

**TOWNSHIP COMMITTEE WORKSHOP MEETING – November 27, 2023 – 6:00 P.M.**

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

<b>Township Committee</b>	Present/ Absent	<b>Professionals</b>	Present/ Absent
Dr. Michael Brantley	<u>Absent</u>	Gina LaPlaca, Business Administrator	<u>Present</u>
Robert Lane, Jr.	<u>Present</u>	Gabriella Siboni, Township Clerk	<u>Present</u>
Nicholas Williams	<u>Present</u>	Gene Anthony, Township Attorney	<u>Present</u>
Tassie D. York	<u>Present</u>		
Keith Cafferty	<u>Absent</u>		

Deputy Mayor York 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 5, 2023, 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](http://www.neptunetownship.org)).

**ITEMS FOR DISCUSSION IN OPEN SESSION**

1. Special Events Ordinances

Mr. Anthony stated the Township Committee was sent 2 drafts of an ordinance for special events. Mr. Anthony stated the ordinances have been modified based on feedback from department heads. Mr. Anthony stated the difference between the draft ordinances is that ordinance A has the fees established in the ordinance and Ordinance b states the fees are established by resolution. There is an application fee established for the type of organization making the application and the number of attendees. The fees are based on previous resolutions and feedback of the department heads. Mr. Anthony stated there was a question regarding whether joint events would be subject to reimbursed fees. Mr. Lane indicated that he did not wish to charge joint ventures reimbursable fees.

Mr. Anthony asked the Township Committee to review and address any issues in December for possible consideration in 2024.

2. Committee Calendars

Mr. Williams did not have any items.

Mr. Lane stated the tree lighting is at Founders park.

Ms. York stated Winterfest is not occurring this year. The Police Department is accepting Christmas donations and “Shop with a Cop” and the Toy Drive.

Mr. Anthony stated he did not have the item added to the agenda, but asked to bring up the billboard that has been leased to CBS. Mr. Anthony stated he was unsure of how the agreement was entered into. The lease was included in the deed and ordinance that was prepared by Mr. Anthony. Mr. Anthony stated the Township Committee can determine if they are interested in the lease of the billboard. Mr. Bascom wanted to confirm with the Board of Education prior to moving forward on the bid. Mr. Anthony asked the Township Committee if they wished to go out to bid to lease the billboard, discontinue the lease or transfer the lease arrangement to the Board of Education.

**Res #23 - 397** Authorize An Executive Session As Authorized By The Open Public Meetings Act.

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

**TOWNSHIP COMMITTEE MEETING – November 27, 2023 – 7:00 P.M.**

Deputy Mayor York calls the meeting to order at 7:03PM and asks the Clerk to call the roll:

<b>Township Committee</b>	Present/ Absent	<b>Professionals</b>	Present/ Absent
Dr. Michael Brantley	<u>Absent</u>	Gina LaPlaca, Business Administrator	<u>Present</u>
Robert Lane, Jr.	<u>Present</u>	Gabriella Siboni, Township Clerk	<u>Present</u>
Nicholas Williams	<u>Present</u>	Gene Anthony, Township Attorney	<u>Present</u>
Tassie D. York	<u>Present</u>		
Keith Cafferty	<u>Absent</u>		

**MOMENT OF SILENCE 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."

Deputy Mayor York 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 5, 2023, 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](http://www.neptunetownship.org)).

**APPROVAL OF MINUTES**

Motion offered by Committeeman Lane, seconded by, Committeeman Williams, to approve the minutes of meetings of November 13, 2023. All those present were in favor.

**COMMENTS FROM THE DAIS**

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

Mr. Williams stated tonight is a tough night because resolution 23-410 addresses a vacancy from Dr. Brantley. Mr. Williams stated that Dr. Brantley has been a great committeeman. It is with sadness that tonight we will be creating a vacancy on the Township Committee. Mr. Williams stated the vote to let him go tonight is very difficult.

Mr. Lane stated that resolution 23-410 is calling a vacancy to the longest running committee member of the Township Committee. Mr. Lane spoke that Dr. Brantley had mentored him when he became a member of the Committee. Mr. Lane said it is with sympathy this vacancy is made.

Mr. Lane stated there is the Camp Meeting Live Nativity on December 2. The Neptune Police Department is collecting toys for toys for tots. There are drop boxes available at the Senior Center, Walmart, all Neptune Schools.

Mr. Lane stated that Wreaths across America will occur in Neptune again this year.

Pound the Pavement raised \$90,000.00

Neptune Senior Center sent a warning regarding scam calls during this season especially.

Deputy Mayor York wished everyone had a wonderful Thanksgiving. Ms. York stated she is a Grandma once again. Ms. York said this is a season a lot of people need a lot of love and encouraged residents to reach out and check on loved ones. Sgt. Ledet is collecting gift cards for shop with a cop. Families that are unable to provide gifts during this season., it is offered to go shopping with an officer to Walmart for \$150 in gifts for the holidays.

**REPORT OF THE BUSINESS ADMINISTRATOR**

The Business Administrator will report on capital projects and matters of general interest.

- **Recognition for Living Shoreline Project:** I am pleased to inform the Committee that the Township’s Living Shoreline Project on South Riverside Drive has been selected to receive two awards in recognition of the quality of the work performed and the unique nature of the project itself. The first is the Monmouth County Planning Merit Award, which will be given at next meeting of the Monmouth County Planning Board on December 18<sup>th</sup>. The second is the Governor’s Environmental Excellence Award in the category of Healthy Ecosystems and Habitats. That award will also be presented on December 18<sup>th</sup> by the NJ Department of Environmental Protection.
- **Code Blue Planning:** Representatives of Township OEM, Police, Senior Center, Court Administration, and I met today to continue updating the Township’s Code Blue plan. We have already had two designated Code Blue events this month and are expecting more in the coming days. While certain

logistical issues still need to be ironed out with respect to using our Courtroom and/or lobby space as an overnight warming facility, the Library and Senior Center are available during normal operating hours for anyone who needs daytime shelter from the cold during a Code Blue event.

- **Citizen Leadership Applications:** It's that time of year when the Township Committee is looking for resident volunteers to serve on various boards and commissions, with appointments to vacant positions being made in the New Year at our annual Reorganization meeting. Anyone interested in serving is required to fill out a Citizen Leadership Application, which can be found on the Township website by clicking on "Forms and Applications" and then scrolling down to "Clerk's Office." Residents may also come to the Township building during normal business hours to pick up a form in person.
- Homeless encampment- the next case conference is December 13. At that time, they hope to have 2 more camp residents placed in permanent housing.

**PUBLIC COMMENTS ON RESOLUTIONS**

The Clerk will announce additional information regarding Separated Resolutions if necessary.

Public comments regarding resolutions presented on this agenda only.

The public comment portion of our meeting is to allow the public to bring to the Committee's attention their concerns or comments. In accordance with N.J.S.A. 10: 4-12(a) and the Neptune Rules of Committee, the Committee asks the public to limit their comments to five minutes or less. The Committee will respect the public's time by refraining any comment until the speaker has finished with their allotted time. It should be further noted that public comment portion of our meeting is not structured as a question-and-answer session. If a member of the public has questions, they seek answers to, an appointment can be made with the appropriate office, Business Administrator or Township Committee Liaison during regular business hours. The Township Clerk will regulate the time during the comment portion of our meeting. The Committee reserves the right to respond to comments or questions at the conclusion of the speaker's time.

**Name and Address**

**Comment**

Joyce Klein, Mt.  
Hermon Way

Ms. Klein spoke on resolution 23-410. Ms. Klein honored Dr. Brantley for his many years of service to Neptune Township. Ms. Klein stated that on October 26, a resident asked if Dr. Brantley would return. The response from Mr. Anthony was that there was a medical excuse/ Doctor's note that addressed the absence. The resolution states that a Doctor's note or medical excuse was not present.

Mr. Anthony stated that medical excuse is an allowed excuse for a member to stay on dais. A medical document is not required under statute, but it was expressed by Dr. Brantley that the reason for absence was medical. Mr. Anthony was authorized to send a letter to Dr. Brantley to confirm the medical excuse and he did not respond to the letter which is why the committee is taking action.

Annabelle Bissett,  
Heck Ave.

Ms. Bissett 23-404 is speaking on the resolution to award a contract to Spectroserv. The difference in prices between the lowest bidder and the next is quite a bit. Ms. Bissett asked for the credentials of the company to be awarded. Mr. Anthony stated the Township Engineer reviewed the bid documents, references, and examples of completed work. Mr. Anthony stated there is state law that requires the Township to accept the qualified lowest bidder. Ms. Bissett stated she is concerned that the vendor is not qualified based on the vendor's website. The Township Engineer has reviewed the bids and concluded the vendor is a qualified bidder.

Barbara Burns,

Ms. Burns asked about the process for the vacancy on the Committee. Ms. Burns questioned the process to determine vacancy and questioned the allowance for only 5 days to respond. Ms. Burns questioned why Mr. Williams did not visit Dr. Brantley during this time. Mr. Williams stated he had reached out to Dr. Brantley during this time and had received correspondence from Dr. Brantley's wife.

Gerard Yaska, Surf  
Ave.

Mr. Anthony stated that the local democratic committee must submit names of 3 individuals within 15 days of the vacancy. The Committee has 30 days from the date of the vacancy to consider one of the three names to appoint to the unexpired term by a simple majority vote. Mr. Yaska asked if the residents have an opportunity to speak on the candidate picked. Mr. Anthony stated the residents would have the opportunity to speak on the resolution just like at regular Committee Meetings. Mr. Yaska stated there are rumors about who may be

Shane Martins, Mt.  
Hermon Way

considered and stated he would like to have input before the Township Committee decides. Mr. Martins asked if the public will be presented the three names that are given to the Township Committee or if the Committee will only release the name of the person who would fill the vacancy. Mr. Anthony stated the resolution included the candidates. Mr. Martins indicated that he believes statutes are minimum requirements, but residents deserve more than the bare minimum. Ms. LaPlaca stated she wanted to follow up on the concerns regarding the Marina Dredging. The

**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 23-39** An Ordinance To Of The Township Of Neptune To Amend And Supplement Chapter 16 Sewers By Amending And Supplementing Section 6.5 “Compensation Of Commissioners”

*Explanatory Statement: This ordinance amends the include to allow for compensation of the commissioners in an amount not to exceed \$2,000 a year.*

<u>Name and Address</u>	<u>Comment</u>
Barbara Burns, Ocean Ave.	Ms. Burns asked what is being amended in the ordinance. Mr. Anthony stated the ordinance amends the allowable compensation of the commissioners. Ms. Burns recused herself as a member of the authority

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

**Ordinance 23-40** Ordinance Amending Neptune Township Code Chapter 12 Entitled “Property Maintenance”

*Explanatory Statement: This ordinance amends section 1.2 to modify fines associated with violations and offers an additional penalty if the violation offered an opportunity for abatement.*

<u>Name and Address</u>	<u>Comment</u>
Gary Brown, Cardinal Road	Mr. Brown asked if this would include businesses in the violations. Mr. Anthony stated this includes all property maintenance. Mr. Brown confirmed this will be handled through Code.

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

**Ordinance 23-41** An Ordinance To Amend Volume I, Chapter Vii Of The Code Of The Township Of Neptune By Adding A Resident Only Handicapped Parking Zone On Heck Ave

*Explanatory Statement: This ordinance will add a new resident handicap parking space outside the property of 136 Heck Ave.*

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

**ORDINANCES FOR FIRST READING**

**Ordinance 23-45** Ordinance Amending Neptune Township Code Chapter 2 Entitled “Administration”, Section 10 “Police Department

*Explanatory Statement: This ordinance supplements chapter 2 with section 10-11 Police Chaplain to establish the position of Police Chaplain and the duties, responsibilities, term, appointment, and rank for the position.*

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

**CONSENT AGENDA**

- Res #23- 398** A Resolution Of The Township Committee Of The Township Of Neptune Authorizing A Grant Agreement Between Neptune Township And The State Of New Jersey By And For The Department Of Environmental Protection, Grant Identifier UCF-2023-021
- Res #23- 399** Resolution Providing For The Combination Of Bond Ordinances Into An Issue Of Not Exceeding \$6,188,200 General Obligation Bonds, Series 2023, Of The Township Of Neptune, In The County Of Monmouth, State Of New Jersey, Determining The Form And Other Details Of Such Bonds, And Providing For The Sale Of Such Bonds To The Monmouth County Improvement Authority Pursuant To The Authority’s 2023 Pooled Governmental Loan Program
- Res #23- 400** Resolution Of The Township Committee Of The Township Of Neptune Authorizing Submission Of Strategic Plan For The Neptune Township Municipal Alliance For Fiscal Year 2025
- Res #23- 401** A Resolution Of The Township Committee Of The Township Of Neptune Authorizing Extension Of Shared Services Agreement With The Borough Of Neptune City For Emergency Medical Services
- Res #23- 402** Authorize Extension Of Shared Service Agreement With The Borough Of Avon-By-The-Sea For Emergency Medical Services
- Res#23- 403** Resolution Authorizing The Professional Services Agreement With Arh Associates For Engineering Services Relating To Shark River Municipal Marina Dredging Project In An Amount Not To Exceed \$13,000.00
- Res#23- 404** Resolution Of The Township Committee Of The Township Of Neptune Awarding Spectraserv Inc. Contract “Shark River Municipal Marina Dredging” In An Amount Not To Exceed \$697,100.00
- Res#23- 405** Resolution Authorizing Purchase Of Hardware And Software Products Affiliated With Server Upgrades From Shi International, Corp Under New Jersey State Contract 21-TELE-01360 In An Amount Not To Exceed \$39,921.75
- Res#23- 406** Resolution Authorizing Purchase Of Hardware And Software Products Affiliated With Server Upgrades From Dell Under New Jersey State Contract 19-Tele-00656 In An Amount Not To Exceed \$134,628.96
- Res#23- 407** Resolution Authorizing The Purchase Of Refuse And Recycling Carts From Otto Environmental Systems Under Houston Galveston Area Cooperative- Hgacbuy Co-Op, Contract # Rc01-21 In An Amount Not To Exceed \$25,675.00
- Res#23- 408** Resolution Authorizing Agreement For Purchase Of Two (2) Gem Leaf Grapple Buckets From Jesco, Inc. Under New Jersey State Co-Op #65MCESCCPS, Contract # ESCNJ 22/23-12 In An Amount Not To Exceed \$64,600.00
- Res#23- 409** Authorize Execution Of Agreement Between Catharine S. Oliver And Monmouth Conservation Foundation For The Donation Of Block 5303 Lots 2, 3 And 4 (South Riverside Drive)
- Res#23- 410** Resolution Determining Vacancy Of Member Of The Governing Body Of The Township Of Neptune
- Res#23- 411** A Resolution Of The Township Committee Of The Township Of Neptune Establishing The Time, Date And Place Of The Township Committee’s Regular And Agenda Meetings During December 2023
- Res#23- 412** Authorize Payment of Bills

**CONSENT AGENDA**

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

**PRIVILEGE OF THE FLOOR/PUBLIC COMMENTS**

Members of the public may address any concern relating to the Township.

The public comment portion of our meeting is to allow the public to bring to the Committee’s attention their concerns or comments. In accordance with N.J.S.A. 10: 4-12(a) and the Neptune Rules of Committee, the Committee asks the public to limit their comments to five minutes or less. The Committee will respect the public’s time by refraining any comment

until the speaker has finished with their allotted time. It should be further noted that public comment portion of our meeting is not structured as a question-and-answer session. If a member of the public has questions, they seek answers to, an appointment can be made with the appropriate office, Business Administrator or Township Committee Liaison during regular business hours. The Township Clerk will regulate the time during the comment portion of our meeting. The Committee reserves the right to respond to comments or questions at the conclusion of the speaker's time.

**Name and Address**

**Comment**

Shane Martins, Mt. Hermon Way

Mr. Martins gave his gratitude to Dr. Brantley as he was a public servant that prioritized diversity and inclusion. Mr. Martins stated that Mayor Cafferty indicated that the Township received a score of 89 from the Human Rights Campaign. Mr. Martins noted that the number has been an 89 for 5 years. The Human Rights Campaign rated the Township as 84 in 2023. Mr. Martins noted aspects of the scoring where the Township received a zero. Mr. Martins encouraged the Township Committee to consider a candidate of color, a woman, or a member of the LGBTQ community.

Rich Robinson, Hillside Dr.

Mr. Robinson wanted to return to the concerns regarding the event space at 401 Overlook Dr. Mr. Robinson stated there was information submitted to the Township to consider or review ordinances from Ship Bottom and Asbury Park.

Richard Williams, Abbott Ave.

Mr. Anthony stated the ordinance has not been brought up for workshop. Mr. Robinson stated there have been numerous complaints made to the Police Department regarding the property and no summons were issued to the property. Mr. Robinson stated he received the reports from the police department, and nothing has been done. Mr. Robinson stated the location may be closed until Spring, but it will be detrimental once that season comes. Mr. Williams asked for the Township Attorney to review the ordinance with the Township Committee to consider any changes that may be possible. Mr. Williams stated there was a meeting at the Homeowners Association where Dr. Brantley was recognized for his service to this Township.

Mr. Williams stated the homeowner's association did a survey of its mailing list and once duplicates were removed, there was a 35% response rate. Mr. Williams summarized the results of the questions posed in the survey. 3 to 1 not in support of the settlement agreement proposed to OGNED. 83% response that the OGNED project should require a Certificate of Appropriateness.

Mr. Williams stated he personally believes the Township has a requirement to respect the decision of the HPC. Mr. Williams asked if this would lead to precedent for others to request the same treatment.

Barbara Burns Ocean Ave.

Ms. Burns stated that what she took as near complete opposition to the proposed development, but there is openness to aspects of the project. Ms. Burns stated she believes this would give a hall pass to the developer.

Joan Venezia, Mt. Hermon Way

Ms. Venezia asked for a status of the documents that were requested on November 13. 4 Boardwalk is included in the plan, the settlement document with redlining, the list of comparisons of concessions for the developer and an executive summary of the agreement.

Ms. Venezia stated there were 22 conditions on the Planning Board application that needed to be addressed by the applicant, they were required to have a traffic study for emergency vehicle access and fire safety inspections. How can a full-size firetruck reach the furthest end of the condominium and can the vehicles navigate the perimeter of the development. Ms. Venezia stated a fire marshal should review the document and the items should be addressed.

Ms. Venezia stated storm water management system must be reviewed by the NJDEP and how the parking garage is controlling water management.

Ms. Venezia stated the leaves have not been picked up in Ocean Grove. Ms. LaPlaca stated the Township spoke to the redevelopment attorney and it is expected to be available by the end of this week. Some of the documents did not exist when they were requested and will be sent by constant contact.

Gerard Yaska, Surf Ave.

Mr. Yaska stated the redevelopment plan is 15 years old. Since this plan was considered, the weather has changed drastically. Mr. Yaska stated the consideration of the underground

parking garage needs

Fanny Ross 6<sup>th</sup> Ave. Ms. Ross asked if the Township could consider speed bumps on 6<sup>th</sup> Ave. The cars are racing down the street and a neighbor had their dog hit and Ms. Ross has concerns about the safety of her property and the people in the area.

Ms. Ross asked about the park on 35 and Lake Ave. Ms. Ross asked if Ministry could occur on the park. Ms. Ross stated there would be ministry, praise and gathering.

Mr. Anthony stated when the ordinance is considered they can apply as a Special event and to speak to the Township Clerk.

Shawn Mosier, 6<sup>th</sup> Ave. Mr. Mosier stated there is an issue with speeding on 6<sup>th</sup> Ave, but Mr. Mosier believes speed bumps would be better on Ridge Ave.

Mr. Mosier asked if there is permanent residency allowed in a trailer in the rear of the property. There is an issue of a person living in a trailer for the past three years. The complaint was brought to Mr. Waterman, but Mr. Mosier was concerned about retaliation.

Mr. Mosier stated there are Latin gentleman who are drinking at Krenkels and are defecating and urinating on property. The police were notified, but the problem persists. Mr. Mosier stated his assessment has increased and his tax is almost \$8000. Mr. Mosier stated the increases in taxes are significant and he is seeing a decline in his neighborhood.

Mr. Mosier asked why Mr. Anthony is providing so much information to the residents.

Mr. Anthony stated there has been a zoning complaint filed on Ridge Ave. and that matter is going before the court.

JP Thompson, Embright Ms. Thompson stated there is concern about parking on the north end with the proposed North End Development. The hotel has an option to combine the units and make them condominiums. The proposed development will make parking significantly worse. Ms. Thompson stated the Committee did not institute parking permits.

Paul Kaplan, Mt. Zion way Mr. Kaplan thanked Committeeman Lane and Deputy Mayor York for attending the Ocean Grove Homeowners association. Mr. Kaplan is hoping that the committee is hearing the constituents. Mr. Kaplan asked the Township Committee what their intentions are based on the powerful feedback they are receiving.

Darlene Gilliam, 1823 Summerfield Ave. Ms. Gilliam stated there was a bad odor in the community. The smell had traveled through Asbury, and it smelt of gas. There was a statement that the smell may be coming from the dump. Ms. Gilliam stated the smell had filled the house and her family was affected.

Ms. Gilliam was told it may be from the dump.

Mr. Williams stated he believes that the smell was coming from the Tinton Falls Dump due to the way the wind was blowing.

Ms. Gilliam asked what can be done because the scent was making people feel sick in her home. Mr. Williams stated he believes the County may get involved to see if they can assist. Ms. LaPlaca stated she will reach out on behalf of the residents.

Gary Brown, Cardinal Road Mr. Brown gave his thoughts to Dr. Brantley. Mr. Brown asked: 23-40 asked if this addresses property that is not developed. The property that is now housed by the homeless camp. It was his impression that there were violations issued and how much. There is video evidence that the property has open fire pits, there are plastic gasoline containers and propane tanks. Mr. Brown has concerns about the fire hazard these conditions create. Mr. Brown recognized the hard work of Ms. LaPlaca, but there are some members of that community that do not want help and they are the ones who are having these fires. The fires are concerning for the neighboring residents. Mr. Brown asked what is being thought of and what processes will be used to handle those who don't want to leave. Mr. Anthony stated there are code violations against the property owner where the camp is located and there is violation to the ShopRite and adjoining property owners. The ordinance applied to any place where the property maintenance is concerned.

Ms. LaPlaca stated an additional summons was issued for failure to abate. There was increased concern because a Code Red was issued. The property owners have enlisted an attorney and discussions are between attorneys

Carol White  
Abbott Ave.

Ms. White stated she believes that continuing with the proposed development, the Township will jeopardize the standing of the Historic Preservation Commission and the district needs a strong Historic Preservation. Ms. White expressed concern about the timeline of 8 years for development. Ms. White sought an explanation for the timeline.

Dianna Harris, Willow  
Dr.

Ms. Harris asked when the Township built affordable housing, there were stipulations about how long a resident must stay. If the residents sell the property, do they sell at the affordable housing rate or at market rate. Ms. Harris stated there is not enough affordable housing or low-income housing. Ms. Harris asked if the number of units have been reduced because they are able to be sold at Market value. Ms. Harris asked if there is a percentage that is given to affordable housing rebuild.

Ms. Harris asked the status of the West Lake Ave. Redevelopment. Ms. Harris stated no one is pushing follow up on the redevelopment project. Ms. Harris stated the EDC would normally get redevelopment updates.

Mr. Anthony stated the set aside or contribution in new developments. There is an ordinance that requires either a set aside of units for affordable housing or a percentage of project cost to be dedicated to rehabilitation of affordable housing. Mr. Anthony stated his understanding is that homes are maintained at a lower rate, but he would have to research to determine the requirements.

Ginger Monarch 102  
Mt. Carmel Way

Ms. Monarch moved to Ocean Grove in 1992. Ms. Monarch stated she knows that the North End Development will offer tax ratables and the lot needs to be developed, but Ms. Monarch stated she has concerns that the Committee is not listening to the concerns of the residents.

Joyce Klein, Mt.  
Hermon Way

Ms. Klein invited the Township Committee to the Ocean Grove Homeowners Association holiday breakfast. Ms. Klein stated she would like the property to be developed in the North End. Ms. Klein stated all changes made to her home require an application and CA from the HPC. Ms. Klein expressed concern that the developer would be offered a double standard to those requirements. Ms. Klein asked what the estimate of increased revenue would be from the development.

Ms. Klein stated Airbnb tenants had a fire pit on Mt Hermon way. There was a disagreement about whether the fire was allowed, and the fire fighters eventually had the fire put out. Ms. Klein encouraged the Township Committee to review fire regulations and Airbnb ordinance. Mr. Williams stated there is a lot of statements that the Township Committee is not listening. The Township Committee listened to the residents at the last Township Committee meeting and tabled the items in question. Mr. Williams stated the Township Committee has listened and has acted in conformance with the will of the residents.

Annabelle Bissett,  
Heck Ave.

Ms. Bissett stated that Township Committee did not listen to residents regarding the parking permits. The Township was supposed to implement a pilot program and the Township Committee did not move forward. Ms. Bissett stated there was a lot of concern and upset about the large wall that was being constructed. Ms. Bissett stated the living shoreline was made because the Township Committee listened to the residents. Ms. Bissett asked the Committee to recognize the historical significance of Ocean Grove and the residents who are expressing their opinion on the matter.

Ms. Bissett asked the Township Committee if they have considered the lowering of the speed limit in Ocean Grove to 25 MPH. Ms. LaPlaca stated she believed to be referred to the Police department but will follow up with the department and determine the requirements to consider.

Eileen Michaels,  
Seaview Ave.

Ms. Michaels stated she appreciates what the Township Committee is doing. Ms. Michaels stated she will be affected directed by the North End Development. Ms. Michaels stated the flooding resulted in Kayaks on the street. Ms. Michaels stated there is an issue with enforcement. Ms. Michaels stated construction was occurring on Sunday evening and when the police were called, the police indicated that they do not fine contractors as it is a matter for the property owner, contractor, and neighbors. Ms. Michaels stated she does not believe the developer will respect the regulations or the residents through this development. Ms. Michaels asked the Committee to pin down the developers now before we cannot pin them down.



Frank Ashafano

Mr. Ashafano stated there is an issue with the weather implications from OGNED. Mr. Ashafano showed pictures to the Township Committee to highlight his concerns over severe weather events near the location of the proposed North End Development. Mr. Ashafano stated there should be consideration by engineers about the ability to remove the wall to allow water to recede.

**ADJOURNMENT**

Offered by: Lane

Seconded by: Williams

Time adjourned: 8:58PM

Respectfully Submitted,



Gabriella Siboni  
Township Clerk