

**BARNEGAT TOWNSHIP COMMITTEE  
OCEAN COUNTY  
900 WEST BAY AVENUE  
BARNEGAT, NJ 08005**

**SPECIAL COMMITTEE MEETING MINUTES  
March 21, 2024 11:00 AM**

**1. Call to Order the Special Township Committee Meeting of March 21, 2024.**

**2. Provisions of the Open Public Meetings Law:**

Pursuant to the requirements of the OPEN PUBLIC MEETINGS LAW, adequate Public Notice of this meeting has been given:

- a. By publication in the required newspapers of the date, time and location of this meeting more than 48 hours in advance.
- b. By posting advance written notice on the official Bulletin Board in the Municipal Building.
- c. By filing advance written notice with the Township Clerk for the purpose of Public inspection.

**3. Roll Call of Officials Present:**

Committeeman Bille - Present  
Committeeman Pipi - Present  
Committeeman Townsend - Present  
Deputy Mayor Cirulli - Present  
Mayor Marte: - Present

**4. Salute to the flag**

**5. Public Comments:**

Comments will be limited to a five (5) minute period per individual. Each speaker must be acknowledged by the Mayor and clearly announce their name, address and group affiliation for the record.

***Motion to Open Public Comment: Al Bille***

***Second: Al Cirulli***

**Ray Leschik:** 116 Redwood Dr. - Glad that the Rent Leveling is being considered to be reinstated.

***Motion to Close Public Comment: Al Bille***

***Second: Al Curilli***

**6. Old Business**

**Ordinance 2024-7 (Second Reading) \*\*SEE ATTACHED\*\***  
An Ordinance Re-establishing Chapter 64 of the Township Code Entitled “Rent Leveling”

**Motion to open Public Comment: Al Bille Second: Al Cirulli**

**Chris Dasti** – Clarified few minor revisions to the Ordinance that will benefit the tenants.

**Joseph Sullivan:** Manufacture Homeowner Association of NJ – Thanked committee for bringing back the protection of Rent Leveling to the residents. Spoke about how money by corporations is being given to investors and not back to the community.

**Lorraine Ferraro:** 121 Cypress Lane – Thank you very much in helping us! I do know the board has the right to sit in to represent Pinewood in regards to Rent Leveling Board. Suggest to let the residents pick who represents us. In future, direct any concerns or questions to Frank, President of our H.O.A.

**Ron Naples:** 153 Brighton Rd. - Thank you for bringing back Ordinance. Have few questions to Mr. Dasti with dates and is Pinewood protected? Mr. Dasti went over dates and yes they are protected. Questioned about law is in effect? Predatory Landlords? Suggest law needs revision. Maybe a committee to make it better. There is a \$5,000 cap that needs to be changed. Bring to 100,000 or 50,000. Too substantial of a change and will be reviewed as per Mr. Dasti. Would like committee to review. Al Cirulli agreed.

**Dave Kristik:** 186 Chestnut Dr. – Thanked the Mayor for last month’s meeting. RHP is a multi-billion dollar corporation. Total net worth is almost 20 billion dollars. 3.5 is a great start of protection. Asked to see the loyalty discount. We will never see it in writing. We don’t have a means of bargaining.

**Frank Belluardo:** 196 Chestnut Dr. - President of H.O.A. – Thanked the committee and Brighton for their support. We need protection! Managers have been helpful. We have opened a door of communication. Feel that the Township should not be involved. Trying to keep Township out of it. 90% of residents are on social security. Would like to get a system in place and get ideas from the committee. Suggested to try to improve things together so we can accomplish more. Thanks again for your help.

**Motion to close Public Comment: Al Bille Second: Al Cirulli**

**Motion to adopt ordinance as amended: Al Bille Second: Al Cirulli**

<b>Roll Call:</b>	Committeeman Bille: Yes	Committeeman Pipi: Yes
	Committeeman Townsend: Yes	
	Deputy Mayor Cirulli: Yes	Mayor Marte: Yes

**7. New Business:**

**Minutes Approval:**

Approval of Regular Meeting Minutes of the Township Committee Meeting of March 5, 2024

**Motion to approve Minutes: AI Bille**

**Second: AI Cirulli**

**Roll Call:**

Committeeman Bille: Yes

Committeeman Pipi: Yes

Committeeman Townsend: Yes

Deputy Mayor Cirulli: Yes

Mayor Marte: Yes

**8. Consent Agenda:**

The below listed items are considered to be routine by the Township of Barnegat and will be enacted by one motion. There will be no formal discussion of these items. If discussion is desired, this item will be removed from the Consent Agenda and will be considered separately.

**Resolution 2024-144**

Resolution calling on the Legislature to approve Assembly Bill A3361 and Senate Bill S2541 to establish limitation on Rent Increases for Modular and Manufactured homes.

**Resolution 2024-145**

Resolution authorizing an amendment to the Collective Bargaining agreement with AFSCME District Council 63/Local 3304J/Department Head Employees as approved on Resolution 2024-98

**Resolution 2024-146**

Resolution authorizing an amendment to the Collective Bargaining agreement with Teamsters Local 35/Public Works as approved on Resolution 2024-99

**Resolution 2024-147**

Resolution appointing Jason D. Carroll as Acting Chief of Police for the Barnegat Police Department effective March 13, 2024 to May 1, 2024

**Resolution 2024-148**

Resolution appointing Andrew J. Parsley as Acting Captain of the Barnegat Police Department effective March 13, 2024 to May 1, 2024

**AI Bille:** Mentioned about Assembly Bill A3361 and Senate Bill S2541 to contact the Legislature at State level – will give you added protection. Congratulated the new Chief Police, Jason Carroll and the new Action Captain, Andrew Parsley.

**Motion to adopt Consent Agenda: AI Bille**

**Second: AI Cirulli**

**Roll Call:**

Committeeman Bille: Yes

Committeeman Pipi: Yes

Committeeman Townsend: Yes

Deputy Mayor Cirulli: Yes

Mayor Marte: Yes

**9. Motion to adjourn: AI Bille**

**Second: AI Cirulli**

**Time Adjourned: 11:35 am**

**Next scheduled meeting  
April 2, 2024 at 10:00 AM**

I hereby certify that the foregoing minutes were formally adopted by the Township Committee on April 2, 2024.

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**Municipal Clerk**