

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

**TOWNSHIP COMMITTEE MEETING MINUTES  
May 6, 2025 6:30 PM**

**Call to Order the May 6, 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 Rose Cassarino, Holy Spirit Victory Church

**Roll Call of Officials:**

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

**Chris Dasti** – Made comments regarding The Rent Leveling Ordinance. There will be a slight amendment on the agenda. Ordinance won't be effected until December 31, 2025.

**Joseph Marte** – Thanked our Police, Fire Department, EMS and Public Works on our recent wildfire. Very grateful, job well done!

**Mayor's Report -** Spoke about how well prepared everyone was with the fire. Outstanding job! The fire came up along Barnegat border behind Mirage. Very thankful that the fire switched directions. Thanked our emergency personal for a job well done!

**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**

**Ron Naples:** 153 Brighton Rd. – Thanked our first responders. Spoke about how the state is not good on passing this law. If passed it will be only on the rent max. Authors of rescinding Chapter 64, withdrawal the rescinded rather than table it.

**Lorraine Ferrara:** 121 Cypress Lane – Thanked the Police with the fire. Had signed up for Nixle and the updates were great!

**Meaghan Well:** 3 Nancy Lane – Spoke about how she works two jobs to pay her rent. Lives paycheck to paycheck. Very concerned about the rent leveling. Wants to know if they are protected. Pinewood doesn't have that agreement. They are going to be homeless. We would like to stay in our homes. Please don't take this away & protect us!

**Diane Grockenberger:** 108 Redwood Drive – Thank you for allowing us to come up with something between now and December to work on this situation. We need to work together.

**Jared March:** 117 Cypress Lane – Mentioned that he is a Hospice Chaplain and meets with people everyday that have no financial plan if a spouse gets sick. Look at our age group in Pinewood and Brighton. 50% worry about long term care. They are in need for help. Please protect this group.

**Carrie Dione:** 57 Old Main Shore Rd. – Founder of Barnegat Pride. Thanked the Chief and his staff for their support. Special thanks to Lt. Venuto, Captain Parsley, & Ptl. Santos. Pride festival on May 31<sup>st</sup>. Thanked police because of threats and for protecting us. Thanked all donations. Asked Mayor to be a speaker. Would like a paved road on Lower Shore Rd.

**Tom Randozza:** 4 Spring Lake Ct. – Congratulated our Town Administrator for only increasing our taxes by a penny. Thanked committee for watching our community. Our sports program is the best. Appreciate the program. We are #14 best town in Ocean County.

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

**Second: Joseph Marte**

### **Old Business:**

#### **Ordinance 2025 –14**

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

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

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

**Second: Joseph Marte**

**David Mahoney:** 164 Gunning River Rd. – Questioned why is it being undone?

Chris Dasti said that there was an issue with the Public Notice on the adoption of Ordinance

**Gary Mahr:** 22 Ravenwood Blvd. – Asked why go through procedure to change R20 to CN zone. Can it be changed back to R20?

Chris Dasti mentioned that he can't comment if it will be back to R20. Can only take one step at a time.

**Tom Celentano:** 138 Rockrimmon Blvd. – Why can't you put another Ordinance to put back into R20?

Mr. Otto explained he is in contact with the property owner.

**John Breyta:** 136 Rockrimmon Blvd. – Just asking if we can keep it residential

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

**Second: Pat Pipi**

**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 –15**

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

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

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

**Second: Joseph Marte**

**MaryLynn Gardner:** 190 Chestnut Dr. – Read a statement on Poverty Rate. Older American Act was passed in 1965. Its goal was to support older people to live at home. We need more help, not less. Please table tonight!

**John Murrin:** 38 Pierhead Dr. – Super job on fire and Nixle. The Ordinance has many other things that protect the residents not just increase. Each party can pay for their Attorney fees.

**Eileen Court:** 147 Brighton Rd. – Questioned, why not just leave it in place? If state plan goes through then we can talk about it. Why are you putting an end date? What is the reason we are doing this? So after the New Year the Township is no longer responsible for handling rent control? Very unfair!

**Al Bille:** Township paid \$18,000 last year in legal fees and we were sued twice! When you have a Rent Leveling Board you must have an Attorney and it becomes costly. It becomes a burden to the entire town. We are giving you time.

**Lorraine Ferrara:** 121 Cypress Lane – Curious of how long since the Ordinance been on the books? Has the Township been sued since 2006 because of this Ordinance? We were misled on this meeting. It was told to us that Ordinance was going to be tabled. There was a miscommunication! I had sent out packages to you all. Not very happy with the support of this Township!

**Margot Kagan:** 156 Chestnut Dr. – I am a Project Manager. These people are very poor! This is the wrong time to dissolve this board. It can cause homelessness. Do you really think this is what your community wants? Ask the landlord to provide funding. Not what people want!

**Diane Grockenberger:** 108 Pinewood Estates – The Township has been sued for quite a bit. We do not have a landlord that we can work with. We asked, we begged, we pleaded, we did everything that you said and you gave us until December. They need to prove why to keep the Rent Leveling Board.

**Michelle Woodriff:** 5 Ann Ct. – Average 500 rent x 12 months x 18%. We are paying \$297,000 a year collectively in taxes. What you are not paying is our electric, water, septic, roads, trash, etc. We are paying them for the whole community. You can afford to pay a lawyer for our concerns. We are footing \$1,000,000. You are paying \$18,000. We are paying our way! Save our rent control!

**Meaghan Well:** 3 Nancy Lane – Sad to hear you are dismantling this. We don't know that you are going to get sued by anyone else. We pay for everything. We are asking for dignity and protection. Sadden by your body language that you don't care. I have to protect Hometown America. We need help and protection! I teach value and love.

**Diane Schlagel:** 32 Kimberly Dr. – I am offended that you are saying we are a problem. Septic took 2 years. In the beginning the Rent Leveling Board helped Brighton with Hometown America. Hometown America can sell our property and we wouldn't have that protection. Think about holding off with voting yes.

**Ron Naples:** 153 Brighton Rd. – Mr. Bille this will be our legacy. When Mr. Pipi was Mayor he would always say his #1 job was to protect the citizens of Barnegat. We do not know what the government will do. We should make it better, not run away. Make the rent better for all renters. Does it have a brain? Is it logical? Doesn't make sense not to protect the citizens of your town. Does it have a heart? I do not see a lot of heart. I do not see courage. Protect your citizens! Instead of fighting a good law we ran for coverage. Hope I see courage tonight to withdrawal this Ordinance!

**John Murrin:** 32 Pierhead Dr. – Last meeting was a 3 to 2 vote. I have a solution and the town will be out of it. Do it the same way as the zoning board.

**Mr. Cirulli:** Mentioned to Pinewood that they need their own Attorney. That's the issue.

**Meaghan Well:** 3 Nancy Lane – Asking about Attorney presence. Mr. Bille explained how to go about it.

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

**Second:** Joseph Marte

**Motion to adopt Ordinance as Amended:** 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 –16**

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

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

**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 2025-166**

Resolution authorizing payment of Bill List in the amount of \$11,384,857.35

**Motion to adopt resolution: Al Bille**

**Second: Joseph Marte**

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

**Resolution 2025-167**

Resolution authorizing a Chapter 159 in the amount of \$2,880.00 be inserted in the 2025 Municipal Budget, for the *Cops in Shops Summer Shore Initiative 2025 Grant program, (Grant FFY25 #ABC-03-25.)*

**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 2025-168**

Resolution authorizing a Chapter 159 in the amount of \$40,000.00 be inserted in the 2025 Municipal Budget. The funds are from the U.S HUD, PY 2024 CDBG subrecipient agreement with the County of Ocean, for Handicapped Accessibility Improvements to the Barnegat Recreation Center.

**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

**New Business:**

**Approval of the Township Committee minutes from the April 1, 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

**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 On Premise 50/50 Raffle to Heritage Point Women's Group on June 11, August 5, October 18, 2025**

**Approval of On Premise 50/50 to Breast Cancer Group of Heritage Point on May 26, June 20, July 4, Aug. 2, Sept. 1, Nov 15, Nov 18, Dec 16. 2025**

**Approval of Merchandise Raffle to Breast Cancer Group of Heritage Point on October 4, 2025**

**Approval of Bingo License to HB Senior Citizens Club monthly from June 6, to December 19, 20205**

**Approval to American Recycling Resources Inc. to place Three (3) Charitable Clothing Bins at Barnegat Commons, 848 West Bay Avenue**

**Approval of membership to Kenneth Minor for the Barnegat Fire Department**  
**Approval of membership to Bryan Urspruch Jr. for the Barnegat Fire Department**

**Resolution 2025-169**

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

**Resolution 2025-170**

Resolution hiring Thomas McDonnell as a Per Diem Electrical Inspector for the Construction Office at a rate of \$55.00 per hour

**Resolution 2025-171**

Resolution hiring John Wylam as a Full-Time Laborer for the Water Sewer Department consistent with the current Teamsters #35 Water/Sewer Collective Bargaining agreement, effective May 12, 2025 with a 90-day probation period.

**Resolution 2025-172**

Resolution hiring Nicholas Capozzi as a Full-Time Laborer for the Water Sewer Department consistent with the current Teamsters #35 Water/Sewer Collective Bargaining agreement, effective May 12, 2025 with a 90-day probation period.

**Resolution 2025-173**

Resolution approving an unpaid medical leave for Andrew Manno, Part Time Code Officer effective April 16 to July 3, 2025

**Resolution 2025-174**

Resolution authorizing a Separation Agreement between the Township of Barnegat and Joseph D'Agostino, Patrolman of the Barnegat Police Department effective May 1, 2025

**Resolution 2025-175**

Resolution appointing Joann Scutro as an Alternate Deputy Registrar effective May 1, 2025

**Resolution 2025-176**

Resolution authorizing a reimbursement for overpayment of a Tree Cutting Permit #2025-05 in the amount of \$50.00 to Melissa Roque

**Resolution 2025-177**

Resolution denying the release of Road Opening Bond for Block 92.56, Lot 1.02, 11 Lookout Avenue to Walters Group in the amount of \$2500.00

**Resolution 2025-178**

Resolution denying the release of Road Opening Bond for Block 92.82, Lot 20, 20 Tradewinds Avenue to Walters Group in the amount of \$2500.00

**Resolution 2025-179**

Resolution authorizing the reduction of Performance Guarantee for Just a Builder LLC

**Resolution 2025-180**

Resolution authorizing the release of Performance Guarantee, Bond K09676582 for the Sanitary Sewer Improvements for Seacrest Pines, Section 4 to Forestar upon receipt of a 2- year Maintenance Bond

**Resolution 2025-181**

Resolution authorizing the release of Performance Guarantee, Bond K09676557 for the Sanitary Sewer Improvements for Seacrest Pines, Section 3 to Forestar upon receipt of a 2-year Maintenance Bond

**Resolution 2025-182**

Resolution authorizing Payment #1 To Earle Asphalt Company, for the completed work on the FY2024 NJDOT Municipal Aid Improvements to Pennsylvania Avenue project in the amount of \$484,961.46

**Resolution 2025-183**

Resolution authorizing payment #2 to Sub-Level Installations, Inc., in the amount of \$34,300.00 for the work completed on the 4<sup>th</sup> Street Pump Station Improvements Project

**Resolution 2025-184**

Resolution awarding Nielsen RT 46 Inc. D/B/A Nielsen Chevrolet for the bid of 3 2025 Chevrolet Tahoe vehicles in the total amount of \$166,859.49 for the Police Department

**Resolution 2025-185**

Resolution awarding Waterfront Marine for the bid of a 2023 Maycraft 23 Cape Classic Vessel in the amount of \$50,000.00 for the Police Department

**Resolution 2025-186**

Resolution authorizing acceptance of Change Orders #80-86 in the amount of \$-5,109.12 to Frankoski Construction Co. for the New Municipal Building project

**Resolution 2025-187**

Resolution authorizing progress Payment #44 in amount of \$58,272.92 to Frankoski Construction Co. for the New Municipal Building, check payable to Travelers Casualty and Surety Company of America

**Resolution 2025-188**

Resolution authorizing the Municipal Clerk to advertise for the receipt of bids for Trash and Recycling Collection

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

**Second: Joseph Marte**

**Roll Call**

Committeeman Marte: Yes

Committeeman Pipi: Yes

Committeeman Townsend: Yes

(Abstain Heritage Point Women Group) Deputy Mayor Bille: Yes

Mayor Cirulli: Yes

**Resolution 2025-189**

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 8:05pm**

**Next scheduled meeting**

**June 5, 2025 10:00 AM**

**I hereby certify that the foregoing minutes were formally adopted by the Township Committee on June 5, 2025.**

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**Municipal Clerk**