

This Agenda is Tentative and Subject to Change

REGULAR SESSION BOARD OF COMMISSIONERS DATE NOVEMBER 3, 2025

- Flag Salute**
- Call Meeting to Order**
- Statement of Notice**
- Roll Call**
- Approval of Minutes**
- Proclamation**

Honoring Off Duty Lifeguard John Lucas Trombley for Demonstrating Extraordinary Courage

Second Reading Ordinances

1. 25-18C: An Ordinance Amending Chapter 164 Of The Township Of Long Beach Code, Which Pertains To Site Plan Review
2. 25-19:An Ordinance Authorizing The Purchase Of Block 1.85, Lot 4, In The Township Of Long Beach For A Public Purpose
3. 25-20C: An Ordinance Amending 59 Of The Township Of Long Beach Code, Which Pertains To The Voluntary Surveillance Registry And Surveillance Camera Regulations

First Reading Ordinances

4. 25-21C: An Ordinance Amending Chapter 180 Of the Township Of Long Beach, Which Pertains To Swimming Pools and Hot Tubs

Consent Agenda

ADOPTIONS & APPROVALS:

5. Resolution 25-1103.01: Approve Various Personnel Matters

PURCHASES, CONTRACTS & AWARDS:

6. Resolution 25-1103.02: Award EUS Contract to Stockton Coastal Research Center for Work Related to NFWF Grant 84081 for an Amount Not to Exceed \$35,000
7. Resolution 25-1103.03(a&b): Authorize Renewal of Various Shared Service Agreements with Ocean County:
 - a. DWI Enforcement Program
 - b. Drug Recognition Expert Callout Program

FINANCIAL APPROVALS:

8. Resolution 25-1103.04: Amend Resolution Approving Changes to Water/Sewer Account
9. Resolution 25-1103.05(a&b): Approve Various Actions Regarding Performance Bonds
 - a. Revise Acceptance of Performance Bond; ALU Properties
 - b. Release Performance Bond; ELM H., III, LLC
10. Resolution 25-1103.06: Cancel \$100,000 Local Recreation Grant FY 2025
11. Resolution 25-1103.07: Approve Various Appropriations Transfers
12. Resolution 25-1103.08: Approve Bills and Payroll:

Bills in the amount of:	\$ 18,435,170.79
Payroll in the amount of:	\$ 1,145,958.20

COMMISSIONERS' REPORTS

PUBLIC ANNOUNCEMENTS

The Long Beach Township 2025 Best Practices Checklist

Governor Murphy issued the 2025 Best Practices Checklist to all New Jersey municipalities. It is a questionnaire that sets standards for local governments to assess municipal financial operations. The 2025 checklist included 70 questions pertaining to Annual Budget, Capital Projects, Emergency Services, Environment, Ethics, Financial Administration, Insurance, Lead Remediation, Opportunity Zones, Personnel, Redevelopment, Shared Services, Technology, Transparency, and Utilities. Responses were due by October 24th, 2025. Municipal governments must respond to each question and need to meet an established percentage of the checklist items in order to receive their final State Aid payment. The Board of Commissioners has reviewed the 2024 Best Practices Checklist submitted by the Chief Financial Officer. Based upon Long Beach Township's completed questionnaire, the Township shall receive its total final State Aid payment.

PUBLIC SESSION
MEETING ADJOURNED

AN ORDINANCE AMENDING CHAPTER 164 OF THE TOWNSHIP OF LONG BEACH CODE, WHICH PERTAINS TO SITE PLAN REVIEW

STATEMENT OF PURPOSE

This Ordinance amends Chapter 164 to revise the time period to commence construction.

SECTION I

§164-9B is repealed and replaced with the following.

B. Preliminary site plan approval shall be valid for a period of 3 years, entitling the applicant to submit a site plan for final approval based on the same general terms and conditions as the preliminary approval. At the applicant's request, the Board may grant extensions on such preliminary approval for additional periods of at least 1 year but not to exceed a total extension of 2 years, provided that if the design standards have been revised by ordinance, such revised standards shall apply. If a site plan application is submitted for final review after this period, it must be preceded by a new site plan application, where both the new application and review procedure and standards for approval shall conform to the requirements of then existing ordinances.

C. Final site plan approval shall expire 2 years from the date of final approval, unless the applicant has secured a building permit to commence construction. The approving authority may extend final approval and the protection offered for 1 year. Up to 3 such extensions may be granted. If, after 2 years a Certificate of Occupancy has not been granted, or if any of the conditions have not been met, as specified in the approved site plan, a new application for site plan approval shall be required, where both the new application and review procedures and standards for approval shall conform to the requirements of the then existing ordinances.

SECTION II

If any word, phrase, clause, section, or provision of this ordinance shall be found by any Court of competent jurisdiction to be unenforceable, illegal, or unconstitutional, such word, phrase, clause, section, or provision shall be severable from the balance of the ordinance and the remainder of the ordinance shall remain in full force and effect.

Effective date.

This ordinance shall take effect after final adoption and publication as required by law.

NOTICE

Public Notice is hereby given that the foregoing Ordinance was introduced and passed on the first reading at a regular meeting of the Board of Commissioners of the Township of Long Beach, County of Ocean, State of New Jersey, held on Monday October 6, 2025, at 4:00 p.m.

Further public notice is hereby given that said ordinance shall be considered for final passage and adoption at a regular meeting of the Board of Commissioners to be held on Monday, November 3, 2025, at 4:00 p.m. at the Public Safety Building, 6805 Long Beach Blvd., Brant Beach, NJ 08008.

FIRST READING

Danielle La Valle, RMC
Municipal Clerk

First Reading: October 6, 2025
Publication: October 14, 2025
Second Reading: November 3, 2025
Final Publication: November 7, 2025
Effective: November 7, 2025

CERTIFICATION

I, **DANIELLE LA VALLE, RMC**, Municipal Clerk for the Township of Long Beach do hereby certify that the foregoing Ordinance 25-18C was duly adopted by the Board of Commissioners at their meeting held on Monday, November 3, 2025, at 4:00 p.m.

FIRST READING

Danielle La Valle, RMC
Municipal Clerk

First Reading: October 6, 2025
Publication: October 14, 2025
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Effective: November 7, 2025

AN ORDINANCE AUTHORIZING THE PURCHASE OF BLOCK 1.85, LOT 4, IN THE TOWNSHIP OF LONG BEACH FOR A PUBLIC PURPOSE

WHEREAS, the Township of Long beach ("Township") is authorized pursuant to N.J.S.A. 40A:12-1, *et seq.*, to purchase real property; and

WHEREAS, the owner of the real property known as Block 1.85, Lot 4 ("Property"), has agreed to sell to the Township and the Township has agreed to purchase from the owner the Property; and

WHEREAS, the Township is purchasing the Property for a public purpose and to protect the public, health, welfare, and safety; and

WHEREAS, the Township has previously issued bond for the financing of such purchases for the public purpose of, *inter alia*, environmental preservation, recreation, relating to dredging and related public works projects, and purchases relating to flood protection; and

WHEREAS, the Township is hereby authorizing the Purchase of the Property pursuant to the proposed contract ("Contract"), which is attached hereto as Schedule A and incorporated herein by reference, pursuant to the requirements set forth therein.

NOW THEREFORE, BE IT ORDAINED by the Mayor and Board of Commissioners of Township of Long Beach, Ocean County, State of New Jersey, in accordance with the aforesaid Recitals, which are incorporated herein by reference, that:

STATEMENT OF PURPOSE

The purpose of this Ordinance is to authorize the purchase of the Block 1.85, Lot 4 ("Property"), for a public purpose pursuant to N.J.S.A. 40A:12-1, *et seq.*

§1. Authorization and Terms

A. The contract ("Contract"), which is attached hereto as Schedule A and incorporated by reference as if set forth fully herein for purchase of the Property is hereby adopted and authorized by Township pursuant to and in accordance with the terms of the Contract and the terms set forth herein.

B. The Mayor is hereby authorized to execute the Contract on behalf of Township.

§2. Repealer

All ordinances, or parts of ordinances, inconsistent with this ordinance are hereby repealed to the extent of such inconsistency.

§3. Severability.

If any word, phrase, clause, section, or provision of this ordinance shall be found by any Court of competent jurisdiction to be unenforceable, illegal or unconstitutional, such word, phrase, clause, section, or provision shall be severable from the balance of the ordinance and the remainder of the ordinance shall remain in full force and effect.

Effective date.

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CERTIFICATION

I, **DANIELLE LA VALLE, RMC**, Municipal Clerk for the Township of Long Beach do hereby certify that the foregoing Ordinance 25-19 was duly adopted by the Board of Commissioners at their meeting held on Monday, November 3, 2025, at 4:00 p.m.

FIRST READING

Danielle La Valle, RMC
Municipal Clerk

First Reading: October 6, 2025
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ORDINANCE 25-20C

AN ORDINANCE AMENDING 59 OF THE TOWNSHIP OF LONG BEACH CODE, WHICH PERTAINS TO THE VOLUNTARY SURVEILLANCE REGISTRY AND SURVEILLANCE CAMERA REGULATIONS

WHEREAS, Township adopted the regulations authorized by the State of New Jersey to permit all owners of private video surveillance cameras in the municipality to voluntarily register their cameras with the municipal police department or force in order to facilitate law enforcement investigations into criminal activity and save valuable time and resources; and

WHEREAS, it is unlawful to invade the privacy of another and to use surveillance cameras to record the activities of others where there is a reasonable expectation of privacy and/or where to do so would be highly offensive to the reasonable person; and

WHEREAS, the public health, welfare, and safety are protected and preserved when surveillance cameras on private property are not directed at and do not record the activities of neighboring properties where such persons in those properties have a reasonable expectation of properties, such as bedrooms, bathrooms, and the like; and

WHEREAS, it is lawful for private persons to record areas otherwise subject to the plain and public view of the public in accordance with the foregoing, such as what is visible from the public right-of-way and otherwise to protect themselves and their property; and

WHEREAS, the Township has elected to regulate the location of surveillance cameras on private property with the police regulations set forth herein to protect the public health, welfare, and safety.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Board of Commissioners of Township of Long Beach, Ocean County, State of New Jersey, in accordance with the aforesaid Recitals, which are expressly incorporated herein by reference, that Township hereby creates a voluntary video surveillance camera registry.

STATEMENT OF PURPOSE

The purpose of this Ordinance is to repeal and replace Chapter 59, reformat the video surveillance camera registry regulations, and to regulate the location and use of surveillance cameras to protect the public health, welfare, and safety.

SECTION I

Chapter 59 is repealed and replaced as follows.

Chapter 59 Surveillance Camera Registry and Regulations

Article I Surveillance Camera Registry

§59-1 Definitions.

As used in this Chapter, the following terms shall have the meanings indicated.

PRIVATE OUTDOOR VIDEO SURVEILLANCE CAMERA or CAMERA

A device installed outside a residence, business, or nonprofit which, for security purposes, captures video footage of an area outside or inside the residence, business, or nonprofit.

REGISTRY

The list of individuals, businesses, nonprofits, and any other persons under the law who, pursuant to and in accordance with this Chapter 59, volunteers and registers their private video surveillance camera(s) or camera(s) on their property in the municipality with Township. § 59-2 Voluntary registry and regulations.

- A. Pursuant to N.J.S.A. 40:48-1.6, N.J.S.A. 40:48-1.7, and N.J.S.A. 40:48-2, the Township authorizes and creates a registry, which shall permit any person who owns a private video surveillance camera(s) or camera(s) at a residential, business, and/or nonprofit property to voluntarily register same with the Police Department for the

purpose of assisting law enforcement investigations of criminal activity that occurred within the vicinity of the cameras' locations.

- B. The registration of a camera does not and shall not constitute a waiver of any rights granted under the Constitution of the United States or the State of New Jersey.
- C. In order to voluntarily elect to be on the registry, the individuals, businesses, nonprofits, and any other persons under the law shall fill out the application and the application shall request the following information and proofs in order for the video surveillance camera(s) or camera(s) on their property to be placed on the registry.
 - (1) The name of the person(s) who owns the cameras and the property where the cameras are located;
 - (2) The most recent contact information, including the street address and telephone number of the person(s) who owns the camera(s) and the property where the cameras are located;
 - (3) The street address of the residence, business, or nonprofit where the cameras are installed;
 - (4) The number of cameras located at the residence, business, or nonprofit;
 - (5) A general description of the areas recorded by the cameras;
 - (6) The means by which the cameras' footage is saved or stored, and the duration of time for which the footage is saved or stored; and
 - (7) Any additional information, releases, and agreements the Township deems necessary and proper.
- D. Information stored in the registry shall be available for exclusive use by the Police Department and law enforcement officials to investigate criminal activity within the vicinity of the cameras' locations.
- E. Information stored in the registry shall not be considered a public record pursuant to N.J.S.A. 47:1A-1, et seq., or the common law concerning access to public records and shall not be discoverable as a public record by any person, entity, or governmental agency, except upon a subpoena issued by a grand jury or a court order in a criminal matter.
- F. A state, county, or municipal law enforcement agency may contact a person whose information appears in the registry to request access to any camera's footage that may assist an investigation of criminal activity that occurred within the vicinity of the camera's location. A person who registers a camera with a municipal police department or force, however, shall not be required to submit the camera's footage to a law enforcement agency, unless otherwise required by law.
- G. Persons and property owners placed on the registry may terminate the registration of their cameras at any time upon written request to the Police Department.

Article II Surveillance Camera Regulations

§59-2 Location regulations.

- A. Surveillance cameras shall be located on the front or rear of any structure if any side of the structure faces another residential structure, except that surveillance cameras with the ability to record at 180 degree or greater shall be located on the front or rear of such a structure at least 5 feet from the side wall of the structure.
- B. Surveillance cameras shall be located no higher than 10' on any structure that is adjacent to a residential structure.
- C. Surveillance cameras shall be permitted on the side of any structure that faces a non-residential structure.

§59-3 Violations and penalties.

A violation of this Chapter shall be punishable as provided in Chapter 1, General Provisions, Article III, General Penalty.

SECTION II

All ordinances, or parts of ordinances, inconsistent with this ordinance are hereby repealed to the extent of such inconsistency.

SECTION III

If any word, phrase, clause, section, or provision of this ordinance shall be found by any Court of competent jurisdiction to be unenforceable, illegal, or unconstitutional, such word, phrase, clause, section, or provision shall be severable from the balance of the ordinance and the remainder of the ordinance shall remain in full force and effect.

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