



**TOWNSHIP COMMITTEE MEETING – January 22, 2024 – 7:00 P.M.**

Mayor York calls the meeting to order and asks the Clerk to call the roll:

<b>Township Committee</b>	Present/ Absent	<b>Professionals</b>	Present/ Absent
Keith Cafferty	<u>Present</u>	Gina LaPlaca, Business Administrator	<u>Present</u>
Robert Lane, Jr.	<u>Present</u>	Dainene Roberts, Deputy Clerk	<u>Present</u>
Kevin McMillan	<u>Present</u>	Gene Anthony, Township Attorney	<u>Present</u>
Nicholas Williams	<u>Present</u>		
Tassie D. York	<u>Present</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."

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, 2024, 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 Committeeperson Lane, seconded by Committeeperson Cafferty, to approve the minutes of meetings of January 8, 2024. All members present were in favor to approve the minutes. Committeeman McMillan abstained his vote.

**COMMENTS FROM THE DAIS**

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

Cafferty	No Report
Lane	Mr. Lane shared that Committeeman Williams will truly be missed. He shared his experiences that he shared with Mr. Williams. Mr. Lane talked about Fletcher Lake’s ongoing issue with the public feeding wildlife and to abide by the signage. Mr. Lane shared his departments that he oversees. Mr. Lane presented the Black History celebration on February 24 <sup>th</sup> , 50 years of Hip Hop, at the Michael T. Lake Performing Arts Center in Neptune City. Mr. Lane mentioned the March 9 <sup>th</sup> PBA Steak Bake at the Hamilton Fire House and if anyone is interested can visit <a href="http://neptunepba74.com">neptunepba74.com</a> .
McMillan	Mr. McMillan expressed that he is glad to be back with the Committee and the reception has been great.
Williams	Mr. Williams expressed, with a heavy heart, that he will be stepping down on January 31 <sup>st</sup> , 2024, as a Neptune Township Committee Member. It has been a great pleasure serving the Committeeman, Deputy Mayor, and two-term Mayor in 2018 and again in 2021. He worked hard in the past years to live up to the expectations of all voters and this is what made the night so difficult. He is proud of the work of all the Committee members, the Administration, and Township Employees. Mr. Williams shared he wanted to focus on his health and wellbeing. This was forefront of his decision.
York	Mayor York shared her experiences working with Committeeman Williams resignation and it has been a pleasure serving with Mr. Williams.
	No Report.

**REPORT OF THE BUSINESS ADMINISTRATOR**

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

- Homeless Encampment Issues: The Monmouth County Continuum of Care held their monthly case conference on January 10<sup>th</sup>. As of that date, the official population of the camp was down to 14 residents. Of the 14, three of those are anticipated to be moving out to appropriate housing soon. On January 11<sup>th</sup> the Township held our own stakeholder meeting with Special Counsel present to specifically address what legal avenues the Township has to engage the property owner on various public safety and quality of life issues related to the encampment. The property has received five zoning violations for construction of multiple structures without zoning approval, for change of use of the property without zoning approval, and for disturbance of land without approval from the Engineering Department – of those violations’ summonses have been issued for three, with the potential for two more summonses to follow. A total of three summonses have been issued by Code Enforcement, with the most recent one on January 12<sup>th</sup> for failure to comply with an order to clean up the property. With respect to the portion of the encampment property that is maintained by ShopRite, their property manager indicates that a cleanup effort on December 12<sup>th</sup> yielded two truckloads of trash, and that their property maintenance company makes regular

maintenance visits three times per week. They will also be working to remove several mattresses and pieces of furniture that appear to have been discarded at the property just before the snowstorm. Finally, ShopRite is also in the process of obtaining quotes for installation of a fence, possibly in the Spring, to separate their lot from the wooded area.

- Neptune Motor Lodge: Last Thursday, the Township’s Redevelopment Attorney invited the joint venture group seeking to redevelop the motel and other adjacent properties to submit a pre-submission form, which is the next step toward being designated as the redevelopers of the site and allows the formal negotiation process to begin. In the meantime, the motel owner has performed repair work on the roof, which restarts the six-month window on his construction permits. Our Construction Official advises me that the property is secured, maintained according to our code, and anytime he has identified an issue that needs to be remediated, the property owner has addressed it in a timely manner.

Ms. LaPlaca also provided an update on the Ocean Grove Pier.

**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 will be permitted one visit to the microphone with a limit of five minutes.

<b><u>Name and Address</u></b>	<b><u>Comment</u></b>
Brian Collins, E. Lawn Dr.	<b>Res 24-084:</b> Mr. Collins asked, why are we buying a boat. Mr. Williams responds. He shared that the boat is twenty-two years old. The current boat is the only we own is the only one available for rescue and emergency purposes. The boat purchased is a demo boat. Mr. Williams shared the purchase of the A.N.S.W.E.R. boat prevents waiting for the Coast Guard from Point Pleasant or Sandy Hook or wasting valuable minutes.
Barbara Burns, Ocean Ave.	<b>Res 24-069:</b> Ms. Burns asked, why are the dollar amounts listed blank in the resolution. Mayor York responds. She shared that Mr. Daly, the Township Engineer who will be presenting tonight, will be able to answer as to why the amounts are blank in the resolution.
Committeeman McMillan	<b>Res 24-082:</b> Mr. McMillan asked, for the “Energy Efficient Lighting Upgrades at the Library” does that refer to the backup wiring for the ups system which backs up the data files. Mr. Williams responds. He shared this is relative to the lighting and replacement of the bulbs for brighter lighting and updating. Mr. McMillan responded that he would check with the Business Administrator if the if the new lighting if the new lighting is according to the IES lighting library standards.

**PUBLIC HEARING/PRESENTATION**

Green Acres Application for Division Street Park- Property Acquisition

Keith Daly, the Neptune Township Engineer, presented the Green Acres Application for the Division Street Park property acquisition before the Committee and public.



## ***Identify the Property***

## ***Purpose of the Acquisition***

## ***Funding Request***

*Identify the Property-*

**1215 Corlies Avenue  
Block 512, Lot 9  
Neptune, New Jersey**



*Purpose of the Acquisition-*

**The Township has had a plan in place since 2017 to expand Division Street Park to the southside of Division Street.**

*Purpose of the Acquisition-*

**To develop the block to the maximum extent possible, the Township will look to acquire Lot 9.**





Funding Request -

**Neptune Township will be requesting \$344,000**

**The project cost estimate includes the land value and all allowable costs that may be incurred by the Township**

Funding Request -

**Neptune is identified as an Urban Aid Municipality**

**Easily Accessible from an Overburdened Community Subject to Adverse Cumulative Stressors**

*Eligible for 100% Grant Funding*

**Green Acres Application  
Land Acquisition  
Division Steet Park  
  
Neptune, New Jersey**

Public Comment on Green Acres Application for Division Street Park- Property Acquisition

<u>Name and Address</u>	<u>Comment</u>
Dianna Harris, 17 Willow Dr.	Ms. Harris asked what is going on with the property next to it. Mr. Daly shared; it would be demolished. Ms. Harris asked what if the property owners do not want to sell. Mr. Anthony shared could be condemnation.

**Res#24- 069** A Resolution Of The Township Committee Of The Township Of Neptune Authorizing Submission Of Grant Application To The State Of New Jersey Department Of Environmental Protection Green Acres Enabling Resolution

Offered by: Cafferty Seconded by: Lane  
 Vote: Cafferty Yes Lane Yes McMillan Yes Williams Yes York Yes

**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 24-01** An Ordinance To Of The Township Of Neptune To Amend And Supplement Chapter 13 Streets And Sidewalks By Amending Section 1 “Excavation Of Streets And Sidewalks”

*Explanatory Statement: This ordinance amends the application information, increases application fees, designates administrative responsibilities and powers to department representatives regarding the excavating and repaving of streets and sidewalks.*

Offered by: Lane Seconded by: McMillan  
Vote: Cafferty Yes Lane Yes McMillan Yes Williams Yes York Yes

**ORDINANCES FOR FIRST READING**

**Ordinance 24-02** Ordinance To Exceed The Municipal Budget Appropriation Limits And To Establish A Cap Bank (N.J.S.A. 40a: 4-45.14)

*Explanatory Statement: This ordinance permits the introduction of the annual municipal budget with a maximum increase in total appropriations of 3.5%. This ordinance does not change or negate the 2% tax levy cap.*

Offered by: Lane Seconded by: Cafferty  
Vote: Cafferty Yes Lane Yes McMillan Yes Williams Yes York Yes

**Ordinance 24-03** 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. And Ocean Pathway

*Explanatory Statement: This ordinance adds a resident handicapped parking space at 30 Ocean Pathway and 131 Heck Ave.*

Offered by: Williams Seconded by: McMillan  
Vote: Cafferty Yes Lane Yes McMillan Yes Williams Yes York Yes

**CONSENT AGENDA**

- Res#24- 070** A Resolution Of The Township Committee Of The Township Of Neptune Appointing Members To The Zoning Board Of Adjustment
- Res#24- 071** A Resolution Of The Township Committee Of The Township Of Neptune Appointing Members To The Ocean Grove Sewerage Authority
- Res#24- 072** A Resolution Of The Township Committee Of The Township Of Neptune Appointing Members To The Neptune Township Sewerage Authority
- Res#24- 073** A Resolution Of The Township Committee Of The Township Of Neptune Appointing Members To The Rent Leveling Board
- Res#24- 074** Authorizing Discharge Of Mortgage Held By Neptune Township On Property Located At 162 Myrtle Avenue, Neptune Township, New Jersey, Owned By Brenda F. Davis
- Res#24- 075** Authorizing Bid Opportunity For Vendor Leasing Of Billboard Located At N/S Route 33, W/O Fairview Avenue, Block 342, Lots 11, 12-18, And 24, Neptune Township, New Jersey, Now Identified As Block 2809, Lot 1
- Res#24- 076** A Resolution Of The Township Committee Of The Township Of Neptune Accepting Resignations
- Res#24- 077** Resolution Authorizing The Chief Financial Officer And Other Township Officials To Undertake Certain Actions In Connection With The Issuance Of A Not To Exceed \$712,500 Marina Utility Bond Anticipation Note
- Res#24- 078** Resolution Authorizing The Township Of Neptune To Accept A Subgrant Award Of The Federal Fiscal Year 2023 Of Hazardous Materials Emergency Preparedness Grant Program
- Res#24- 079** Resolution Authorizing Agreement For Purchase Of Playground Equipment For Bradley Park From Marturano Recreation, Inc. Under New Jersey State Co-Op #65mcesccps, Contract # ESCNJ 20/21-06 In An Amount Not To Exceed \$99,505.23
- Res#24- 080** Resolution Authorizing Agreement For Purchase Of Playground Resurfacing For Bradley Park From Rubber Recycle. Under New Jersey State Co-Op #65mcesccps, Contract # ESCNJ 20/21-02 In An Amount Not To Exceed \$63,254.00
- Res#24- 081** Resolution Authorizing Agreement For Monthly Compliance Inspections And Annual Tank Monitoring Certifications From Independence Constructors Under New Jersey State Contract #42270 In An Amount Not To Exceed \$24,000.00

- Res#24- 082** Authorizing The Township Committee Of The Township Of Neptune To Execute Change Order #1 For \$9,732.20 With Grainger. For “Energy Efficient Lighting Upgrades At Library” For A New Contract Total Of \$94,445.67
- Res#24- 083** A Resolution Of The Township Committee Of The Township Of Neptune Authorizing Certain Personnel Actions- Recreation
- Res#24- 084** Resolution Authorizing Purchase Of Am1100 Enclosed Center Console Boat From Silver Ships Under 5:34-9.7 Use Of General Services Administration’s Federal Supply Schedules In An Amount Not To Exceed \$234,000.00
- Res#24- 085** Accept A Maintenance Guarantee And Release A Performance Bond Filed By Clean Air Company For The Contract “First Aid Building- Source Capture Exhaust Removal System”
- Res#24- 086** Accept A Maintenance Guarantee And Release A Performance Bond Filed By Agate Construction Co. For The Contract “Fletcher Lake Bulkhead”
- Res#24- 087** A Resolution Of The Township Committee Of The Township Of Neptune To Amend Professional Services Agreement To Provide Engineering Services Relating To Phase Ii Public Works Improvement Program Awarded To CME Associates
- Res#24- 088** Authorizing Payment of Bills
- Res#24- 089** Resolution Of The Township Of Neptune Approving Green Village Services, LLC For A Cannabis Business License To Operate As Class 4 Cannabis Distributor Establishment Within The Township Of Neptune
- Res#24- 090** Schedule Neptune Day 2024

**CONSENT AGENDA**

Offered by: Lane Seconded by: Cafferty  
*Vote:* Cafferty Yes Lane Yes McMillan Yes Williams Yes York Yes

**SEPERATED RESOLUTIONS**

**Mr. Cafferty motioned to separate Resolution 24-090 from the Consent Agenda**

- Res#24- 090** Schedule Neptune Day 2024

Offered by: Lane Seconded by: Williams  
*Vote:* Cafferty No Lane Yes McMillan No Williams Yes York Yes

**PRIVILEGE OF THE FLOOR/PUBLIC COMMENTS**

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.

**Name and Address**

**Comment**

Teresa Jones, 1206 Corlies Ave

Teresa Jones shared she submitted a request to the Police Department, toward the end of December, for handicap access on Rt.33 on behalf of her mother.

Cindy Carhart, 19 Broadway

Ms. LaPlaca shared that she received a response from the Traffic Commission, and they are corresponding with the NJDOT. She will reach out to Ms. Jones.  
 Ms. Carhart shared her home flooding experience. It became worse. Ms. Carhart hired a remediation company and they had to obtain a permit for the pod and since then, they disappeared. The permit expired.  
 On January 3<sup>rd</sup>, the Code Enforcement Department came to her residence and shared that she will have to get the pod removed. On January 6<sup>th</sup>, she received a summons to appear in court and cited a summons before the Committee. She further shared that if you refer to the summons, she did not receive the proper notice. Ms. Carhart shared about her experience with her neighbors’ complaints and how the Township personnel handles the matters.  
 Mr. Anthony shared he will look into the matter.

Aliza Greenblatt, 142 Franklin Ave.

Ms. Greenblatt wished Mr. Williams good health and happiness. She further expressed her concern regarding certificate of occupancies/ certificate of inspections for tents and cottages in Ocean CMA. Ms. Greenblatt shared this raised concern for safety reasons, the tents are old, and the area around tents are densely populated and a fire could have been calamitous. Also, clarity. Further, she shared after speaking with Joe Ciccone, the director of Code and Construction, he explained that he spoke with the DCA and others that had the same responsibility as his. Since the tents and cottages never had c/o's he was compelled to charge for the certificate of occupancies. She further noted that Mr. Ciccone shared that the tents and cottages are subjected to the summer and winter c/o fees and Mr. Anthony confirmed at a Committee Meeting, Ms. Greenblatt shared that with the calculation, for (C/I's only) it would be \$750.00. Ms. Greenblatt shared that she submitted an OPRA request a couple of weeks ago for proof of payment for c/o's and c/i's of all OGCMA's tents and cottages of 2023. The first OPRA's response of one line item of \$4,200. She asked for another result.

Ms. Greenblatt shared further her concerns regarding the inconsistencies she said she received from the correspondence. Ms. Greenblatt asked how we are going to fix the situation.

Mr. Anthony shared we are in the process of revising the short-term rental Ordinance.

Ms. Greenblatt asked Ms. LaPlaca are you also looking into this as she was including in the correspondence. Ms. LaPlaca shared she will look into it.

Richard, 213 Hillside Dr.

Mr. Williams wanted to follow up on the Short-Term Rentals Ordinance and referred to Mr. Anthony. It stated that since their next meeting will be in February, time is running fast and is looking for progress.

Mr. Anthony shared the process of the ordinance process. He further shared that he anticipates for the Short-Term Rental Ordinance to be workshopped by next meeting. Mr. Williams asks when the Ordinance will go into effect after workshop. Mr. Anthony shares it could be adopted in March.

Gerard Yosca, 15 Surf Ave

Mr. Gus wanted to express his thanks for the snow plowing that was done during the winter storm. Ms. York shared the same sentiment.

Shane Martins, 138 Mt. Hermon Way

Mr. Martins thanked Mr. Williams for his nine years of service. He further shared about the emergency response with the last storm as DPW showed up with sandbags. He thanked the whole Committee for making sure that got done. He referred to the Ocean Grove Pier update. He shared that it is a safety issue if Avakian Engineers does not want to disclose the name of who they are working with. He also wanted to know if they can obtain a copy of a report or their findings.

Mr. Anthony shared that they would have to file the report to the State.

Mr. Martins asked if the Township have any plan to view the copy of the report.

Mr. Anthony responded he would have to inquire with the State.

Paul Martin, 142 Franklin Ave.

Mr. Martin shared that the pier was not inspected. He wanted to remind the Committee in regard to the electronic sign and its religious scriptures. He shared it should be for emergency warnings only.

Ms. LaPlaca shared OEM will provide additional information.

Dianna Harris, 17 Willow Dr.

Ms. Harris referred back to her question regarding eminent domain. She asked, what if the property owners do not want to sell.

Mr. Anthony shared that the only thing that was excluded was redevelopment areas except for Midtown.

Ms. Harris asked Ms. LaPlaca about a MURC State Grant.

Ms. LaPlaca shared she will be working with the Green Team respective to the MURC Grant. She also talked about the DCA Grant. Ms. Harris said the grants are time sensitive.



Richard Williams, 1 Abbott Ave

Mr. Williams expressed his well wishes to Committeeman Williams and all the work that was done. Mr. Williams shared he was in agreeance with Mr. Martins comments regarding the pier. He also asked for an updated on the charging stations.

Mr. Daly shared that he will be up in about a month.

Mr. Williams asked about the Pickleball Courts.

Mr. Cafferty shared that he would try to get some more information for the next meeting.

Mr. Williams shared that he hopes the Committee will work with the Camp Meeting regarding funding for fencing or barriers to separate the path from the parking lot and even greenery. The Ocean Grove Homeowners Association will conduct a meeting to discuss. Lastly, he shared that to his understanding, Mike Badger is no longer involved with the bike path project.

Mr. Lane shared that he spoke to Sam Avakian, and he provided some numbers to the Camp Meeting Association. He will reach out to Natalie to look into a walking path for a couple of options. He further shared that the Chief of Police will be speaking at their meeting.

Gary Brown, Cardinal Rd.

Mr. Brown asked about the Encampment and those who do not want the assistance. Further, are they being addressed at the meetings.

Ms. LaPlaca shared that the official population of the encampment went from thirty-five to fourteen. There is due to the changes from how they are responding from in the nonprofit outreach. She further shared, everyone is receiving outreach from three or four nonprofit agencies based on what their needs are including mental health experts and substance use issues.

**ADJOURNMENT**

Offered by: McMillan

Seconded by: Lane

Time adjourned: 8:16PM

Respectfully Submitted,

Dainene Roberts  
Neptune Township Deputy Clerk