

**TOWNSHIP COMMITTEE WORKSHOP MEETING – January 27, 2025 – 6:00 P.M.**

Mayor Lane 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
Jason A. Jones	<u>Present</u>	Gina LaPlaca, Business Administrator	<u>Present</u>
Kevin McMillan	<u>Present</u>	Gabriella Siboni, Township Clerk	<u>Present</u>
Derel Stroud	<u>Present</u>	Lester Taylor, Township Attorney	<u>Present</u>
Tassie D. York	<u>Present</u>		
Robert Lane Jr.	<u>Present</u>		

Mayor Lane 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, 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. PLA Ordinance
2. Committee Calendars

Jones	No Report
Stroud	No Report
McMillan	No Report
Lane	No Report
York	No Report

**Res #25 - 086** Authorize An Executive Session as Authorized by the Open Public Meetings Act.

Offered by:	<u>McMillan</u>	Seconded by:	<u>York</u>
<i>Vote:</i> Jones	<u>Yes</u>	McMillan	<u>Yes</u>
		Stroud	<u>Yes</u>
		York	<u>Yes</u>
		Lane	<u>Yes</u>

**TOWNSHIP COMMITTEE MEETING – January 27, 2025 – 7:00 P.M.**

Mayor Lane calls the meeting to order at 7:19PM and asks the Clerk to call the roll:

<b>Township Committee</b>	Present/ Absent	<b>Professionals</b>	Present/ Absent
Jason A. Jones	<u>Present</u>	Gina LaPlaca, Business Administrator	<u>Present</u>
Kevin McMillan	<u>Present</u>	Gabriella Siboni, Township Clerk	<u>Present</u>
Derel Stroud	<u>Present</u>	Lester Taylor Township Attorney	<u>Present</u>
Tassie D. York	<u>Present</u>		
Robert Lane Jr.	<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 Lane 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, 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 Stroud seconded by, Committeeperson Jones, to approve the minutes of meetings of January 13, 2025.

**COMMENTS FROM THE DAIS**

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

- Jones Mr. Jones stated recreation is working on scheduling their events and programs.
- Stroud Mr. Stroud thanked the public and Committee for the moment of silence. He further shared that the Little Library of the Month program was completed, and the Bookworm of the Week commenced. Mr. Stroud mentioned the library parking lot, technology and various other upgrades. The bookmobile will be up and running in the Spring. The Senior Center will be offering free therapy sessions. The Senior Center served 840 lunches in total from the Holiday Party. Mr. Stroud discussed further details on the Holiday events at the Senior Center. EMS is still hiring EMT’s. They will be providing regular blood pressure screenings at the Senior Center once per quarter on the third Wednesday evening.
- McMillan Mr. McMillan mentioned he will be working with the Monmouth NJ’s 250 year Committee and different entities of the town including historical landmarks of Ocean Grove and various parts of Neptune Township. He asked if anyone has any historical landmarks he will be in contact by the way Gina, the Business Administrator.
- Lane Mr. Lane attended the Gables Homeowners Association with the Neptune Township Chief of Police. February 22, 2025, at 12pm is the Black History Celebration at the High School.
- York No Comments

**REPORT OF THE BUSINESS ADMINISTRATOR**

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

**PROCLAMATION**

Proclaiming School Board Appreciation Month

**PRESENTATION**

Ocean Grove Community Association to present check to Neptune Emergency Medical Services

**GREEN ACRES APPLICATION**

- Township Engineer will present the application:



*Identify the Property*

*Purpose of the Acquisition*

*Funding Request*

*Identify the Property-*

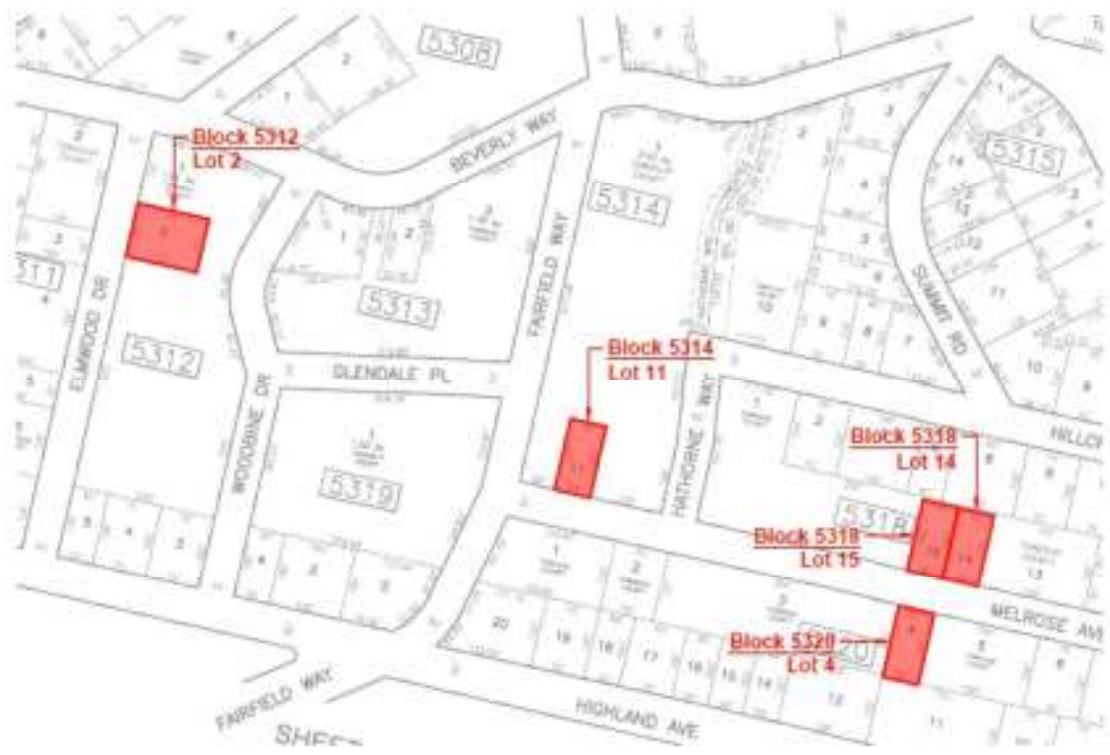
**Block 5312, Lot 2**

**Block 5314, Lot 11**

**Block 5318, Lot 14**

**Block 5318, Lot 15**

**Block 5320, Lot 4**



*Purpose of the Acquisition-*

# Nature Walk

***For the future development of a nature walk to provide a scenic pathway for outdoor exercise and enjoyment.***



*Purpose of the Acquisition-*

**To develop the nature walk and use the space most effectively, the Township will seek to acquire the additional properties.**

*Funding Request -*

**Acquisition Cost - \$156,000**

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

*Funding Request -*

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

*Eligible for 75% Grant Funding*

*Funding Request -*

***Grant Request – 75%***

***\$117,000***

***Interest Free Loan – 25%***

***\$39,000***

# Green Acres Application

## Land Acquisition

### Shark River Hills

### Neptune, New Jersey

**PUBLIC COMMENTS REGARDING THE PRESENTATION**

Public comments on resolution 25-087 only. The public will be permitted one visit to the microphone with a limit of five minutes.

Mr. Jones asked Mr. Daly could include the local elementary schools for inclusion in this property. Mr. Daly stated he would be open to that and can work on that as well.

**Name and Address**      **Comment**

No Public Comment

**Res#25- 087** 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:	York		Seconded by:	McMillan
<i>Vote:</i>	Jones	Yes	Lane	Yes
		McMillan	Yes	Stroud
		Yes	Yes	York
		Yes	Yes	Yes

**PUBLIC COMMENTS ON RESOLUTIONS**

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

**Resolution 25-099**

**A Resolution of The Township Committee of The Township Of Neptune Authorizing Professional Public Relations And Marketing Services**

Term	Position	Professional	Price Range
1 Year	Public Relations and Marketing	Ink Creative Strategies 50 Division St, Ste 501 Somerville, NJ 08876	\$22,000.00 Prorated



**Resolution 25-100**

**A Resolution of The Township Committee of The Township Of Neptune Authorizing Certain Personnel Actions**

<u>NAME</u>	<u>DEPARTMENT</u>	<u>POSITION</u>	<u>SALARY</u>	<u>EFFECTIVE DATE</u>
Jorge Brito	Public Works	Class B Driver	\$38,000.00	2/3/2025
Royal Moore	Public Works	Class A Driver	\$45,000.00	2/3/2025

**Resolution 25-101**

**A Resolution of The Township Committee of The Township Of Neptune Authorizing The Appointment of Labor Attorney**

<u>Term</u>	<u>Position</u>	<u>Professional</u>	<u>Price Range</u>
1 Year	Labor Attorney	Shain Schaffer 150 Morristown Road Suite 105 Bernardsville, NJ 07924	\$165.00/hour
1 Year	Labor Attorney	Plosia Cohen, LLC Chester Woods Complex 385 Route 24 Chester, NJ 07930	\$165.00/hour
1 Year	Labor Attorney	Jalloh & Jalloh 21 West Blancke Street Linden, NJ 07036	\$165.00/hour

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.

<u>Name and Address</u>	<u>Comment</u>
Rich Williams Abbott Ave.	Mr. Williams made a comment regarding Resolution 25-094. He asked if this is any closer to opening the courts. Ms. LaPlaca stated this is completing payments. The dog park is still having work done. Ms. LaPlaca stated the pickleball court is open.
Barbara Burns Ocean Ave.	Ms. Burns made a comment regarding Resolution 25-096. Ms. Burns wanted to make sure the appointment for the unexpired term was accurate.
Donna Yassur Waterview Ct.	Ms. Yassur made a comment regarding Resolution 25-090. Ms. Yassur stated this resolution is choosing a developer. Ms. Yassur expressed concern about the proposed height of the development at North Channel for future consideration. Ms. Yassur stated that the development will need to provide a traffic plan that does not further hurt the residents in the development.
Steve Roberts Waterview Ct.	Mr. Roberts stated he is concerned about the existing hotel. Mr. Roberts stated there have been several plans submitted and Mr. Roberts asked that the Township really review the plans and proposals to make sure that the residents of the neighborhood are taken care of with the current disarray. Mr. Roberts encouraged the Township to work with the developer to move this project forward.

**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 25-01** 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.*

**Name and Address                      Comment**

No Public Comment

Offered by:	Jones				Seconded by:				Stroud		
<i>Vote:</i>	Jones	<u>Yes</u>	McMillan	<u>Yes</u>	Stroud	<u>Yes</u>	York	<u>Yes</u>	Lane	<u>Yes</u>	

**Ordinance 25-02** Ordinance Amending and Rescinding Section 4-28.2a2(J) of the Code of Ordinances of The Township of Neptune Entitled, “Clothing Donation Bins.”

*Explanatory Statement: This Ordinance amends Chapter 4, Section 4-28 by eliminating and rescinding subparagraph a2(j), which previously read: “Placement in the front or side yard of property unless an exception is granted by the appropriate municipal agency to serve the Township’s best interests, with proper screening and access.”*

**Name and Address                      Comment**

Gary Brown Cardinal Rd	Mr. Brown made any inquiry regarding the language of the ordinance. He further asked how many owners there are of the clothing bins, are they to only to be placed on business owned properties, are there any safeguards in place, and lastly will there be any profit from selling of the clothes that can come back to Neptune to help fund the food bank, the homeless, and the Code Blue program.
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Offered by:	York				Seconded by:				Stroud		
<i>Vote:</i>	Jones	<u>Yes</u>	McMillan	<u>Yes</u>	Stroud	<u>Yes</u>	York	<u>Yes</u>	Lane	<u>Yes</u>	

**ORDINANCES FOR FIRST READING**

There are no ordinances for first reading.

**CONSENT AGENDA**

Mayor asks if the Committee would like to pull any resolution from the consent agenda for separate consideration.

- Res#25- 088** A Resolution of The Township Committee of The Township of Neptune Co-Sponsoring the Jersey Shore Disc Golf Club Tournament
- Res#25- 089** Authorizing The Application for Recreation Improvement Grant from The New Jersey Department of Community Affairs
- Res#25- 090** Authorize The Execution of a Conditional Designation and Interim Cost Agreement with North Channel Redevelopment, LLC
- Res#25- 091** Authorizing The Payment of Bills
- Res#25- 092** Confirm Action of The Business Administrator to Suspend Employee
- Res#25- 093** Authorize And Appoint Members to A Personnel Subcommittee for The Governing Body
- Res#25- 094** Authorizing The Township Committee of The Township of Neptune to Execute Closeout with Fiore Paving Co., Inc. For “Bert Willis Park Pickleball Courts”
- Res#25- 095** A Resolution of The Township Committee of The Township of Neptune Appointing Members to The Wesley Lake Commission
- Res#25- 096** A Resolution of The Township Committee of The Township of Neptune Appointing Members to The Ocean Grove Sewerage Authority
- Res#25- 097** A Resolution of the Township Committee Of The Township Of Neptune Appointing Members To The Neptune Township Sewerage Authority

**CONSENT AGENDA**

Offered by:	McMillan				Seconded by:				Jones		
<i>Vote:</i>	Jones	<u>Yes</u>	Lane	<u>Yes</u>	McMillan	<u>Yes</u>	Stroud	<u>Yes</u>	York	<u>Yes</u>	



## **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.

<b>Name and Address</b>	<b>Comment</b>
Rich Robinson Hillside Dr.	Mr. Robinson spoke to the issues and new complaints for noise complaints at 401 Overlook. Mr. Robinson stated the animal house ordinance has no teeth. Short Term rentals need to be overhauled because they are causing numerous issues in town.
Dan Muller Hillside Dr.	Mr. Muller dealt with an event that went through the night until 9am the next day at 401 Overlook Dr. Mr. Muller stated that the neighborhood sent a complaint to Airbnb, and they stated they could not do anything about the issue. Mr. Muller asked the township to look into this to see if there are not enough violations to revoke the mercantile registration.
Ed Yasser Waterview Ct.	Mr. Yasser stated he was here to address the construction of the Pole Barn on Riley Rd. Mr. Yasser stated the issues with the documents that were made publicly available regarding the pole barn. Mr. Yasser stated that he received documents through an OPRA request. Mr. Yasser stated the document provided was not accurate to the specifications and Mr. Yasser believed this meant the most up to date documents were not provided. Mr. Yasser stated the pole barn is larger than any house in the neighborhood.
Nancy Clarke Embury Ave.	Ms. Clarke stated she is in favor of the pilot permit parking program. Ms. Clarke asked if the federal money is now available for the bridge repairs at Wesley Lake and Ms. Clarke asked if this will affect the gates on the footbridges. Ms. Clarke stated that ICE is affecting the quality of life for many Neptune Residents. Ms. Clarke stated there was a rumor that ICE apprehended some undocumented immigrants, and the Police Dept stated they have no knowledge or involvement with ICE.
Ann Bishop Franklin Ave.	Ms. Bishop stated ICE was in Asbury Park Elementary school. Ms. Bishop is not in support of the pilot permit parking program. Ms. Bishop stated she was an advocate for the animal house ordinance. Ms. Bishop stated that Ocean Grove short term rentals supported the inclusion of Animal House Regulations. Ms. Bishop stated she was concerned that a child was included in the event held at 401 Overlook.
Louisa Pastor Broadway	Ms. Pastor stated concern about the ICE in the community. Ms. Pastor believed the Township should be educating the public on their rights when confronted by ICE. Ms. Pastor asked the Township Committee to look into having access to multi-language educational information.

Mr. Lane presented the proclamation to the school board.

### Public Comment Resumed:

Eleanor Kalasick Waterview Ct	Ms. Kalasick asked why it was positioned where the Riley Rd Pole Barn and she didn't believe that the equipment and pole barn would not be an effective location.
Gary Brown Cardinal Rd	Mr. Brown said it is frustrating that not one question was answered about the clothing bins. Mr. Brown thanked the police department for the positive impact they have for Neptune Township residents. Mr. Brown asked if the garbage pickup at the encampment is on hold until February. Ms. LaPlaca stated the pick up is supposed to be ongoing and will follow up with Code enforcement. Mr. Brown stated that Code Enforcement will be inundated with issues for clothing bins with this new ordinance. Mr. Brown stated that Municipal Clerk Ms. Siboni will be missed and was unhappy with the decision that the Township Committee made about Ms. Siboni's reappointment.
Donna Yasser Waterview Ct.	Ms. Yasser stated she is very happy that the Township is listening to feedback about the Riley Rd. Pole Barn. Ms. Yasser stated all related documents in an OPRA request seemed outdated in the response. Ms. Yasser inquired why or when the changes to this specification were made. Mr. Lane stated the project is halted until these questions can be answered.
Amy Heller Mt. Tabor Way	Ms. Heller addressed comments on animal house and short term rental ordinance. Ms. Heller was an advocate for the two (2) night minimum requirement. Ms. Heller is in favor of the animal house portion of the ordinance and would support the violations and penalties for the bad behavior at some short term rentals that are in Shark River Hills. Ms. Heller is strongly opposed to the pilot permit parking program. Ms. Heller was concerned with the vitriol this program is creating in the community, concerns about enforcement and community safety.

**CLOSING COMMITTEE COMMENTS**

Jones	No Comment
Stroud	Mr. Stroud stated he was at a conference and met a representative from Airbnb that Gina and Derel will follow up with about 401 Overlook
McMillan	Mr. McMillan asked for follow up on the questions for clothing bins.
Lane	Mr. Lane expressed, any concerns of a department that the public may have, please reach out to the appropriate appointed Committee Liaison.
York	No Comment

**ADJOURNMENT**

Offered by Stroud      Seconded by: McMillan      Time Adjourned 8:54PM

Respectfully Submitted,



Gabriella Siboni  
Township Clerk