

TOWNSHIP COMMITTEE WORKSHOP MEETING – June 13, 2022 – 6:00 P.M.

Mayor Williams calls the workshop meeting to order at 6:00 p.m. and asks the Clerk to call the roll:

Roll Call	Present/ Absent
Dr. Michael Brantley	<u>Absent</u>
Keith Cafferty	<u>Absent</u>
Robert Lane, Jr.	<u>Present</u>
Tassie D. York	<u>Present</u>
Nicholas Williams	<u>Present</u>

Also present: Gina M. LaPlaca (Via Zoom), Business Administrator; Gene Anthony, Township Attorney; Gabriella Siboni, Municipal Clerk and Michael Bascom, Chief Financial Officer.

Mayor Williams announces that the notice requirements of R.S. 10:4-18 have been satisfied by the publication of the required advertisement in The Coaster and the Asbury Park Press on January 6, 2022, posting the notice on the Board in the Municipal Complex, and filing a copy of said notice with the Municipal Clerk. In addition, the meeting agenda is posted on the Township web site (www.neptunetownship.org) and the meeting is being streamed live via townhallstreams.com.

ITEMS FOR DISCUSSION IN OPEN SESSION

1. Capital Project Requests

Mr. Bascom stated the list of recommendations for capital projects were provided to the Township Committee. The capital projects will require ordinances. Due to the single meetings in the summer, the ordinances will need to be introduced at the next meeting in June and adopted in July. The timing is necessary to move forward to see the progression on these projects by next year this time. There are some ordinances that are in progress or will be fully funded by grants. Mr. Bascom summarized the ordinances that are already prepared based on the recommended capital projects. There may be additional in the remainder of the year based on grant funding.

Mr. Bascom opened the floor to questions from the Township Committee. There were no questions, Mr. Bascom was advised to prepare for the next meeting.

2. Proposed Change To Ordinance Regulating Cannabis Taxation And Collection

Mr. Bascom stated there was a typographical error that needs to be completed. The regulations now allow for the taxation of medical marijuana

Deputy Mayor Cafferty arrived at 6:12PM

3. Review Of Proposed Ordinance Amending Township Code §7-7.5 For Parking Time Limitation On Portion Of Main Avenue

Deputy Mayor Cafferty stated the desired ordinance would limit parking from 8:00AM to 5:00PM from May 15 to September 15 from Central to New York.

Mayor Williams asked about enforcement. Deputy Mayor Cafferty stated enforcement will be based on reporting, there will not be a dedicated SLEO to enforcement. There would not be dedicated resources to this.

Mayor Williams asked if the residents above the stores will be notified before enforcement. Deputy Mayor Cafferty stated the intent would not to have this in effect for the summer of 2022.

4. Review Of Township Code In Relation To Short Term Rentals

Summary of Terms for Changes to Ordinances

- Establishing 2 day minimum
- Change from Summer Rental to “Short Term”
 - Which allows for Summer Rental

- Winter Rentals
- Updating the Inspection requirements to include 2 inspections a year for short term rentals
 - Change from \$150 at beginning of season and \$25 per each change of occupancy
 - Proposing \$500.00 per structure plus \$250.00 for each additional unit. for summer season rental and \$100 per change of occupancy
 - This means in a 2 family, there is a discount for the second unit being rented because the exterior structure will already have been inspected.
 - Proposing \$250.00 per \$125 for each additional plus \$100.00 per change of Occupancy
 - This means in a 2 family, there is a discount for the second unit being rented because the exterior structure will already have been inspected.
- A tenant update form is required for each change of occupancy
- Long Term Rental- any rental that is one year or more
 - One inspection prior to occupancy
- Clarification of language in Hotel, Lodging ordinance to clearly differentiate between commercial uses and single family resident rentals.

The change in ordinance will address all short term rentals, regardless of how they are advertised or procured. The requirements will be consistent to all rentals.

Short Term Rentals and Residential properties that are renting are assessed higher inspection fees and change of occupancy to account for not being included in the Hotel/Motel Occupancy Tax Ordinance and Collection.

5. Detention Basins

Mr. Anthony had submitted an opinion letter. Mr. Anthony stated there should first be an inventory created of all detention basins in the Township. Then it would be important to create an ordinance that provides for a maintenance process for those basins that will be turned over to the Township.

6. Committee Calendars

Committeeman Lane stated the High School Graduation is June 22, RSVP by June 10.

Committeewoman York stated that Juneteenth is this weekend on Saturday June 18, 2022 10:00AM is the flag raising, commons park and then parade to Asbury Park.

Res # 264 Authorize An Executive Session As Authorized By The Open Public Meetings Act.

Offered by: Cafferty Seconded by: York

Vote: Brantley Absent Cafferty Yes Lane Yes York Yes Williams Yes

TOWNSHIP COMMITTEE MEETING – June 13, 2022 – 7:00 P.M.

Mayor Williams calls the meeting to order at 7:24PM and asks the Clerk to call the roll:

Roll Call	Present/ Absent
Dr. Michael Brantley	<u>Absent</u>
Keith Cafferty	<u>Present</u>
Robert Lane, Jr.	<u>Present</u>
Tassie D. York	<u>Present</u>
Nicholas Williams	<u>Present</u>

Also present: Gina M. LaPlaca, Business Administrator; Gene Anthony, Township Attorney; Gabriella Siboni, Municipal Clerk, and Michael Bascom, CFO

Silent Prayer and Flag Salute

The Clerk states, "Fire exits are located in the rear of the room and to my right. In the event of a fire, you will be notified by fire alarm and/or public address system, then proceed to the nearest smoke-free exit."

Mayor Williams announces that the notice requirements of R.S. 10:4-18 have been satisfied by the publication of the required advertisement in The Coaster and the Asbury Park Press on January 6, 2022, posting the notice on the Board in the Municipal Complex, and filing a copy of said notice with the Municipal Clerk. In addition, the meeting agenda, ordinances, and resolutions are posted on the Township web site (www.neptunetownship.org) and the meeting is being streamed live via townhallstreams.com.

APPROVAL OF MINUTES

Motion offered by Cafferty, seconded by, York , to approve the minutes of meeting of May 23, 2022. Mr. Lane abstained, Cafferty, Williams and York voted affirmative.

PRESENTATION

Proclamation for Kevin McHugh and Atlantic Club for their Joint Effort with the Recreation Department for the "Let's Glow Event"

WHEREAS, The Atlantic Club, Inc., is a Medical Fitness certified health and wellness center that provides a full spectrum of programs and activities for the health, wellness and fitness needs of its members and the community. With locations in Red Bank and Manasquan, the club offers state-of-the-art fitness facilities and services, including group exercise classes, mind-body programs, personal training, indoor and outdoor pools, tennis and racquetball courts, hiking trails, hot tubs, steam rooms, and a café. Children are welcome to participate in a variety of sports programs including the Atlantis Prep School, and a variety of summer camps, and;

WHEREAS, The New Jersey Fitness Alliance consists of health and fitness clubs throughout the state that are focused on creating healthier communities. The New Jersey Fitness Alliance is committed to working together to create a healthier New Jersey, and;

WHEREAS, Let's Glow, a fitness event, was held in Sunshine Village Park in Neptune on Thursday, May 26, 2022. The event featured a live DJ, a Zumba class led by Neptune Recreation instructors, fitness demonstrations by the Atlantic Club, nutritional and heart health information by Hackensack Meridian Health, and finished with a half mile walk around the park with glow necklaces, bracelets and other fun giveaways, and;

WHEREAS, Local, County and State officials were present to support the community in their quest to create a healthier Neptune including, Neptune Mayor Nicholas Williams, County Commissioner Tom Arnone and New Jersey State Senator Vin Gopal. The event officially declared May as "Let's Move for a Healthier New Jersey.", and;

WHEREAS, Mayor Nick Williams shared, "Neptune Township is pleased to partner on this exciting outdoor event. It allows us to encourage residents to physically move, continue to support fun and active recreation, and showcase many of Sunshine Village Park's exercise features! And it gives us the opportunity to kickoff our participation in the Mayor's Wellness Campaign!", and;

THEREFORE, BE IT PROCLAIMED, that I, Nicholas Williams, Mayor of the Township of Neptune alongside the entire Township Committee join with all citizens of this great Township and State to recognize Kevin McHugh and the Atlantic Club for their joint effort with the Recreation Department's "Let's Glow" event.

COMMENTS FROM THE DAIS

Comments from the Dais regarding business on this agenda or any reports on recent events in their respective departments.

Committeeman Lane

Mr. Lane stated that the veterans park committee held a service at the ark and picked this years hometown heros and proclamations and plaques were presented to the recipients. Mr. Lane attended the memorial day parade with the committee.

On June 1, there was a ceremony to raise the pride flag. There was a ribbon cutting for Al Ponte’s which was formerly Simkos. On June 5, the committee attended Hooked on Fishing.

The Senior Center will have covid testing and vaccines will be available for all Monmouth county residents. There are celebrations and trips being planned for the remainder of 2022.

World Changers will return July 11. There will be resident rehabilitation projects

Committeewoman York

Ms. York stated there was a scholarship dinner that was attended where a few Neptune Students were honored.

Ocean Grove had their Flea Market and Yard Sales. Ms. York reminded residents that Town Wide Yard Sales will occur the same week as your bulk pick up.

Deputy Mayor Cafferty

Mr. Cafferty stated the turn out was great for Hooked on Fishing and encouraged attendance for future events. Mr. Cafferty also attended Pride in Asbury Park.

Mayor Williams

Mr. Williams stated that Chief Larry Fisher was sworn in on June 1 as the First African American Chief of Police. Chief Fisher has a substantial resume.

PUBLIC COMMENTS ON RESOLUTIONS

Public comments regarding resolutions presented on this agenda only. The public will be permitted one visit to the microphone with a limit of five minutes.

No Comments on resolutions

PUBLIC HEARING ON RECOMMENDATION FOR COMMUNITY DEVELOPMENT BLOCK GRANT APPLICATION- TABLE TO JUNE 27, 2022 MEETING

- Presentation of Project being recommended
- Public comments regarding recommendation of the project for submission for funding under the CDBG Program. The public will be permitted one visit to the Microphone with a limit of five minutes.

Motion to Table this hearing until the June 27 Meeting.

Offered by:	<u>Cafferty</u>	Seconded by:	<u>York</u>
<i>Vote:</i>	Brantley <u>Absent</u> Cafferty <u>Yes</u> Lane <u>Yes</u> York <u>Yes</u> Williams <u>Yes</u>		

ORDINANCES - For each ordinance with a public hearing, the public is permitted one visit to the microphone with a limit of five minutes.

PUBLIC HEARING AND FINAL ADOPTION ORDINANCES:

Ordinance No. 22-20 An Ordinance By The Committee Amending The Township Of Neptune Code Of Ordinances To Repeal Chapter 19; To Adopt A New Chapter 19; To Adopt Flood Hazard Maps; To Designate A Floodplain Administrator; And Providing For Severability And An Effective Date.

Explanatory Statement: Amending the Township of Neptune's Code of Ordinances to repeal Chapter 19, adopt a new chapter 19 and include adoption of flood hazard maps, designate a floodplain administrator, provide for severability and an effective date.

No Public Comment was made.

Offered by: Lane
Vote: Brantley Absent Cafferty Yes Lane Yes York Yes Williams Yes

ORDINANCES FOR FIRST READING

Ordinance No. 22-21 An Ordinance To Of The Township Of Neptune To Amend And Supplement Chapter 23 Parks And Recreational Facilities By Amending Sections 1.1 "Locations Designated", 1.2 "Permitting And Regulations", 1.3 "Posting Of Rules And Regulations", 1.5 "Use Of Sunshine Village Park, Jumping Brook Fields, Bert Willis Fields, Shark River Hills Field And Anthony C. Loffredo Fields." 2.1 "Conduct", 2.2 "Public Use And Availability Of Park And Recreation Areas" And 2.4 "Enforcement"

Explanatory Statement: This ordinance amends Chapter 23 Parks and Recreational Facilities to amend designated locations of parks, permitting and regulations to include safety requirements and address refuse, amend posting and regulations to include conduct regulations, amend Conduct to include additional rules and regulations deemed necessary and address enforcement and violations.

Offered by: Cafferty
Vote: Brantley Absent Cafferty Yes Lane Yes York Yes Williams Yes

Ordinance No. 22-22 An Ordinance Of The Township Of Neptune To Amend And Supplement Chapter 21 Solid Waste Management By Amending 1.1 "Definitions", 3.2 "Residential Garbage Collection", 3.4 "Prohibited Materials", And 3.5 "Bulky Items From Residential Use"

Explanatory Statement: This ordinance amends Chapter 21 Solid Waste Management to change the size of receptacles from 42-Gallon to 45 Gallon and to correct language throughout the ordinance to address the "lifting" of stated receptacles.

Offered by: York
Vote: Brantley Absent Cafferty Yes Lane Yes York Yes Williams Yes

Ordinance No. 22-23 Capital Ordinance Providing For The Acquisition Of An Electric Powered Garbage Truck And The Acquisition And Installation Of Electric Charging Stations At The Department Of Public Works, By And In The Township Of Neptune, In The County Of Monmouth, State Of New Jersey; Appropriating \$500,000 To Pay For The Cost Thereof, Which Amount Will Be Funded By A \$476,966.16 Regional Greenhouse Grant Received Or Expected To Be Received From The New Jersey Department Of Environmental Protection And By \$23,033.84 From The Township's General Capital Fund

Explanatory Statement: This Capital Ordinance appropriates the amount of \$500,000.00 (from a grant from NJDEP and from Township funds in the Capital Surplus Account in the General Capital Fund) for the acquisition of an Electric Powered Garbage Truck and the acquisition and installation of Electric Charging Stations at the Department of Public Works.

Offered by: Lane
Vote: Brantley Absent Cafferty Yes Lane Yes York Yes Williams Yes

Ordinance No. 22-24 An Ordinance To Amend Volume I, Chapter Vii, Section 7-7 Of The Code Of The Township Of Neptune By Adding A No Parking Zone On Benson Ave.

Explanatory Statement: This ordinance will create a no parking zone to eliminate parking in proximity to residential driveways to allow for safe access.

Offered by: York
Vote: Brantley Absent Cafferty Yes Lane Yes York Yes Williams Yes

Ordinance No. 22-25 An Ordinance Amending The Salary Range For Job Titles Of The Township Of Neptune And Repealing All Parts Of Previous Ordinances Inconsistent Herewith

Ms. Siboni stated this ordinance is amended to include Emergency Medical Technician with a range of \$42,000-\$65,000.

Explanatory Statement: This ordinance amends the salary range assigned to Assistant Construction Official and Sewer Operator's License and confirms M.I.S. Manager position previously excluded from the ordinance, but presently held position.

Offered by: Cafferty Seconded by: Lane
Vote: Brantley Absent Cafferty Yes Lane Yes York Yes Williams Yes

The Clerk announces that the Public Hearings on Ordinances will be held at the next Township Committee meeting on June 27, 2022.

CONSENT AGENDA

- Res # 265** Authorize Temporary Street Closing In Connection With National Night Out On August 2, 2022
- Res # 266** Authorize Temporary Street Closing In Connection With Shark River Beach & Yacht Club Fun Run On July 9, 2022
- Res # 267** Approve The Transfer Of Taxi Medallion License No. 47
- Res # 268** Approve The Transfer Of Taxi Medallion License No. 41
- Res # 269** Authorizing Certain Personnel Actions- Municipal Court
- Res # 270** A Resolution Of The Township Committee Waiving Municipal Portion Of Construction Permit Fees And Dumpster Fees For World Changers Rehabilitation Projects
- Res # 271** Authorize Temporary Street Closing In Connection With World Changer's Beach Party On July 13, 2022
- Res # 272** Authorize The Closing Of Streets And Temporary No Parking In Connection With The Ocean Grove Camp Meeting Association Festivals And Events
- Res # 273** A Resolution Of The Township Committee Of The Township Of Neptune Designating May 2023 As "Let's Move To A Healthier New Jersey" Month
- Res # 274** Resolution Of The Township Committee Of The Township Of Neptune Authorizing The Release A Performance Bond Filed By Kimberly Galeota For Dumpster Permit At Block 233 Lot 19
- Res # 275** Authorizing Discharge Of Mortgage Held By Neptune Township On Property Located At 154 Myrtle Avenue, Neptune Township, New Jersey, Owned By Simar L. Reid And Aatiyah Y. Reid
- Res # 276** A Resolution Of The Township Committee Of The Township Of Neptune Authorizing A Chapter 159 Budget Amendment To Insert Revenue Received For The Fy2022 Clean Communities Grant
- Res # 278** Authorizing Proposed Site Modification To Cell Tower License Area For T-Mobile USA Tower LLC Wireless At 25 Neptune Blvd., Neptune Township, New Jersey 07753
- Res # 279** Place Lien On Various Properties
- Res # 280** Authorizing The Township Of Neptune To Accept Subordination Of Mortgage Between Alnisa & Marc Alston And Principal Financing Institution
- Res# 281** Authorizing Certain Personnel Actions- Recreation
- Res # 282** Resolution Authorizing The Supply And Installation Of Pump Level Controller And Starters For North Island Pump Station From Pumping Services Inc Under North Jersey Wastewater Cooperative Pricing System, Contract # B270-2 And B279-13 In An Amount Not To Exceed \$25,620.00
- Res # 283** Resolution Authorizing Agreement For Document Management For Records Retention

And Disposal Initial Scanning And First Year Service From Foveonics Imaging Technologies Under New Jersey State Co-Op #65MCESCCPs, Contract # ESCNJ 16/17-48 In An Amount Not To Exceed \$210,000.00

- Res # 284** A Resolution Of The Township Committee Of The Township Of Neptune Authorizing A Chapter 159 Budget Amendment To Insert Revenue Received For The Alcohol Education Rehabilitation And Enforcement Program
- Res # 285** Authorize Renewal Of Liquor Licenses For The 2022-2023 Licensing Year
- Res # 286** Authorize Renewal Of The Liquor License Held By Krenkel-Liquors, Inc. T/A Krenkel Liquors For The 2022-2023 Licensing Year
- Res # 287** Employ Special Law Enforcement Officers Class II In The Police Department On A Part-Time Basis
- Res # 288** A Resolution Accepting A Grant From The Equipment Modernization Program Through The New Jersey Department Of Environmental Protection
- Res # 289** Resolution To Authorize Township Labor Attorney To Represent The Township Of Neptune During The Fact-Finding State Of Contract Negotiations
- Res # 290** Authorize Payment of Bills

CONSENT AGENDA

Offered by: Lane Seconded by: Cafferty
Vote: Brantley Absent Cafferty Yes Lane Yes York Yes Williams Yes

SEPARATED RESOLUTIONS

- Res # 291** A Resolution Of The Township Committee Of The Township Of Neptune Authorizing Certain Personnel Actions- Code and Construction

Ms. Siboni stated this resolution will be amended to include Joseph Ciccone as Director of Code and Construction with salary \$7,000 and Construction Official at salary \$123,000.

Offered by: York Seconded by: Lane
Vote: Brantley Absent Cafferty Yes Lane Yes York Yes Williams Yes

- Res # 292** A Resolution Of The Township Committee Of The Township Of Neptune Authorizing Certain Personnel Actions- Emergency Medical Services

Ms. Siboni stated this resolution will be amended to include Olivia Voll and James Wright.

Offered by: Cafferty Seconded by: York
Vote: Brantley Absent Cafferty Yes Lane Yes York Yes Williams Yes

- Res # 293** A Resolution Of The Township Committee Of The Township Of Neptune Authorizing Certain Personnel Actions- Department Of Public Works Seasonal

Offered by: Cafferty Seconded by: Lane
Vote: Brantley Absent Cafferty Yes Lane Yes York Abstain Williams Yes

PRIVILEGE OF THE FLOOR/PUBLIC COMMENTS

Joan Venezia,
107 Mt. Hermon Way

Ms. Venezia asked if the limit is 2 days. Ms. Venezia stated that 1-2 day rentals can bring in large parties. Ms. Venezia stated the limit to 2 days does not solve the issue with Short Term Rentals. Ms. Venezia would like the ordinance to be all year round and one week minimum.

Kurt Cavanough,

Wanted clear signage for parking enforcement
Mr. Cavanough stated the 50 gallon container that he currently has will not be legal. The 44 gallon garbage can does not have a lift bar and the use of them will be more detrimental to staff. Mr. Cavanough asked if there was a

survey done to determine how many residents have a 50 gallon container. Mayor Williams stated they have taken advisement from their department heads.

Diana Harris,
17 Willow Dr.

Ms. Harris asked about the Rehabilitation program that was designated to the Housing Alliance.

Mr. Antony stated there were 29 rehabilitations. The actions were not completed, but they will be moving forward.

Ms. Harris asked if there was a summary of the CDBG. Mr. Bascom stated the intended plan is ADA is the municipal building.

John Latshaw,
1 Sean Drive

Ms. Butler stated she lives on Sean Drive where they are being inundated with cars from the nearby housing unit. Ms. Butler has previously reached out to Sgt. MacConchie and Gina regarding the excessive parking on the cul de sac.

Carol Butler,
Sean Drive

Officer Zarro previously spoke to management of the apartment complex to advise them to park in their designated areas.

Mr. Latshaw stated he has a family of 5 and his parking will be inhibited from parking by the property because they are being taken by the apartment residents.

Mr. Latshaw and Ms. Butler are requesting resident only parking on the cul de sac.

Michael Badger,
129 Broadway

Mr. Badger stated there are ways that the Township and Camp meeting work together; Juneteenth celebration on June 18, Neptune Township Graduation and looking forward to capital projects such as Fletcher Lake.

Announcement the Parade independence weekend is July 2, starting at 10. There is a concert at 7:30PM. The fireworks will take place on July 30th. There will be inflatables, food trucks and firetrucks.

Mr. Badger agreed that a week long minimum for short term rentals should be considered as this may alleviate some pressure on parking.

Eloise Grant,
Ruth Drive

Ms. Grant stated there is an issue with speeding on Ruth Dr. The street is 25mph and there are people going 50-60 mphs. Ms. Grant asked if Speed bumps can be installed on the road to slow the speeding down.

Ms. Grant has inquired regarding handicapped accessible sidewalks. Mr. Bascom stated when there is a road that is being repaved, we are required to be installed. If there is an apparent need, considerations can be made.

Ms. Grant stated there are commercial trucks parked on Ruth Drive. It is an issue when turning on the road and it is a safety issue to possibly hit them. There are company trucks with trailers.

Ms. Grant stated there is substantial noise issues with parties. Ms. Grant stated she should not have to notify the police department when there are issues with noise. Mayor Williams stated a report needs to be made in order for them to respond accordingly.

Karen Mason,
105 Cardinal Rd.

Ms. Mason stated the rogue tenant at circle holdings has left the lot, but has left belongings there. The gate was left open and Code enforcement has reached out to close the lot. Ms. Mason asked if he will still need to attend court. Mr. Anthony stated the order for removal from the court is necessary in order to access the lot and clean up the lot.

Ms. Mason stated the Asbury Park Circle has been an issue for traffic before and now there will be the construction of the Aldi. Mr. Cafferty stated the

Joyce Klein,
105 Mt. Hermon Way.

Planning Board heard the application and there were traffic studies done that stated there will not be major impacts to the traffic.

Ms. Klein stated that she is pleased with moving ahead with the 3 hour parking limitation. Ms. Klein asked for a minor change to the ordinance being that the time would change to 9:00AM to 6:00PM instead of 8:00AM to 5:00PM.

Ms. Klein stated she is in total agreement with Michael Badger regarding Short Term Rentals. Ms. Klein appreciates the minimum, but does not believe the cost will be enough to deter parties. Ms. Klein would prefer a 7 day minimum, but even believes a 3 day minimum would alleviate those issues.

Members of the public may address any concern relating to the Township. The public will be permitted one visit to the microphone with a limit of five minutes.

ADJOURNMENT

Offered by: York

Seconded by: Cafferty

Meeting Adjourned at 8:22PM

Respectfully Submitted,

Gabriella Siboni
Township Clerk