

October 5, 2023  
121 Evergreen Rd  
New Egypt, NJ 08533

The Plumsted Township Committee meeting of October 5, 2023 was called to order by Mayor Bowen.

**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 the Trenton Times and posted on the Bulletin Board.

**THOSE OFFICIALS PRESENT:**

COMMITTEEMAN CUOZZO COMMITTEEMAN GRILLETTO COMMITTEEMAN HAMMERSTONE  
DEPUTY MAYOR MARINARI MAYOR BOWEN ATTORNEY CIPRIANI CLERK WITHAM

ON MOTION OF DEPUTY MAYOR MARINARI, SECONDED BY COMMITTEEMAN HAMMERSTONE, RESOLUTION NO. 2023-265 AUTHORIZING THE CONVENING OF AN EXECUTIVE SESSION IN ACCORDANCE WITH THE OPEN PUBLIC MEETINGS ACT WAS ADOPTED. VOICE VOTE: ALL AYES.

The committee returned from Executive Session. Mayor Bowen called the Workshop/Regular Session to order. A second roll call vote was taken. Mayor Bowen asked everyone to rise for the flag salute followed by the invocation led by Reverend Phyllis Zoon of the Plumsted Presbyterian Church.

Mayor Bowen made a short announcement about the availability of restrooms due to construction work being done on the building.

**MAYOR'S DISCUSSION ITEMS:**

Bowen spoke about the preconstruction meeting with Ocean County Engineering for 539; the night time repaving of Archertown Road and Route 537; three community events this Fall—New Egypt High School Homecoming dance and game; Trick or Treat on Main Street; and Veterans Day ceremony on November 11, 2023. The township is working on two grants; one being a clean energy grant. Bowen welcomed Richie Damato to the Building and Grounds Department. The second grant is a NJDOT 2024 Safe Routes to School grant which includes three initiatives: sidewalks on Jacobstown Road, extending the UTT trail, and upgrading crosswalks at the schools. The Public Information Officer will be reaching out through the Plumsted Thread, the weekly township newsletter, and on social media for letters of support from the community for the grant. Bowen explained how to sign up for the newsletter.

Bowen reviewed the agenda. Deputy Mayor Marinari spoke about the Drug and Alcohol Alliance meeting. He said a person from the county came in with a demonstration for Narcan and that samples of Narcan are available through Ocean County. Marinari said he is concerned with the structure of the OEM. He thinks a meeting should be scheduled between members of the township committee and OEM to go over activities and what the needs are of the OEM. There is always a chance of a major weather catastrophe.

Committeeman Grilletto spoke about money received by Senior Outreach Services (SOS), property and casualty insurance claims, requests for bird feeders, a new plaque dedicated to the Revolutionary War veteran buried at Zion Cemetery on Rt. 528, the Veterans Day ceremony at Southard Plaza dedication to the Coast Guard and to Space Force, a plaque commemorating the 40th anniversary of the bombing in Lebanon, and Ron Dancer's military plaque.

Committeeman Cuzzo spoke about the changeover in the administration office at the MUA; the new Executive Director Brian Brach and his plans for trash services and water and sewer services and his quick response to complaints; plans to connect the municipal building and the recreation building to sewer services; and grant applications.

Committeeman Hammerstone provided an update about Larry Jones Jr. and his father Larry Jones Sr. He spoke about police presence on Evergreen Road during school hours; and two new businesses on Main Street—Marcus Barber Shop and a café and pizza shop. He requested that people support local businesses.

Bowen said Resolution 2023-272 acknowledges the receipt of the 2022 audit by the township committee. He and Grilletto met with the auditors. Grilletto spoke about the findings and an adverse opinion of the audit. One deficiency was noted in the audit regarding the General Capital Miscellaneous Revenue Balance. Grilletto said there were grant monies that were put in the wrong ledger account, which has to be corrected through journal entries recommended by the auditor. A corrective action plan will be done by the CFO and the township's paid accountant and will be submitted to the State.

Cuozzo read Italian Heritage Proclamation. Grilletto said there is an Italian American festival and parade in Seaside Heights this weekend.

## **PROCLAMATIONS AND PRESENTATIONS**

The following proclamation was read by Mayor Bowen: Red Ribbon Week October 23-31, 2023. The proclamation was accepted by Linda Leutwyler from the Drug and Alcohol Alliance. She thanked the committee for its support and spoke about age-appropriate drug and alcohol training activities being conducted by the Alliance.

The following proclamation was read by Committeeman Grilletto: National Friends of Library Week October 15-21, 2023. The proclamation was accepted by Nicole Cronic who said 2023 marks the 18th annual National Friends of the Library Week, which is a volunteer organization whose purpose is to support the library through fundraising. The Friends of the Plumsted Library hosts a three-day book sale in June at the local elementary school from donations given to them over the year. Grilletto spoke about the "Build-a-Scarecrow" event being held by the Historical Society this Saturday.

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

Bowen said that one of the comments he made in the 9/7/23 executive session is unclear, so the executive session minutes are being removed from tonight's agenda. Grilletto asked about clarifying a comment he made at the last meeting. Witham said that Grilletto's comments have been amended in the minutes pursuant to Cuozzo's request. Bowen asked for any other comments on the minutes. There were none.

ON MOTION OF DEPUTY MAYOR MARINARI, SECONDED BY COMMITTEEMAN HAMMERSTONE, THE WORKSHOP/REGULAR SESSION MINUTES OF THE 9/7/23 MEETING WERE APPROVED. ROLL CALL VOTE: ALL AYES.

## **ORDINANCE: Second Reading/Public Hearing**

Bowen said that Ordinance No. 2023-06 was introduced at the July 6, 2023 meeting; it was tabled to the November 2, 2023 meeting and then moved back to the October 5, 2023 meeting. Bowen opened up the public hearing for Ordinance No. 2023-06; there were no public comments.

ON MOTION OF COMMITTEEMAN GRILLETTO, SECONDED BY COMMITTEEMAN HAMMERSTONE, THE PUBLIC HEARING FOR ORDINANCE NO. 2023-06 – AN ORDINANCE OF THE TOWNSHIP OF PLUMSTED, COUNTY OF OCEAN, STATE OF NEW JERSEY, AMENDING AND SUPPLEMENTING CHAPTER 15 OF THE GENERAL ORDINANCES OF THE TOWNSHIP OF PLUMSTED, ENTITLED "ZONING" SO AS TO CREATE A NEW SECTION 15-16, ENTITLED "BUILDING STANDARDS, COMMERCIAL," WAS CLOSED. ROLL CALL VOTE: ALL AYES.

ON MOTION OF COMMITTEEMAN GRILLETTO, SECONDED BY COMMITTEEMAN HAMMERSTONE, ORDINANCE NO. 2023-06 – WAS ADOPTED ON SECOND AND FINAL READING. ROLL CALL VOTE: ALL AYES.

Bowen opened up the public hearing for Ordinance No. 2023-12; there were no public comments.

ON MOTION OF DEPUTY MAYOR MARINARI, SECONDED BY COMMITTEEMAN GRILLETTO, THE PUBLIC HEARING FOR ORDINANCE NO. 2023-12 – AN ORDINANCE OF THE TOWNSHIP OF PLUMSTED, COUNTY OF OCEAN, STATE OF NEW JERSEY, AMENDING AND SUPPLEMENTING CHAPTER 11 OF THE GENERAL ORDINANCES OF THE TOWNSHIP OF PLUMSTED ENTITLED “CERTIFICATES OF INSPECTION,” TO AMEND FEES FOR THE INSPECTION OF RENTAL PROPERTIES AND TO PROVIDE FOR THE ADMINISTRATION OF THE REQUIREMENTS IMPOSED BY THE STATE OF NEW JERSEY FOR LEAD PAINT INSPECTIONS OF CERTAIN RESIDENTIAL RENTAL DWELLINGS AND TO ESTABLISH FEES FOR INSPECTIONS,” WAS CLOSED. ROLL CALL VOTE: ALL AYES.

ON MOTION OF DEPUTY MAYOR MARINARI, SECONDED BY COMMITTEEMAN GRILLETTO, ORDINANCE NO. 2023-12 – WAS ADOPTED ON SECOND AND FINAL READING. ROLL CALL VOTE: ALL AYES.

Bowen opened up the public hearing for Ordinance No. 2023-13. There were no public comments.

ON MOTION OF COMMITTEEMAN GRILLETTO SECONDED BY COMMITTEEMAN HAMMERSTONE, THE PUBLIC HEARING FOR ORDINANCE NO. 2023-13 – AN ORDINANCE OF THE TOWNSHIP OF PLUMSTED, COUNTY OF OCEAN, STATE OF NEW JERSEY, REPEALING CHAPTER 38 OF THE GENERAL ORDINANCES OF THE TOWNSHIP OF PLUMSTED, ENTITLED “NOISE,” WAS CLOSED. ROLL CALL VOTE: ALL AYES.

ON MOTION OF DEPUTY MAYOR MARINARI, SECONDED BY COMMITTEEMAN HAMMERSTONE, ORDINANCE NO. 2023-13 – WAS ADOPTED ON SECOND AND FINAL READING. ROLL CALL VOTE: ALL AYES.

Bowen opened up the public hearing for Ordinance No. 2023-14; there were no public comments.

ON MOTION OF DEPUTY MAYOR MARINARI, SECONDED BY COMMITTEEMAN GRILLETTO, THE PUBLIC HEARING FOR ORDINANCE NO. 2023-14 – AN ORDINANCE OF THE TOWNSHIP OF PLUMSTED, COUNTY OF OCEAN, STATE OF NEW JERSEY, REPEALING AND REPLACING CHAPTER 46 OF THE GENERAL ORDINANCES OF THE TOWNSHIP OF PLUMSTED, ENTITLED “PERSONNEL POLICY,” WAS CLOSED. ROLL CALL VOTE: ALL AYES.

ON MOTION OF DEPUTY MAYOR MARINARI, SECONDED BY COMMITTEEMAN GRILLETTO, ORDINANCE NO. 2023-14 – WAS ADOPTED ON SECOND AND FINAL READING. ROLL CALL VOTE: ALL AYES.

### **ORDINANCE: Introduction**

Ordinance No. 2023-15 was pulled from the agenda due to the Township Attorney still working on the draft ordinance with the goal of introducing the ordinance at the November 2, 2023 meeting.

Bowen asked if there was any discussion on Ordinance No. 2023-17. Cuozzo said there is a group of [5 stormwater] ordinances that are being foisted on the township as mandatory and he would like to fight them because they are unenforceable and frivolous. Marinari said there are a lot of things in town that are not being enforced and the ordinances add more issues for code enforcement officers to look at. There was a discussion about the requirement to adopt the ordinances by the end of the year because the township is now in the Tier A Stormwater program.

Cipriani said the standards are a State mandate. By not adopting these standards, ultimately the DEP will not process any applications from the township until they are adopted. Grilletto asked who wrote the ordinances. Cipriani said they are model ordinances from DEP. Grilletto asked if the ordinances can be tweaked. Cipriani said there is a process to tweak it. The township would have to identify the changes it wants to make, then write to DEP for “permission” and ask them to consider the altered ordinance in compliance with the stormwater program.

Cipriani suggested that the committee go through and identify the portions of the ordinances that the township would want to have changed and write an explanation as to why the township wants it changed and then send it to DEP. That will buy the township some time in terms of adoption. Perhaps they will be amenable to some of the township’s requests.

Cipriani said that the ordinances can be tabled to the following month and asked that each member of the

committee go through and identify any problematic areas with an explanation of why they are problematic and send the comments to her by Friday, October 13th so she can draft a letter to DEP.

ON MOTION OF COMMITTEEMAN GRILLETTO, SECONDED BY COMMITTEEMAN CUOZZO, ORDINANCE NO. 2023-17, ORDINANCE NO. 2023-18, ORDINANCE NO. 2023-19, ORDINANCE NO. 2023-20, AND ORDINANCE NO. 2023-21 ARE TABLED UNTIL THE NOVEMBER 2, 2023 TOWNSHIP COMMITTEE MEETING. ROLL CALL VOTE: ALL AYES

Witham asked that the committee also provide her with comments on the tree ordinance, which is another stormwater ordinance. She said she forwarded a copy of the ordinance to committee members but it was not on the agenda.

## **RESOLUTION 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. 2023-266**– AUTHORIZING THE EXECUTION OF AN AMENDMENT TO THE SHARED SERVICES AGREEMENT WITH THE PLUMSTED MUNICIPAL UTILITIES AUTHORITY

**RESOLUTION NO. 2023-267**– APPROVING THE PUBLIC DISPLAY OF FIREWORKS AT LAURITA WINERY

**RESOLUTION NO. 2023-268** – RENEWING A CONTRACT WITH FREIBERGER EXCAVATING LLC TO PROVIDE 2023-2024 SNOWPLOWING/SALTING SERVICES FOR THE TOWNSHIP OF PLUMSTED

**RESOLUTION NO. 2023-269** – AUTHORIZING THE TOWNSHIP CLERK TO ADVERTISE FOR THE RECEIPT OF PROPOSALS FOR PROFESSIONAL SERVICES FOR 2024

**RESOLUTION NO. 2023-270** – AUTHORIZING THE MAYOR TO EXECUTE THE NATIONAL ENERGY IMPROVEMENT FUND CUSTOMER AUDIT ACCESS AGREEMENT

**RESOLUTION NO. 2023-271** – AMENDING RESOLUTION NO. 2023-01 DESIGNATING VARIOUS MUNICIPAL APPOINTMENTS AND ASSIGNMENTS FOR THE YEAR 2023

**RESOLUTION NO. 2023-272** – ACKNOWLEDGING THE RECEIPT OF THE 2022 AUDIT

**RESOLUTION NO. 2023-273**– AMENDING RESOLUTION 2022-121 SO AS TO ESTABLISH A CHAPLAINCY PROCEDURE FOR OPENING TOWNSHIP COMMITTEE MEETINGS WITH AN INVOCATION TO BE IMPLEMENTED AS OF JANUARY 1, 2024

**RESOLUTION NO. 2023-274** – AMENDING RESOLUTION NO. 2023-54 APPOINTING A MEMBER TO THE PLUMSTED TOWNSHIP MUNICIPAL UTILITIES AUTHORITY

**RESOLUTION NO. 2023-275** – AUTHORIZING A SHARED SERVICES AGREEMENT BETWEEN THE TOWNSHIP OF PLUMSTED AND THE COUNTY OF OCEAN FOR THE FY2023/24 MOVE OVER LAW ENFORCEMENT PROGRAM (M.O.L.E.P.)

**RESOLUTION NO. 2023-276** – AUTHORIZING A SHARED SERVICES AGREEMENT BETWEEN THE TOWNSHIP OF PLUMSTED AND THE COUNTY OF OCEAN FOR THE FY 2023/24 DRIVING WHILE INTOXICATED ENFORCEMENT PROGRAM (D.W.I.E.P.)

**RESOLUTION NO. 2023-277** – AUTHORIZING A SHARED SERVICES AGREEMENT BETWEEN THE TOWNSHIP OF PLUMSTED AND THE OCEAN COUNTY PROSECUTOR'S OFFICE FOR THE DRUG RECOGNITION EXPERT CALLOUT PROGRAM (D.R.E.C.P.) GRANT FOR FY 2023/24

**RESOLUTION NO. 2023-278** – ACCEPTING THE DONATION OF A COMMERCIAL HONDA PRESSURE WASHER FOR THE TOWNSHIP OF PLUMSTED FROM RJP HOTSY

**RESOLUTION NO. 2023-279** – AMENDING RESOLUTION NO. 2023-30 DESIGNATING EMPLOYEE SALARIES



FOR VARIOUS POSITIONS IN ACCORDANCE WITH THE SALARY ORDINANCE FOR THE YEAR 2023

**RESOLUTION NO. 2023-280** – AUTHORIZING THE SUBMISSION OF AN APPLICATION TO THE NJ DEPARTMENT OF TRANSPORTATION'S SAFE ROUTES TO SCHOOL PROGRAM FOR THE "PLUMSTED TOWNSHIP 2024 SCHOOL ROUTES IMPROVEMENTS PROJECT"

**RESOLUTION NO. 2023-281** – SUPPORTING THE DISPLAY OF THE NATIONAL MOTTO, IN GOD WE TRUST, IN THE TOWNSHIP OF PLUMSTED CHAMBERS IN A PROMINENT LOCATION AT THE MUNICIPAL BUILDING

**RESOLUTION NO. 2023-282** – AMENDING RESOLUTION 2023-02 DESIGNATING CERTIFYING AGENTS FOR THE STATE OF NEW JERSEY DIVISION OF PENSIONS

**RESOLUTION NO. 2023-283** – APPOINTING PAMELA LEE AS A FULL-TIME CLERK TYPIST

Grilletto asked for a clarification of Resolution 2023-279. Cuozzo commented on Resolution 2023-278, thanking employee Anthony Creen for working out the donation of a commercial pressure washer from RJP Hotsy. Cuozzo asked what is happening on Resolution 2023-274 and is there is a reason why it is happening the way it is. Witham explained that Beth Kimmick's term on the MUA was one year short; it was four years and it should have been five years. Cuozzo asked that Schedule 'A' Resolution 2023-271 regarding liaison assignment/appointments be tabled to adjust Hammerstone's assignments and appointments. Bowen explained that Schedule 'A' was amended to appoint Grilletto as liaison to the PILOT program. Cipriani said it can be amended at any time.

ON MOTION OF DEPUTY MAYOR MARINARI, SECONDED BY COMMITTEEMAN GRILLETTO, RESOLUTIONS NO. 2023-266 THROUGH 2023-283 WERE APPROVED. ROLL CALL VOTE: ALL AYES.

**MOTION TO CONSIDER:** Witham said there are four bingo/raffles licenses on the agenda.

- Raffles License 2023-20 – Historical Society of New Egypt, On Premise 50/50 for 10/7/23
- Raffles License 2023-21 – Historical Society of New Egypt, On Premise Raffle for 10/7/23
- Bingo License 2023-22 - American Legion Post 455, 2024 Bingo Dates
- Raffles License 2023-23 – New Egypt BPO Elks #2457, Off-Premise 50/50 for 2/17/24

#### **REPORTS OF DEPARTMENTS AND PROFESSIONALS:**

The engineer's report of October 5, 2023 along with other department reports for review. There were no comments. Bowen asked for any comments on the October 5, 2023, Bill List; there were none.

ON MOTION OF DEPUTY MAYOR MARINARI, SECONDED BY COMMITTEEMAN CUOZZO, THE BILL LIST OF OCTOBER 5, 2023, WAS APPROVED. ROLL CALL VOTE: ALL AYES.

Bowen asked for any old or new business; there was none. Bowen asked for public comment.

Kevin Quattrocks, 19 Belmont, New Egypt, New Jersey, asked who first recommended the PILOT program for the township? Was it the township, the State, or the contractor? Cuozzo said that he had a conversation with Assemblyman Dancer in 2012 who had been working with both the town and the state. Dancer said there were several different developers that were looking at Plumsted. At different times, there were some that were serious about it and then backed out. Because of those facts, he believes it was the state and the town that sought developers to work with Plumsted. Grilletto said there were a number of alternatives to get sewers in town and they all failed.

Quattrocks asked what the township's responsibility is, if any, to make sure Lennar discloses information about the PILOT program. Where is the township's due diligence? Cipriani said from a legal perspective, it is bound by the terms of the agreement. Other than that, the town would not have a legal responsibility. The town has taken that responsibility on and been communicating with Lennar and working with them from the beginning to make sure that information was available. The township understands at this point, despite those efforts, not everyone has been made aware. Quattrocks asked if the township has a legal responsibility

to make sure Lennar does this. He said the township has given Lennar the paperwork that was supposed to be disclosed to us. Cipriani said that is correct.

Grilletto said the township requested that there be a disclosure on every contract. Quattrock said his lawyer has gone through the contract and cannot find it. Bowen said it is Exhibit 10 in the contract. Quattrock said it is not in his. He understands that everyone is looking at StayNJ as the blanket that is going to repair the problem.

Quattrock addressed Cuzzo and asked him how old he is and then said when Cuzzo turns 55, Quattrock wants to sell his property to Cuzzo. There was a back and forth discussion between Cuzzo and Quattrock about eligibility for StayNJ, the PILOT program, concessions that need to be made when his property is sold, the value of Quattrock's property, age qualifications for State programs, the difference between "taxes" and "PILOT" payments, what the township is attempting to do to make it a level playing field and fair for everyone.

Quattrock said that even though he is eligible for StayNJ, when he sells his property the PILOT program will kick back in to anybody who is not eligible for StayNJ under 65 years old. What concessions does he have to make to you? Yet, for the next 10 years when you turn 65, if you are eligible, you are not going to want to buy my property. He will have a decreased value of property, which is what is going to happen. He is going to be forced to find someone 65 years or over to buy his property. Cuzzo said the rebuttal is their goal has been to make things fair. A 55-year old person would be able to apply for the same programs in the PILOT. He thinks that would qualify. There are very few things that would, especially because of the new terminology that assembly members have been able to put into the State definitions. It should be the same. It has always been our goal is that someone in their neighborhood be treated the same way. For a while, we were very concerned because by definition "taxes" and "PILOT" was considered different things, and now, that definition is more inclusive and that definition now includes both of them. So any State program that someone outside that neighborhood at 55 years old or whatever age, would be able to apply for. They can apply for the same thing. It is a level playing field now. Quattrock asked if he would qualify for a homestead rebate. He said no he would not. Cuzzo said that it is his understanding that all of those programs begin in 2026. It is also his understanding that none of the people living in Lennar would be responsible for their entire tax bill until 2026 either, so it is actually a very good date. Quattrock asked where is the scale....right now you are at 55 percent.

Quattrock said he is not looking for an unfair advantage or for the committee to present something if you are not qualified to do that...we are not going to be charging you a 100 percent for twenty more years...where you get nothing in return...because basically that's what's happening...he is going to be old enough to sell his house and fully retire...and move...honestly, he got roped into this thing...it's not a happy feeling and a lot of us feel that way...the township has to take some responsibility towards protecting the seniors and not making us your cash cow...we are your cash cow...and that's how we feel...you do nothing...you sit here and say...StayNJ is going to work for us...there are other stipulations in there that say "other qualifying factors..." Cipriani said Quattrock's time is up and asked him to wrap things up...Quattrock said in closing, thank you for not listening once again.

Mark Sorrentino, project manager for the applicant 74-78 Maple Avenue, LLC, a redevelopment of the parcels 74-76-78 Maple Avenue, New Egypt, New Jersey. Cipriani asked if this is a pending Land Use Board matter...Sorrentino said it is...Cipriani said she has to advise the governing body that they cannot comment on a pending land use matter...if Sorrentino wants to make a presentation, it is a public comment session, but she must advise the governing body not to comment on a pending application. Cuzzo asked if they could ask questions or is it just complete silence. Cipriani said yes, it is complete silence. She knows it is hard and feels counterintuitive but the governing body cannot weigh in. Cuzzo asked Cipriani if he is allowed ask her about what the Land Use Board said at that meeting because they had questions for the committee, but he did not answer them. Cipriani said she has been in contact with the Land Use Board Attorney and she believes those questions are being addressed. She would be happy to talk to Cuzzo off-line about any additional questions he has.

*(The electricity went out in the building and there was a brief break in the proceedings.)*

Sorrentino said that they are looking at 60x110 lots. They have been working with the DEP and Ocean County Soils. They will be going before the LUB. Ryan Murphy is the lead counsel. The plan includes 59 homes but will be 55 single family dwellings with 4 stormwater basins. There will be off street parking with a garage and emergency access on Earley. Sewer connection is planned to be through Earley Drive as well.

Karen Lamphere, 6 Hyacinth Court, said she would like to publicly thank the police department for having personally assisted her husband and herself while they were gone on an extended vacation last month. Because it was an extended vacation, they decided to install a security system. Apparently, a mouse or a fly kept setting off the motion detector, which resulted in the police having to show up to their house three separate times. All three times, they were very willing to talk to her about what was going on. One time, they had to actually go into her house. The door was unlocked. They went in. They did a thorough search, locked the door, and reported back to her. All very professional and all extremely patient. So she just wanted to say thank you publicly to the police department.

Christian Nevers, 5 Country Woods Drive, said he has a question for Committeeman Cuzzo. His concern is the recreation fields and the sewer project that is there. The sewer project is complete, but the paving has not been done. He would like to thank Anthony (Green) who put up some cones and other things in the interest of safety. In reality, it still does not look too safe. What is the ETA...when is this going to get done, so that it is safe? Right now, it is a safety hazard and chances are a kid might hurt himself. This town that seems to not have a lot of money is going to get sued by somebody and have even less.

Cuzzo said things have been delayed on that front for a long time. He met with the school business administrator and CFO Sharon Gower. The projects have been separated. The township has a bid from a company to pave around the entire concession stand and the time frame is now down from 24 months to within a couple of weeks.

Nevers asked if there is a temporary solution within the next couple of days where the hole could get filled back up with some dirt. It is a common procedure for people who do sewer work that when they do fill in the area, it tends to settle. There is a pile of asphalt and millings sitting about a hundred feet away. Someone could pick it up and fill the hole.

Cuzzo said that was his first opinion as well and that is not an option. Nevers asked about the options. Cuzzo said it has to be completed properly. The contractor has separated it out and is willing to jump on it very soon. Witham said she will reach out to the engineer to see if there is a better temporary solution.

Kate Tallon, 53 Oak Lane, said there has been a rumor going around town that at the beginning of next year the municipal employees will all be fired. It was spoken by someone related to one of the committee members and has been passed around town all week long and a lot of people are very upset about it. She wanted to come and question the board because rumors are ugly and she did not want to let something like this to keep going without confronting the committee about it. Bowen and Grilletto said they are not aware of anything. Grilletto said rumors are rumors and he does not pay attention to them. Cuzzo said it is literally an impossibility because most township employees are on contract.

Tallon said at last Tuesday night's Land Use Board meeting there were four committee members there. It is supposed to be publicly announced if there is going to be a quorum. Aside from Mayor Bowen, Committeemen Grilletto, Cuzzo and Hammerstone were having conversations with each other. It looks really bad because it was a quorum and there were conversations going on during the meeting, during recess and she wants to know if it is something that needs to be addressed.

Cipriani said there has been guidance provided to the governing body on there is a right for people who are on the governing body to be there as residents. In terms of the conversations Tallon described, then additional guidance will be provided. Cuzzo said Tallon's comments are not true.

Tallon said she recorded a conversation that Cuzzo had with the people who were just up there giving a presentation at the end of the night, after the meeting had adjourned. Cuzzo gave them reassurance not to

worry. That things would be fine. She asked Cuozzo what he meant by that. Cuozzo said he did not speak at all to anybody making the presentations.

Bernard Bahnam, 370 East Millstone, asked for clarification about how the payments work that Lennar gives to the township. He said he guesses the committee distributes the money how they see fit. He does not know how it works, so he would like help to figure it out. Are there payments that the township gets X-amount of dollars every year...every ten years...however amount of years from the Lennar project? Bowen said it is payment in lieu of taxes, where they discount the first five years, so it will be treated as revenue to the township. Just like property taxes come in, they come in as fees.

Banham asked if that is money that the committee has control over to allocate to what they see fit? Cipriani say tax payments and PILOT payments go into the general fund. Banham asked if any of that fund goes toward the schools.

Grilletto said there are no excess funds until 2026. The township has to reserve money and pay debts with it. Bowen said the fees that come in are designated to the township and the county. Bowen referred Bahnam to the township's website for more information on redevelopment and the PILOT program.

Bahnam said he has donated time to the township, not asking for recognition. He has done some work for the police department. It was a complete donation to the town because of the poor condition of the police department building. He said he would like to complete what he initially wanted to donate for the police department, which is the painting of the outside. He was going to personally make a new sign for the police because right now the building says "Plumsted Township." It does not say "Police Department" on it. He started the project and would like to finish it. All of a sudden, the building is going to get a complete makeover. He wants to be part of that process or at least know when it is ready to go out for bid because he does want to bid it. He wants to be able to complete what he started.

Michael Silvestro, 1032 Myrtle Avenue, Monroe Township, asked if the invocation was the one that was given guidance through ADF? Cipriani said yes.

Silvestro said with all the new buildings going up, i.e. developments with the housing standards and building standards, a lot of townships are looking to move towards having auto close one hour burn time doors from the garage to the house because you are housing a vehicle that is either electrical or gas. Having that door auto close saves houses. He has been in house fires where that door that was auto closed saved an entire mobile home from being burnt up in a 55 and older community numerous times.

Standards like auto close doors that go from the house to the garage...and also other things that the townships are doing is they are making developers put out markers for truss roofs and basements because they are inherently unsafe when it comes to burning. You have a lot less time before a structure collapse. Having that marker lets the firefighters come in, know approximately how they can get in safely, and how they can get out without risking their own lives. There was a discussion about the different fire safety requirements for commercial and residential buildings.

Doug Hallock, 38 Fischer Road, said he the Chairman of the Land Use Board and he found out today...he has been on the Land Use Board/Planning Board since 1992...that is 31 years...he went from member to vice-chairman to chairman. We have four members this year that are up for reappointment. We have heard rumors that some of them are not going to be reappointed. Himself, John Neyenhouse, John O'Callaghan and Robert O'Neill.

Our board over the last few years has got members...very seldom does one of the members not say something. It's a big discussion...everybody has a lot of expertise...whoever is there...we keep coming up with stuff...he thinks for the benefit of the town he would like to keep these members on the board...we have a good group there.

One thing he would like to get is to replace Glenn Riccardi's position. He was amazing on there because every time they had a question he could answer it, just like that. That hole in the board right now...we really



miss that expertise. He does not know if the township has somebody to fill that hole. Bowen said, not currently. That is the construction official position...Hallock said that would be greatly welcome...he would like to keep the board members that have been there...we have a good group and everybody is always there...he is not there sometimes...things go on at the farm...John Neyenhouse is the vice-chair...Hallock will see what is going on...if he thinks he cannot get away from it, Neyenhouse will take over the meeting and everything goes fine.

Bowen said he thinks it the best board the township has had because it has the most expertise. It is not all one set of disciplines. The attendance has been the best this past year and a half. Hallock said very seldom is someone out unless somebody is sick or they have a death in the family. Most times everybody is always there. Bowen said the applications are getting more challenging.

Hallock said that is what he would like to say and the committee can think about it for the next two months and hopefully everybody gets reappointed in January. There was a discussion about why there is no construction official on the Land Use Board.

John Neyenhouse, 22 Lakeview Drive, New Egypt, New Jersey, said he would like to echo what Chairman Hallock said about the Land Use Board. It is very concerning to him that there is talk of potentially not reinstating the members to the board in January. He feels that every member on the board deserves the seat that they have. They bring value to the board and are very knowledgeable and are what they need on the board at this point.

Cuozzo asked where he heard that from. Neyenhouse said one of the committee members who attended the Land Use Board meeting last month ...he was watching him point at each of the members on the board and discussing with the audience members around him as he was pointing out each member of the board individually...and it was overheard from that committee member from other members of the audience that he was talking about the expiration of each of those board members for when their terms expire on the Land Use Board. He was heard saying that he is not going to reappoint the members of the board come the January meeting. He does not want to name which committee member that is. It is not one of the two committee members that serve on the board. Cuozzo and Grilletto denied doing it. Neyenhouse said the rumor that has persisted about that is very concerning to him and he does not feel there is any reasonable reason to remove members of the board. It has been a very good board. They have had to hear a number of difficult applications and hearings and the meetings are held very professionally and he would like to speak to the value of those members of the board.

Neyenhouse said the property at 31 Main Street, the Welcome Center, really concerns him. He thinks the township needs to make some decisions about the property. At the very least, take down the sign that says "Welcome Center." It is not a very welcoming building. It provides a bad initial impression. Grilletto said he agrees one hundred percent and asked if any progress has been made about selling the building. There was a discussion about who to contact to look at the building. Neyenhouse said it is a liability for the township and the neighbor at 29 Main Street is actively working on improving his building.

Grilletto said the township has an opportunity to take care of the building and needs stop dragging their feet, get somebody there and put it up for sale so it will be productive building. Neyenhouse said he has seen people trying to go into the building and asking questions about when the Welcome Center is open

Neyenhouse asked where the cost of the signage for Resolution 2023-281 will come from. Is it to be funded from the township or is it a donation. Grilletto said from a donation. Neyenhouse asked if there is a plan for that. Grilletto said the committee is working on that. Neyenhouse said since there is no spare money in the township until 2026...Grilletto said the signs, flags, everything you see on Main Street do not come out of township money. It is all volunteer/people donating money or services.

Neyenhouse said that he appreciates everything that Grilletto has done to improve Main Street, but anytime there is a resolution that is put on the consent agenda, there is a cost to the township. There is cost for the attorney to review it...there is time for this to be typed up...there is time that goes into this...Grilletto said it is all part of the general costs for anything. Neyenhouse said if the township is concerned about its finances it

does not have money to pay for things like our police officers or other critical things in our town, he thinks the township needs to be more careful with some of the "nice-to-have" items...maybe not push some of these items in.

Neyenhouse requested to be formally added to the workshop session for the November 2023 meeting. As the Chairman of the Environmental Committee he is very concerned about the response it received to its request to have the Environmental Committee changed to an Environmental Commission. There are a lot of reasons for the town to change it to a commission. There additional support from the State and additional funding coming into the town to help pay for some of these environmental requirements that the DEP is pushing that the committee is discussing and are concerned with. We have a very good environmental committee board. There are a lot of volunteers who are actively helping to review the application and the things that are going before the town.

As discussed multiple times in the past, they are not adding any costs to the town. They are actually helping to bring money into the town. They helped bring a \$75,000 grant to the town to help offset costs of the required Tier A Stormwater guidelines and helped to cover the stormwater requirements from the DEP so the township does not get fined. He would like the opportunity to give an actual presentation because there seems to be confusion around what the environmental committee does. It was brought up on a first hearing and was voted down and did not go to a second hearing. He would like to at least have the chance to present to the committee an explanation as to the reasons why they are asking to be considered as an Environmental Commission instead of an Environmental Committee. He is putting it out publicly that they are requesting to be heard, instead of just being shot down.

Morgan Peterson, 44 Meadowbrook Lane, said he is applying for a volunteer position on the MUA. He would like to know when he can be interviewed and get on board. Bowen said interviews will be next week. Witham will get in touch with him and let him know.

Bowen asked if there were any other public comments. There were none and public comment was closed.

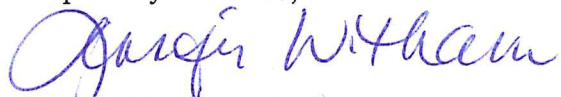
Bowen said the committee will go into a second executive session. No official action is expected to be taken upon return.

ON MOTION OF COMMITTEEMAN GRILLETTO, SECONDED BY COMMITTEEMAN HAMMERSTONE, THE TOWNSHIP COMMITTEE WENT INTO A SECOND EXECUTIVE SESSION. VOICE VOTE: ALL AYES

Attorney Cipriani read the resolution to go into executive session. The committee returned from executive session. A request was made for a motion to adjourn.

ON MOTION OF COMMITTEEMAN CUOZZO, SECONDED BY COMMITTEEMAN HAMMERSTONE, THE OCTOBER 5, 2023 MEETING WAS ADJOURNED. VOICE VOTE: ALL AYES.

Respectfully Submitted,



Jennifer Witham, RMC, CMR  
Municipal Clerk

***\*Please be advised that these minutes are adopted pursuant to the Open Public Meetings Act N.J.S.A. 10:4-14. They are not intended to be a verbatim record of the meeting. There is a verbatim recording of the meeting a copy of which may be requested through the Plumsted Township Clerk's Office.***