

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

**TOWNSHIP COMMITTEE MEETING MINUTES  
April 1, 2025 10:00 AM**

**Call to Order the April 1, 2025 Township Committee Meeting:**

**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: by publication of the date, time and location in the official newspapers, and by posting on the official bulletin board, and in the office of the Municipal Clerk for public inspection.

**Pledge of Allegiance:**

**Invocation: by Pastor Kristopher Burke, United Faith Church**

**Roll Call of Officials:**

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

**Mayor's Report**

**Chris Dasti** – Mentioned that they are in the process with the landlord directly to not to have a need of a rent ordinance at all. We are introducing it now.

**Public Session Comment:**

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 Session: Al Bille**

**Second: Joseph Marte**

**Lorraine Ferraro:** 121 Cypress Lane – Spoke about almost a year to the day on getting rid of the Rent Leveling Board. It just doesn't cover our rent. It has to do of how much we pay in capital gain and maintaining our property. You are allowing this corporation to take advantage of our senior citizens. This is a beautiful building but there will not be enough tent space for the complaints. RHP has something on someone. By eliminating this we feel you don't care. We are begging you to work together. You are taking everything away that we worked hard for.

**John Murrin:** 38 Pierhead Dr. – Past chairmen of Rent Leveling Board. What is good about the existing law? Gave examples on how landlords are making money on projects. Attorney fees and chairmen is a problem. We have an attorney for all Boards. Let's agree that they work Pro Bono once a year. Total of 5 hours. Have applicant pay for fees. Residents pay \$1500 and landlords pay \$1500. Feels it would bring parties together before meeting.

**Tom Randazzo:** 4 Spring Lake Court – Talked about how Gov. Murphy has allowed over 300,000 illegal immigrants into this state and we are paying for all of them. There are 15 million people, non-US citizens collecting Social Security & Medicare benefits. Social Security is corrupt! \$640,000,000 stolen from FEMA. Voter ID for ALL elections. 4 million illegal voters on 2020 roll.

**Diane Grockenberg:** 108 Redwood Dr. – Been coming here against this board since 2007 with all the problems. Right now we have contaminated sand and no help! You get rid of rent leveling it's over and it is our only defense we have. Frank Belluardo did everything he could to help us and now we get smacked again. We will never get it back. I will personally petition against you! Section 8 in Cherry Hill opened up 28 units and 5,000 people applied. Newark had 79 units and 10,000 people applied. Where are these people going to go? RHP gets away with too much and I don't trust them. You might be in same situation someday.

**Ray Leznick:** 116 Redwood Dr. – Spoke about how he was a property manager for 14 years. We never had a system like this. Strictly between tenant and landlord. If something didn't work out it went to the County Court. Put an ordinance in place and let the County handle it. Stay neutral and let it simply go to the County Court. Feels it would be better for Barnegat and everybody.

**Frank Belluardo:** 196 Chestnut Way – President of HOA and Rent Leveling. I lived up to everything I promised. People are living on \$1,000.00 a month and can't afford an increase. Would you do this to your family? This Rent Leveling can be solved. 69 can not be pulled and can be negotiated. It has to stay in place! Give us a chance to work this out. We meet with RHP monthly and settled a lot of problems. They are a corporation who wants to make money.

**Virginia Buck:** 105 Berry Lane - Worried that if you take away the rent leveling and they raise the rent she won't be able to afford to live. Where is she suppose to go?

**Velma Barker:** 100 Magnolia Dr. – I get \$1,400 a month, pay \$410 for rent. I was kicked off of Medicaid for making too much money on social security. Food stamps are not much. I am left with nothing after I pay my bills. If they took care of septic/water problem properly we would not be in this mess. They should compensate us and give us bottles of water in an emergency. Something has to be done with RHP. They need to take care of problems.

**Gary Bahr:** 22 Ravenwood Blvd. – Had a question about the budget.  
Mayor answered that they have something special on the budget.

**Ann:** 106 Redwood Dr. – Moved here to be closer to her grandchildren/children. We can't pick up our things like you would do in an apartment. I'm asking not to appeal this ordinance to save our citizens and protect them.

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

**Second: Joseph Marte**

**Old Business:**

**Ordinance 2025 –7**

**(Second Reading) \*\*SEE ATTACHED\*\***

An Ordinance Amending and Supplementing Chapter 55-305B of the Township Code Entitled "Land Use" and Specifically Section 305 Entitled "Definitions and Word Usage"

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

**Second: Joseph Marte**

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

**Second: Joseph Marte**

**Motion to adopt Ordinance: Al Bille**

**Second: Joseph Marte**

**Roll Call:**

Committeeman Marte: Yes

Committeeman Pipi: Yes

Committeeman Townsend: Yes

Deputy Mayor Bille: Yes

Mayor Cirulli: Yes

**Ordinance 2025 –8**

**(Second Reading) \*\*SEE ATTACHED\*\***

An Ordinance Amending and Supplementing Chapter 63B of the Township Code Entitled "Rental Properties", Specifically Article I 63B-1 and Article II 63B-17

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

**Second: Joseph Marte**

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

**Second: Joseph Marte**

**Motion to adopt Ordinance: Al Bille**

**Second: Joseph Marte**

**Roll Call:**

Committeeman Marte: Yes

Committeeman Pipi: Yes

Committeeman Townsend: Yes

Deputy Mayor Bille: Yes

Mayor Cirulli: Yes

**Ordinance 2025 –9****(Second Reading) \*\*SEE ATTACHED\*\***

An Ordinance Amending and Supplementing Chapter 36 of the Township Code Entitled “Brush, Weeds, Obnoxious Growth” and Specifically Section 5 Entitled “Penalty”

**Motion to open Public Comment: Al Bille****Second: Joseph Marte****Motion to close Public Comment: Al Bille****Second: Joseph Marte****Motion to adopt Ordinance: Al Bille****Second: Joseph Marte****Roll Call:**

Committeeman Marte: Yes

Committeeman Pipi: Yes

Committeeman Townsend: Yes

Deputy Mayor Bille: Yes

Mayor Cirulli: Yes

**Ordinance 2025 –10****(Second Reading) \*\*SEE ATTACHED\*\***

An Ordinance Amending and Supplementing Various Sections of Chapter 44 of the Township Code Entitled “Dogs”

**Motion to open Public Comment: Al Bille****Second: Joseph Marte****Motion to close Public Comment: Al Bille****Second: Joseph Marte****Motion to adopt Ordinance: Al Bille****Second: Joseph Marte****Roll Call:**

Committeeman Marte: Yes

Committeeman Pipi: Yes

Committeeman Townsend: Yes

Deputy Mayor Bille: Yes

Mayor Cirulli: Yes

**Ordinance 2025 –11****(Second Reading) \*\*SEE ATTACHED\*\***

An Ordinance Amending and Supplementing Various Sections of Chapter 48 of the Township Code Entitled “Garbage, Rubbish, Refuse Matter” and Specifically Section 13 Entitled “Violations and Penalties”

**Motion to open Public Comment: Al Bille****Second: Joseph Marte****Motion to close Public Comment: Al Bille****Second: Joseph Marte****Motion to adopt Ordinance: Al Bille****Second: Joseph Marte****Roll Call:**

Committeeman Marte: Yes

Committeeman Pipi: Yes

Committeeman Townsend: Yes

Deputy Mayor Bille: Yes

Mayor Cirulli: Yes

**2025 –12****(Second Reading) \*\*SEE ATTACHED\*\***

An Ordinance Amending and Supplementing Various Sections of Chapter 71 of the Township Code Entitled “Vehicles and Traffic”

**Motion to open Public Comment: Al Bille**  
**Motion to close Public Comment: Al Bille**

**Second: Joseph Marte**  
**Second: Joseph Marte**

**Motion to adopt Ordinance: Al Bille**

**Second: Joseph Marte**

**Roll Call:** Committeeman Marte: Yes      Committeeman Pipi: Yes  
Committeeman Townsend: Yes  
Deputy Mayor Bille: Yes      Mayor Cirulli: Yes

**Ordinance 2025 –13****(Second Reading) \*\*SEE ATTACHED\*\***

An Ordinance Amending and Supplementing Various Sections of Chapter 15 of the Township Code Entitled “Police Department” and Specifically Section 9 Entitled “Rules and Regulations”

**Motion to open Public Comment: Al Bille**  
**Motion to close Public Comment: Al Bille**

**Second: Joseph Marte**  
**Second: Joseph Marte**

**Motion to adopt Ordinance: Al Bille**

**Second: Joseph Marte**

**Roll Call:** Committeeman Marte: Yes      Committeeman Pipi: Yes  
Committeeman Townsend: Yes  
Deputy Mayor Bille: Yes      Mayor Cirulli: Yes

**Formal Action:****Resolution 2025-138**

Resolution authorizing payment of Bill List in the amount of \$8,256,954.37

**Motion to adopt resolution: Al Bille**

**Second: Joseph Marte**

**Roll Call:** Committeeman Marte: Yes      Committeeman Pipi: Yes  
Committeeman Townsend: Yes  
Deputy Mayor Bille: Yes      Mayor Cirulli: Yes

**Resolution 2025-139**

Resolution to read the budget by title only at the public hearing

**Motion to adopt resolution: Al Bille**

**Second: Joseph Marte**

**Roll Call:** Committeeman Marte: Yes      Committeeman Pipi: Yes  
Committeeman Townsend: Yes  
Deputy Mayor Bille: Yes      Mayor Cirulli: Yes

**CFO, Thomas Lombarski present Budget Synopsis**

- 8 years in a row with only 1 cent increase

**Motion to Open to Public on 2025 Budget: Al Bille**

**Second: Joseph Marte**

**Gary Bahr:** 22 Ravenwood Blvd. – We did a 1.1 million dollar increase. My reason is that we are using surplus. May not have that 10 years from now. We will be over 1,000,000.

**Tom Lombarski** – Look at other municipalities. 80 – 90 % of those towns are over 50 – 60 %. We are fiscally responsible and that is how we are able to do it with no tax increase. We are doing shared services to offset salaries. We have a 99.82 collection rate. Fund balance is only \$105,000 more than last year.

**Fred Rubenstein:** 4 Hickory Circle – Gary Bahr is a neighbor. I respect him. We have a safe town. Fiscal responsibility is critical. \$72,000,000 for school taxes. We pay a lot less than neighboring towns. We have peace of mind!

**John Murrin:** 38 Pierhead Dr. – Thank you Mr. Lombarski and Mr. Lisella. A 1 cent increase is phenomenal! You are doing something right. Tax collection rate is fantastic!

**Motion to Close to Public on 2025 Budget: Al Bille**

**Second: Joseph Marte**

**Resolution 2025-140**

Resolution adopting the 2025 Municipal Budget:

Be it resolved by the Mayor and Committee of the Township of Barnegat, County of Ocean, State of New Jersey that the 2025 Budget herein before set forth, is hereby adopted, and shall constitute an appropriation for the purposes stated of the sums therein set forth as appropriations, and authorization of the amount of \$35,708,658.27

**Motion to adopt 2025 Budget Resolution: Al Bille**

**Second: Joseph Marte**

**Roll Call:**

Committeeman Marte: Yes      Committeeman Pipi: Yes  
Committeeman Townsend: Yes  
Deputy Mayor Bille: Yes      Mayor Cirulli: Yes

**New Business:**

**Approval of the Township Committee minutes from the March 4, 2025 Township Committee meeting**

**Motion to adopt minutes: Al Bille**

**Second: Joseph Marte**

**Roll Call:**

Committeeman Marte: Yes      Committeeman Pipi: Yes  
Committeeman Townsend: Yes  
Deputy Mayor Bille: Yes      Mayor Cirulli: Yes

**Ordinance 2025-14 (First Reading)**

*Introduction and first reading of Ordinance 2025-14, which was read by title only, as follows:*

An Ordinance Repealing Ordinance 2024-33 which will reinstate the Zoning District for Block 114, Lots 8.02 and 9.02 back to the CN Commercial Neighborhood Zone District

*Was introduced and passed on first reading and will be further considered for final passage, after public hearing to be held on May 6, 2025 or as soon thereafter the matter may be reached*

**Motion to introduce ordinance: Al Bille Second: Joseph Marte**

**Roll Call:** Committeeman Marte: Yes Committeeman Pipi: Yes  
Committeeman Townsend: Yes  
Deputy Mayor Bille: Yes Mayor Cirulli: Yes

**Ordinance 2025-15 (First Reading)**

*Introduction and first reading of Ordinance 2025-15, which was read by title only, as follows:*

An Ordinance Repealing Chapter 64 of the Township Code entitled "Rent Leveling"

*Was introduced and passed on first reading and will be further considered for final passage, after public hearing to be held on May 6, 2025 or as soon thereafter the matter may be reached*

**Motion to introduce ordinance: Al Bille Second: Joseph Marte**

**Roll Call:** Committeeman Marte: Yes Committeeman Pipi: No  
Committeeman Townsend: Yes  
Deputy Mayor Bille: Yes Mayor Cirulli: No

**Ordinance 2025-16 (First Reading)**

*Introduction and first reading of Ordinance 2025-16, which was read by title only, as follows:*

An Ordinance providing additional funding for the cost of the purchase of various Township vehicles and equipment and appropriating \$850,000 therefor from the Township's Capital Improvement Fund

*Was introduced and passed on first reading and will be further considered for final passage, after public hearing to be held on May 6, 2025 or as soon thereafter the matter may be reached*

**Motion to introduce ordinance: Al Bille Second: Joseph Marte**

**Roll Call:** Committeeman Marte: Yes Committeeman Pipi: Yes  
Committeeman Townsend: Yes  
Deputy Mayor Bille: Yes Mayor Cirulli: Yes

### **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 individual items. If discussion is desired, the item will be removed from the Consent Agenda and will be considered separately.

**Approval of a Church Community Easter Sunrise Service at the Barnegat Dock on Sunday, April 20<sup>th</sup> at 6:00 AM**

**Approval of On-Premise Merchandise Raffle to Barnegat Pride Inc on May 31, 2025 with Rain date of June 7, 2025**

**Approval of Off Premise 50/50 to Barnegat Sports Boosters Inc on June 25, 2025**

**Approval of On Premise 50/50 Raffle and Bingo License to Heritage Point Bingo Club on May 9, June 13, July 11, August 8, September 12, October 10, November 14 and December 12, 2025**

**Approval of On Premise Merchandise Raffle and a 50/50 Raffle to Barnegat Sports Boosters Inc on May 9, 2025**

### **Resolution 2025-141**

Resolution authorizing a refund of premiums paid at Tax Sale, various properties.

### **Resolution 2025-142**

Authorizing the Tax Collector to Refund payment erroneously posted for Block 93.01, Lot 20, 5 Dogwood Drive in the amount of \$1,249.60 for the 1<sup>st</sup> quarter 2025 tax bill

### **Resolution 2025-143**

Resolution promoting Michael Kadlubowski from a Full-Time Laborer to a Full Time Mechanic with the Public Works Department, effective March 10, 2025

### **Resolution 2025-144**

Resolution appointing Seasonal Personnel for the 2025 Municipal Dock Season beginning May 1<sup>st</sup>, 2025

### **Resolution 2025-145**

Resolution Hiring of Stephen T. Adams as a certified full-time patrolman in the Barnegat Township Police Department effective April 1, 2025

### **Resolution 2025-146**

Resolution accepting resignation from Christopher Velders as Alternate I Planning Board member

**Resolution 2025-147**

Resolution appointing Donald Creadore to the Township Planning Board as Alternate I member.

**Resolution 2025-148**

Resolution amending Resolution 2025-134 for title of Thomas Lombarski from Chief Financial Officer to Chief Financial Consultant for the Township of Jackson

**Resolution 2025-149**

Resolution authorizing recycling coordinator to file the 2024 recycling tonnage grant to the State of New Jersey DEP

**Resolution 2025-150**

Resolution authorizing a "Special Charge" be placed on various properties for failure to comply with Obnoxious Growth Violations

**Resolution 2025-151**

Resolution authorizing the Township of Barnegat to sell two (2) Police Office Trailers no longer in use to the Township of Plumsted for the sum of \$1.00 each

**Resolution 2025-152**

Resolution awarding bid for sale of Block 119, Lot 6, 65 Cape May Avenue pursuant to N.J.S.A. 40A:12-1 Et Seq in the amount of \$1,800.00

**Resolution 2025-153**

Resolution awarding bid for sale of Block 119, Lot 5, 69 Cape May Avenue pursuant to N.J.S.A. 40A:12-1 Et Seq in the amount of \$1,800.00

**Resolution 2025-154**

Resolution awarding bid for sale of Block 119, Lot 4, 71 Cape May Avenue pursuant to N.J.S.A. 40A:12-1 Et Seq in the amount of \$2,500.00

**Resolution 2025-155**

Resolution awarding bid for sale of Block 223, Lot 1, 70 Frost Avenue pursuant to N.J.S.A. 40A:12-1 Et Seq in the amount of \$3,000.00.

**Resolution 2025-156**

Resolution authorizing the Township to enter into an agreement with Barnegat Waretown Little League for the installation of lighting at 1001 North Barnegat Blvd

**Resolution 2025-157**

Resolution awarding NGU Sports Lighting LLC., the contract for installation of lights at the Barnegat Little League field through Sourcewell Co-Op contract #041123-CPL in the amount not to exceed \$230,000.00

**Resolution 2025-158**

Resolution authorizing a contract agreement with New Tech Bio, 4301 US Route 9 N, Howell, NJ 07731, for Bacteria Supplement for Odor Control and Degreasing for the 4<sup>th</sup> Street Pump Station for the Barnegat Township Water & Sewer Department in the amount not to exceed \$11,200.00 as of April 1, 2025 to March 31, 2026.

**Resolution 2025-159**

Resolution authorizing Morgan Engineering to provide Engineering Design and Construction Administration & Inspection for the FY2025 NJDOT Municipal Aid Improvements of the First Street Project in an amount not to exceed \$90,000.00

**Resolution 2025-160**

Resolution authorizing Payment #2 to Vortex Services LLC in the amount of \$75,153.72 per approval letter from Remington & Vernick Engineers dated March 25, 2025 for work completed on the Bowline Street Sanitary Sewer Rehabilitation project

**Resolution 2025-161**

Resolution authorizing Payment #1 To Earle Asphalt Company, for the Barnegat Township Proposed Water Tower - Fox Run Boulevard Utility Installation Project in the amount of \$202,271.39.

**Resolution 2025-162**

Resolution authorizing payment #1 to Sub-Level Installations, Inc., in the amount of \$58,800 for the 4<sup>th</sup> Street Pump Station Improvements Project

**Resolution 2025-163**

Resolution authorizing the QPA to execute a contract with Forked River Diesel for Annual Generator Service for 2025 not to exceed the amount of \$16,800.00

**Resolution 2025-164**

Resolution authorizing the Retirement of K9 Tracker and relinquishing all rights and responsibilities for said K9

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

**Second: Joseph Marte**

**Roll Call**

Committeeman Marte: Yes

Committeeman Pipi: Yes

Committeeman Townsend: Yes

Deputy Mayor Bille: Yes

Mayor Cirulli: Yes

**Resolution 2025-165**

Resolution authorizing the Township Committee to retire into closed session for the purpose of discussing personnel and litigation matters

**Motion to adopt resolution: Al Bille**

**Second: Joseph Marte**

**Roll Call:**

Committeeman Marte: Yes

Committeeman Pipi: Yes

Committeeman Townsend: Yes

Deputy Mayor Bille: Yes

Mayor Cirulli: Yes

**Motion to Adjourn: Al Bille**

**Second: Joseph Marte**

**Time 11:12am**

**Next scheduled meeting**

**May 6, 2025 6:30 PM**

**I hereby certify that the foregoing minutes were formally adopted by the Township Committee on May 6, 2025.**

\_\_\_\_\_  
**Municipal Clerk**