

November 2, 2023
121 Evergreen Rd
New Egypt, NJ 08533

The Plumsted Township Committee meeting of November 2, 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 GRILLETTO COMMITTEEMAN HAMMERSTONE MAYOR BOWEN
ATTORNEY CIPRIANI CLERK WTHAM

Committeeman Cuozzo attended via telephone. Deputy Mayor Marinari is excused.

ON MOTION OF COMMITTEEMAN GRILLETTO, SECONDED BY COMMITTEEMAN HAMMERSTONE, RESOLUTION NO. 2023-286 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 an invocation led by Pastor John Burlaga of the Hornerstown Baptist Church.

Bowen said a flu clinic was held at the library last Thursday and there was an open house at the Firehouse last Thursday night. He spoke about Halloween, the Senior Wellness Fair at the Primary School, and the fishing derby on Saturday. He thanked the Drug Alliance for organizing the Senior Wellness Fair and Herb Marinari at Big Woods Garden Center and Nursery for his annual support of the derby. A link will be posted on the township's website to obtain photographs taken on Halloween. The General Election is next Tuesday; polls are open from 6 am to 8 pm. Early in-person voting started last Saturday and runs through November 5th. Full details are at oceancountyclerk.com. The Veterans Day ceremony is on Saturday, November 11 at 10 am. There are two road projects coming up; 1) repaving Archertown Road between Longswamp and Colliers Mills and 2) paving on 537 between Provinceline Road and Evergreen. Both projects will be done at night between November 6 and November 13. Bowen said the township was awarded \$303,000 by the State of New Jersey for the repaving of Jansen Court and Maria Drive, which should be done next year. The township is working on two grants; 1) a Clean Energy grant to upgrade its facilities and 2) a Safe Routes to School grant. More information will be coming out about those shortly.

Bowen said the Plumsted Thread is a great way to keep up with what is happening in our community. People can sign up for that, as well as Nixle alerts, at plumsted.org. A free rabies clinic will be held at the maintenance garage on Pine Street this Saturday for cats and dogs. A budget workshop meeting will be held on November 13 at 5 pm; the regular monthly township committee meeting will be on December 7 at 6 pm; and a special meeting will be held on December 28 at 5 pm.

Bowen spoke about the fire at Oak Grove Trailer Park yesterday morning. Sadly, one person died and another person is in the hospital. Please remember them...our thoughts and prayers go out to them. Bowen thanked fire personnel, EMS, and police for their services. They are an enormous benefit to the community. Fire Company No. 1 on Main Street is holding its annual oyster dinner (take-out only) this Sunday from 12-4 pm.

Grilletto said the Finance Committee met this morning to discuss the transfer of the sewer bond into the NJIB, which has a lower interest rate. He said whatever is not transferred into the NJIB would go into a BAN or a bond issue at a higher interest rate. Grilletto said there will be a Zoom meeting on November 20th about the budget for the township's insurance. The township is a member of the Municipal Excess Liability and Joint Insurance Fund. He explained what the fund is and how it operates, the savings obtained by the

township by being a member of the fund, where the majority of the township's insurance money goes, and about loss reserves.

Grilletto said he attended a presentation at the library about the Hindenburg disaster. The details were very interesting. He listed other classes that are being held at the library and suggested that people go to the library and check them out.

Grilletto announced that the Veterans Day celebration will be held on Saturday, November 11th at 10 am at the Sergeant David Southard Plaza on Main Street. Southard is a Civil War Congressional Medal of Honor recipient who is buried in Zion Cemetery. The plaque from the Sons of the American Revolution is up at the Zion Cemetery. It is dedicated to the American Revolutionary War soldiers buried there. The Coast Guard and Space Force will be honored at this year's ceremony. Assemblymen Sauickie and Clifton and a representative from Chris Smith's office will be there. The American Legion is sponsoring a plaque dedicated to the 40th anniversary of the bombing of the Marine Barracks in Lebanon. Big Woods has donated mulch for the plaza and Al Hutchins donated a sign for memorable events of the U.S. military.

Cuozzo encouraged everyone to vote. Some progress has been made with the PMUA. The Executive Director continues to take care of things. He is thankful for the Thanksgiving proclamation and for the bill passed by Congress in support of Israel. He spoke about the terrorist attacks on October 7, 2023 and continuing to pray that justice is served.

Hammerstone asked everyone to vote on Election Day next Tuesday. He said Saturday is Veterans Day and asked everyone to thank a veteran. He spoke about an issue among different recreation leagues concerning use of the recreation field. He said he thinks they have found common ground; now it just needs to be implemented. He asked Matt Sams of the Fire Department to speak about the fire at Oak Grove Trailer Park that took the life of one of our community members. He said they toured the area this morning once they were given the okay by the Fire Department.

Matt Sams described the actions of the Fire Department at the fire in Oak Grove Trailer Park. *(Most of what he said was inaudible because he was speaking without a microphone.)* Grilletto said OEM Alex Tkacenko spoke to the Red Cross who will be giving out smoke detectors in the trailer parks. Red Cross will also send somebody to help in hoarding situations.

Hammerstone said that he, Sams, Tkacenko, and Grilletto discussed some ideas to help community members who may be struggling with hoarding. The trailers in Oak Grove are close together which makes it more likely that fires will spread to other trailers. Tkacenko offered to drive through the park and check for obvious safety/fire/health hazards. It is important for the township to offer help and guidance to anyone who needs it, without judgment.

Hammerstone said that Marcus's Barber Shop is doing a grand opening on November 11.

Bowen said Ordinance 2023-23 will be removed from the agenda. There is an add-on Resolution 2023-293 regarding the I-Bank. Resolution 2023-292 will be voted on first.

The Finance Committee (Bowen and Grilletto) met with the CFO about the Best Practices survey from the DCA. Grilletto named all of the policies that are covered and how they are scored by the DCA. The township did very well. A passing grade is 20 and the township received 39. It confirms the policies and procedures the township has in place and identifies areas in which the township can improve. Witham said that because of the number of points the township has, it will not have any aid withheld.

Bowen said the township is working with New Jersey Cybersecurity & Communications Integration Cell (NJCCIC), a State agency that does cybersecurity for the State. They also offer resources to municipalities. Cybersecurity is an ongoing problem. Government agencies, schools, and hospitals are primary targets. The township is working with NJCCIC to protect all of its records.

PRESENTATIONS

The Thanksgiving proclamation was read by Mayor Bowen.

MINUTES TO BE CONSIDERED FOR APPROVAL:

Bowen asked for any comments on the minutes, there were none.

ON MOTION OF COMMITTEEMAN GRILLETTO, SECONDED BY COMMITTEEMAN HAMMERSTONE, THE MINUTES OF EXECUTIVE SESSION OF SEPTEMBER 7, 2023, AS AMENDED, WERE ADOPTED. ROLL CALL VOTE: ALL AYES

ON MOTION OF COMMITTEEMAN GRILLETTO, SECONDED BY MAYOR BOWEN, THE MINUTES OF WORKSHOP/REGULAR/EXECUTIVE SESSION OF OCTOBER 5, 2023 WERE ADOPTED. ROLL CALL VOTE: ALL AYES

ORDINANCE: Second Reading/Public Hearing – None

ORDINANCE: Introduction

Bowen recommended that Ordinance No. 2023-15 be amended in Section 45-6(D). After discussion among the committee, it was decided that subsection (D) would read "Hours of operation. Every trade, solicitor, or canvasser shall restrict his or her door-to-door activities to the hours of 10 am to 8 pm on Monday through Sunday."

ON MOTION OF COMMITTEEMAN HAMMERSTONE, SECONDED BY MAYOR BOWEN ORDINANCE NO. 2023-15 – AN ORDINANCE OF THE TOWNSHIP OF PLUMSTED, COUNTY OF OCEAN, STATE OF NEW JERSEY, AMENDING CHAPTER 45, ARTICLE OF THE TOWNSHIP CODE, ENTITLED "CANVASSING AND 'NO KNOCK' REGISTRY," AS AMENDED, WAS INTRODUCED. ROLL CALL VOTE: ALL AYES, EXCEPT COMMITTEEMAN CUOZZO ABSTAINED.

The second reading and public hearing is scheduled for the meeting of December 7, 2023.

Bowen said Ordinance 2023-17 was amended in Section 5-8(C), next to last sentence to say, "If yard waste that is not containerized is placed in the street, the party responsible, if it can be determined, must remove the yard waste from the street, or said party will be deemed in violation of this ordinance."

Grilletto said all of the Tier A ordinances required by the DEP are overbearing on landowners and homeowners...it is totally State-government mandated...do this or else...without paying...if they would give the township money to implement some of this stuff...he said he knows the township has to do it...he will reluctantly go along with it.

Cuozzo said he thought the committee was waiting for an opinion from counsel because these are written for a more urban area than the township. Cipriani said that at the last meeting it was decided that all committee members would review the ordinances and send any suggested changes to her. If necessary, the township would write to DEP and ask them for permission to amend the ordinances in the ways suggested. The only comment that was received on this ordinance was from Committeeman Grilletto and he suggested the language where the party responsible for yard placement, if it can be determined, came directly from him.

ON MOTION OF MAYOR BOWEN, SECONDED BY COMMITTEEMAN HAMMERSTONE, ORDINANCE NO. 2023-17 – AN ORDINANCE OF THE TOWNSHIP OF PLUMSTED, COUNTY OF OCEAN, STATE OF NEW JERSEY, AMENDING AND SUPPLEMENTING CHAPTER 5 OF THE GENERAL ORDINANCES OF THE TOWNSHIP OF PLUMSTED, ENTITLED "BRUSH, GRASS AND WEEDS, REMOVAL OF" SO AS TO CREATE A NEW SECTION 8, ENTITLED "CONTAINERIZED YARD WASTE," AS AMENDED, WAS INTRODUCED. ROLL CALL VOTE: ALL AYES.

The second reading and public hearing is scheduled for the meeting of December 7, 2023.

Bowen said that Ordinance No. 2023-18 has also been amended by Committeeman Grilletto in Section 5-9(C) to include "sweeping, raking, blowing or otherwise placing yard waste that is not containerized at the curb or along the street. It is only allowed seven (7) days prior to a scheduled and announced collection." Amending it to add "unless it is on the owner's property." Then it says, "...and shall not be placed closer than ten (10') feet from any storm drain inlet." That is the only amendment.

ON MOTION OF MAYOR BOWEN, SECONDED BY COMMITTEEMAN HAMMERSTONE, ORDINANCE NO. 2023-18 – AN ORDINANCE OF THE TOWNSHIP OF PLUMSTED, COUNTY OF OCEAN, STATE OF NEW JERSEY, AMENDING AND SUPPLEMENTING CHAPTER 5 OF THE GENERAL ORDINANCES OF THE TOWNSHIP OF PLUMSTED, ENTITLED "BRUSH, GRASS AND WEEDS, REMOVAL OF," SO AS TO CREATE A NEW SUBSECTION 9, ENTITLED "YARD WASTE COLLECTION PROGRAM," AS AMENDED, WAS INTRODUCED. ROLL CALL VOTE: ALL AYES.

The second reading and public hearing is scheduled for the meeting of December 7, 2023.

Cipriani said an amendment was made to Ordinance No. 2023-19 and sent to DEP for review. An amendment was made in Section 15-5.24(C) to add "...a residential lot *with a single-family or two-family house...*"

ON MOTION OF MAYOR BOWEN, SECONDED BY COMMITTEEMAN HAMMERSTONE, ORDINANCE NO. 2023-19 – 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," SECTION 5, ENTITLED "GENERAL REGULATIONS," SO AS TO CREATE A NEW SUBSECTION 24, ENTITLED "PRIVATE STORM DRAIN INLET RETROFITTING," AS AMENDED, WAS INTRODUCED. ROLL CALL VOTE: ALL AYES.

The second reading and public hearing is scheduled for the December 7, 2023 meeting.

ON MOTION OF MAYOR BOWEN, SECONDED BY COMMITTEEMAN HAMMERSTONE, ORDINANCE NO. 2023-20 – 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," SECTION 5, ENTITLED "GENERAL REGULATIONS," SO AS TO AMEND AND SUPPLEMENT SUBSECTION 17, ENTITLED "SOLID WASTE DISPOSAL" WAS INTRODUCED. ROLL CALL VOTE: ALL AYES.

The second reading and public hearing is scheduled for the meeting of December 7, 2023.

ON MOTION OF MAYOR BOWEN, SECONDED BY COMMITTEEMAN HAMMERSTONE, ORDINANCE NO. 2023-21 – AN ORDINANCE OF THE TOWNSHIP OF PLUMSTED, COUNTY OF OCEAN, STATE OF NEW JERSEY, AMENDING AND SUPPLEMENTING CHAPTER 4 OF THE GENERAL ORDINANCES OF THE TOWNSHIP OF PLUMSTED, ENTITLED "ANIMAL CONTROL" WAS INTRODUCED. ROLL CALL VOTE: ALL AYES.

The second reading and public hearing is scheduled for the meeting of December 7, 2023.

Bowen said Ordinance 2023-22 was amended in sections (B)(11) and (C). Cipriani said there was a change to the application process and the township's process was inserted. Bowen said tree removal does not include responsible pruning and maintenance of a tree or the application of treatments intended to manage invasive species. The township deleted the optional application process. Subsection (C)(2)(b) is amended to read, "Species type and diversity of replacement tree shall be in accordance with Appendix A (*the municipal-provided tree list*)."

ON MOTION OF MAYOR BOWEN SECONDED BY COMMITTEEMAN HAMMERSTONE, ORDINANCE NO. 2023-22 – AMENDING AND SUPPLEMENTING CHAPTER 15 OF THE GENERAL ORDINANCES OF THE TOWNSHIP OF PLUMSTED, ENTITLED "ZONING," SECTION 5, ENTITLED "GENERAL REGULATIONS," SO AS TO CREATE A NEW SUBSECTION 25, ENTITLED "TREE REMOVAL-REPLACEMENT," AS AMENDED, WAS INTRODUCED. ROLL CALL VOTE: ALL AYES.

The second reading and public hearing is scheduled for the December 7, 2023 meeting.

Bowen said Ordinance 2023-23 has been removed from tonight's agenda. It will be revisited at the February 2024 meeting.

RESOLUTIONS

Bowen said Resolution 2023-292 will be handled separately before the consent agenda as it requires four votes for approval. Each November the State permits the township to transfer funds that have been budgeted from one account to another account when additional funding is needed. Cuzzo said the committee is following the recommendation of the CFO.

ON MOTION OF COMMITTEEMAN GRILLETTO, SECONDED BY COMMITTEEMAN HAMMERSTONE, RESOLUTION NO. 2023-292 – AUTHORIZING A TRANSFER OF APPROPRIATIONS IN ACCORDANCE WITH THE PROVISIONS OF N.J.S.A. 40A:4-58, WAS APPROVED. ROLL CALL VOTE: ALL AYES.

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.

Cuzzo thanked the Police Chief for explaining Resolutions 2023-294 and 2023-295. He said that Resolution 2023-291 is hopefully a better option for everyone so the connection will be made in a much more timely manner. He thanked MUA Director Brian Brach who spearheaded the change.

RESOLUTION NO. 2023-287– AUTHORIZING THE ISSUANCE OF CHECKS FOR THE REDEMPTION OF TAX SALE CERTIFICATES

RESOLUTION NO. 2023-288– APPROVING FIRE COMMISSIONER SALARIES FOR FIRE DISTRICT NO. 1 FOR THE YEAR 2024

RESOLUTION NO. 2023-289– MEMORIALIZING THE ADOPTION AND IMPLEMENTATION OF THE RECOMMENDATIONS STATED IN THE 2022 TOWNSHIP AUDIT

RESOLUTION NO. 2023-290– JOINING THE OCEAN COUNTY BOARD OF SOCIAL SERVICES IN RECOGNIZING NOVEMBER 2023 AS NATIONAL FAMILY CAREGIVER MONTH

RESOLUTION NO. 2023-291– AUTHORIZING THE CONNECTION OF THE PLUMSTED TOWNSHIP MUNICIPAL BUILDING TO THE MUNICIPAL UTILITY AUTHORITY'S EVERGREEN PUMP STATION FORCE MAIN

RESOLUTION NO. 2023-293– AMENDING RESOLUTION NO. 2023-243 AUTHORIZING TOWNSHIP ENGINEER ENVIRONMENTAL RESOLUTIONS, INC. AS PROJECT ENGINEER FOR THE STORMWATER POLLUTION PREVENTION PLAN

RESOLUTION NO. 2023-294– AMENDING RESOLUTION NO. 2022-322 AUTHORIZING THE APPOINTMENT OF RYAN ZACCO AS A PROBATIONARY (FULL-TIME) REGULAR POLICE OFFICER FOR THE TOWNSHIP OF PLUMSTED

RESOLUTION NO. 2023-295– AMENDING RESOLUTION NO. 2022-371 AUTHORIZING THE APPOINTMENT OF REMINGTON JOHNSTON, III AS A PROBATIONARY (FULL-TIME) REGULAR POLICE OFFICER FOR THE TOWNSHIP OF PLUMSTED

RESOLUTION NO. 2023-296– IN SUPPORT OF ISRAEL

RESOLUTION NO. 2023-297 - AUTHORIZING A RENEWAL OF THE AGREEMENT WITH JERSEY ELEVATOR TO PROVIDE ELEVATOR SERVICE AND MAINTENANCE TO PLUMSTED TOWNSHIP

RESOLUTION NO. 2023-298 - AUTHORIZING THE SUBMISSION TO THE NEW JERSEY INFRASTRUCTURE BANK FOR LONG-TERM FINANCING

ON MOTION OF COMMITTEEMAN GRILLETTO, SECONDED BY COMMITTEEMAN HAMMERSTONE, RESOLUTIONS NO. 2023-287 THROUGH 2023-291 AND RESOLUTIONS 2023-293 THROUGH 2023-298, WERE APPROVED. ROLL CALL VOTE: ALL AYES.

REPORT OF DEPARTMENTS AND PROFESSIONALS:

Bowen asked for any comments on the bill list. There were none.

ON MOTION OF COMMITTEEMAN GRILLETTO, SECONDED BY COMMITTEEMAN HAMMERSTONE THE BILL LIST OF NOVEMBER 2, 2023 WAS APPROVED. ROLL CALL VOTE: ALL AYES.

The engineer's report of November 2, 2023 and the report from the police department were submitted for review; there were no comments.

Grilletto asked the status of the replacement of the culvert at the police station. Witham said we have been waiting for a DEP permit. We contacted the prior engineer and are waiting to hear back. Grilletto asked why it is taking so long. Witham said it can take up to six months to get approval from DEP. Lakeview has not been approved. Kuzyk and Brynmore were approved and a contract was awarded last month. Grilletto expressed his frustration about the projects taking so long. Witham said that Lakeview was taken from the prior engineer and has been given to the current township engineer. Witham said we will follow up with the previous engineer about the police station. Bowen said that the township can look at switching engineers in December.

Bowen said he has some old business he would like to talk about. He said he talked to some property owners and store owners downtown and to the construction department about last month's ordinance concerning commercial building standards. He asked if State standard UCC and the New Jersey Administrative Code supersedes our ordinance. Cipriani said that State law preempts municipal ordinances where the State law indicates an intention to occupy fully that area of regulation. In many cases, the State law will preempt municipal law, but not in all cases. In some cases, the State law sets a floor, rather than a ceiling, which means that this must "at least" be the standard. Municipalities are able to create a more restrictive standard if they choose to. In some cases, the State standard operates as a ceiling. Under this standard the municipality can go no further. If the State has a standard where the municipality has none, the State standard applies.

Bowen asked if the township does not want to set its own standard, why it wouldn't state that it defaults to the State. Cipriani asked Bowen to send her the sections where it seems the township is establishing a standard that varies from the State standard and she will look to see if it is preempted or whether the township can have a standard. Then it would be up to the governing body to consider whether or not to have a standard for that policy.

Bowen asked if there was any other old business. There was none. Bowen asked for any new business. There was none. Bowen then asked for public comment.

Morgan Peterson, 44 Meadowbrook Lane, New Egypt, New Jersey, said he has submitted OPRA requests that are taking more than 7 days to respond. He listed the OPRA requests he submitted. He said his requests were submitted on October 16th, which is past the 7 days. Witham said she will check with the OPRA clerk, who would have emailed to let him know if an extension was required. It is likely that we would have to have the information reviewed by our attorney. The OPRA clerk has a calendar and if she will not have the information by the 7th day, she sends out an extension request.

Peterson spoke about people on the authorities accusing Cuozzo of costing the township money. Peterson had a question about the money that was paid to Randy Priest. How does the public find out about it if it was public money? There should be transparency from our government. Bowen said it was a resolution, and that

would be public information. Peterson said it would have been nice to get the answers to his OPRA requests before the election.

Rogers Ramirez, New Egypt Press, asked about the resolution concerning Randy Priest. He also asked why the process and the timeline...a State-based timeline for the OPRA's to be responded to...why is this resident not getting the answers he needs before he makes an informed decision during the election. Cipriani said under OPRA laws the time frame for most documents is 7 business days from the request. In certain cases, and where there are voluminous requests or multiple requests made, and sometimes for other reasons, i.e. records are at another location, it is appropriate to advise the requestor that an extension is needed in order for the municipality to comply.

Also, under the OPRA law if after the documents or the response is received the person does not feel it is sufficient, then they have an opportunity to go to the Government Records Council or to Superior Court if they feel they have not been responded to correctly. In this case, just from what the gentleman said, it seems there were voluminous requests made, a lot of ground covered, and therefore it is not unusual that the OPRA clerk may have advised that an extension was necessary, but she does know any more specifics than that at this time. Ramirez asked if the resident can do a curtailed request for whatever documents have already been compiled. Cipriani said a request can always be revised or resubmitted or an alternate request submitted.

Chief Meroney, Plumsted Township Police Department, said he wants to make sure that the hours for commercial trade solicitors will be in Ordinance 2013-15, Amending Chapter 45, and not for the exempt categories in the ordinance. Cipriani said that the ordinance is clear on the exempt categories.

William Pippen, 2 Sefel Avenue, Cream Ridge, New Jersey, Fire Commissioner, Plumsted Township, spoke about the HVAC in the EMS building. EMS employees are being housed in the building at this time. Several requests have come into the township about the heating and air conditioning, and nothing has ever been done about it. They are starting 72 twenty-four hour shifts. They have to be housed, fed and bathed on each shift. Now that winter is here, they are using space heaters. When the heat does decide to work, it draws way too much electricity. The air conditioning in the summer is inadequate. He would like to know where EMS stands with having the heating and air conditioning fixed in that building.

Bowen said they came out to look at it last week during the township's energy review. The energy review included HVAC and lighting for the facility. The energy audit is something that was done four or five years ago for the municipal building. This time, the township did all five of its buildings...the police station, OEM, EMS, Pine Street, the Recreation building and the Municipal Building. The township expects to receive the report and recommendations shortly.

Pippen said he cannot stress enough how cold it will be to sleep in the building. Bowen said Buildings and Grounds have been out there several times. Witham said the township has had contractors come out. It will cost \$20,000 - \$22,000 for an HVAC unit to be installed on the roof because they have to get a crane to bring it in. That is why the township is getting the energy audit. Hopefully, the township receives grant money to pay for it, or the township pays a portion and they pay a portion.

Bowen said that is the reason the township went through with the audit so that everything will be upgraded at once. He knows there have been issues with the outside lights. Rather than doing everything piecemeal, once the contractors are in the building, the township will have them do everything that needs to be done all at once. Hammerstone spoke about the safety of EMS leaving the building with space heaters on and suggested renting a temporary type of heater that is safer. Witham asked Hammerstone to send her the information about the heaters.

Gary Wiedemann, 304 Candace Lane, New Egypt, New Jersey, Stone Hill Estates Homeowners Association, said he spoke to Bowen on August 30 looking for a letter from the township to help with the delinquent payments from homeowners in the HOA. He said it has been two months and he is still looking for the letter. He is wondering what the delay is.

Bowen said the matter was sent over to engineering. The township has received input from the engineer. It was sent over to counsel, who is still reviewing it. Because of its nature, it may be appropriate to do it under a stormwater grant. The township will prepare a template letter to send out to all HOAs. The letter will advise HOA residents of their legal responsibilities and the HOA of its responsibility for maintenance of their storm drains and detention ponds. Wiedemann asked when he should see something. Cipriani said the township should receive something from their office by no later than Wednesday of next week.

Bowen said, starting in January, the township will have different stormwater standards that it will be required to adhere to. One of those standards is going to be the inspection and certification of all the HOA storm drain basins to make sure they are working properly. It has been an ongoing issue with Stone Hill Estates HOA and other HOAs about collecting dues and performing maintenance. Rather than wait until next year to cite HOAs as being deficient, the township will send out a letter proactively to advise all of the HOAs of the new standards and the residents of their responsibility to maintain those basins.

Dolores Jenkins, 4 Gulf Stream, New Egypt, New Jersey, asked if there is a way to reach out to Brian Brach, the person in charge of the sewer plant. The public has been asking for some type of a walk-through to tell us how the operation is going. She asked if Brach can walk around with his video camera, record the sewer plant, and present it to all the members at Plumsted. Months are going by and we are being told that nothing has happened. What is wrong with something like that? They have been told that even the township has not been through the plant yet. Jenkins asked how hard it is for Brach to walk around, make a video, and explain what it is. Bowen said she can make an appointment with Brach by emailing him at pmua@plumsted.org. He usually replies very quickly.

Jenkins said it is very sad to hear that lives have been lost in Plumsted. Is a C/O required by the township or whoever is in charge? Do they just buy a mobile home and move in, or rent them and move in? Is there some discipline (sic) of an inspection to be sure that there is a fire alarm in a mobile home?

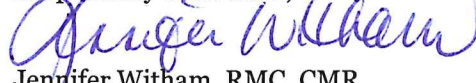
Jenkins said she lives in Lennar. There are 21 counties in New Jersey and almost all of them have the discipline of a C/O for re-occupancy. She was shocked to hear that Plumsted Township does not inspect for a fire extinguisher. This is residential. There is no fire extinguisher in her unit. When she went to the town to get her C/O, she was told "we don't look for fire extinguishers in Lennar." Number 1, it would be a good source of a revenue if it were made a requirement...charge Lennar...make them update it, like other counties and towns. Is that a loophole for Lennar to save money, or is it a loophole that needs to be checked out at the municipal building? Witham said the township will look into it.

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

Bowen reminded everyone that the budget workshop is on November 13; the monthly meeting is December 7, and there will be a second reading and public comment for the ordinances that were introduced tonight.

ON MOTION OF COMMITTEEMAN GRILLETTO, SECONDED BY COMMITTEEMAN HAMMERSTONE, THE NOVEMBER 2, 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.***