American Legion Memorial Day services to be conducted at the cemeteries in town, the adoption of planters on Main Street, dedication of Volunteer Park on the 4th of July, a Day of Prayer at the Bible Baptist Church, and the review of Paradise Park by Megan Hillburn at the June 2021 meeting.

Marinari commented on the misspelling of Plumsted Township in the 2021 New Jersey Travel Guide.

Mayor Marinari opened the meeting for public comment. Clerk Witham read the remote meetings statement once again as it is the regular portion of the meeting. The Clerk did not receive any questions or comments from the public prior to the meeting.

James Hagelstein, 12 Ivins Drive, New Egypt, New Jersey, asked when the building will be open for public meetings. Sorchik provided the updated guidance from the governor as of last Friday and said

that the number of people allowed to come into the municipal building would be less than 24, based on the size of the building and the arrangement of the chairs. The township cannot turn people away from a public meeting. Until the governor lifts the restrictions, the township has to keep the building closed and conduct indoor meetings by Zoom.

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

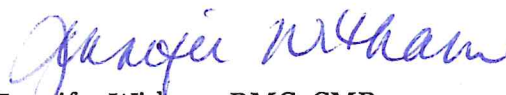
ON MOTION OF COMMITTEEMAN TROTTA, SECONDED BY COMMITTEEMAN BOWEN, THE PUBLIC PORTION OF THE MEETING WAS CLOSED. ROLL CALL VOTE: ALL AYES

Marinari said that the committee will go into a second Executive Session where no formal action will be taken.

The committee returned from their second Executive Session. Marinari asked for a motion to adjourn.

ON MOTION OF COMMITTEEMAN TROTTA, SECONDED BY COMMITTEEMAN BOWEN, THE MAY 5, 2021 MEETING WAS ADJOURNED. ROLL CALL VOTE: ALL AYES.

Respectfully Submitted,


Jennifer Witham, RMC, CMR
Municipal Clerk