

TOWNSHIP COMMITTEE MEETING – NOVEMBER 24, 2025

Mayor Lane called the meeting to order at 6:00 p.m. and requested the Clerk to call the roll. The following members were present: Tassie D. York, Bryan Acciani, Derel Stroud, Kevin McMillan and Mayor Robert Lane, Jr.; absent: none.

Also present were Stephanie Oppegaard, Acting Business Administrator, Township Attorneys Lester Taylor and Leslie Park and William Bray, Township Clerk.

Mayor Lane announced 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 March 21, 2025, 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.

PRESENTATIONS – There were none.

ITEM FOR DISCUSSION IN OPEN SESSION:

COMMITTEE CALENDAR: Nothing at this time.

EXECUTIVE SESSION

Committeeman Stroud offered the following resolution, moved and seconded by Committeewoman York that Resolution 25-376 be adopted:

RESOLUTION 25-376

AUTHORIZE AN EXECUTIVE SESSION AS AUTHORIZED BY THE OPEN PUBLIC MEETINGS ACT

WHEREAS, Section 8 of the Open Public Meetings Act, Chapter 231, P.L. 1975, permits the exclusion of the public from a meeting in certain circumstances; and,

WHEREAS, this public body is of the opinion that such circumstances presently exist,

THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Neptune, County of Monmouth, as follows:

1. The Public shall be excluded from discussion of and action upon the hereinafter specified subject matters.
2. The general nature of the subject matter to be discussed is as follows:
County EMS
Personnel
Township Marina
Cannabis
3. It is anticipated at this time that the above stated subject matters will be made public when matters are resolved.
4. This Resolution shall take effect immediately.

Res. 25-376 was Adopted on the following vote: AYE: York, Acciani, Stroud, McMillan and Lane; NAY: none; ABSENT: none

The Committee entered Executive Session at 6:04 p.m.
The Committee returned from Executive Session at 7:24 p.m.

Mayor Lane called the Regular Meeting to order. Mayor Lane Swore in Committeeman

Bryan Acciani. Mayor Lane requested the Clerk to call the roll. The following members were present: Tassie D. York, Bryan Acciani, Derel Stroud, Kevin McMillan and Mayor Robert Lane, Jr.

Also present at the dais were William Bray, Township Clerk, Stephanie Oppegaard, Acting Business Administrator and Leslie Park, Township Attorney.

Mayor Lane asked for a moment of Silence and led audience in the Pledge of Allegiance.

Mayor Lane asked the Clerk to indicate the fire exits. The Clerk stated, "Fire exits are located in the rear of the room and to my right. In case of fire, you will be notified by bell and or public address system, then proceed to the nearest smoke-free exit"

Mayor Lane announced 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 March 21, 2025, 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

Mayor Lane was offered a Motion to approve the November 10 meeting minutes by Committeewoman York, seconded by Committeeman Stroud. The minutes were approved on the following vote: AYE: York, Stroud, McMillan and Lane; NAY: none; ABSENT: None Abstain: Acciani

AMEND COMMITTEE AGENDA

Mr. Bray stated the ordinance to approve a Payment in Lieu of Taxes for IPG At Westlake was removed from the agenda. Mr. Bray stated Resolution 25-386 is proposed to be added to the Consent Agenda. Mayor Lane asked for a motion to amend the agenda as proposed. Committeeman McMillan offered the Motion, seconded by Committeeman Acciani. The motion was adopted by the following vote: AYE: York, Acciani, Stroud, McMillan and Lane; NAY: none; ABSENT: none

PROCLAMATIONS

Mayor Lane read the following proclamation into the record.

RECOGNIZING COMMITTEEMAN JASON A. JONES

WHEREAS, Committeeman Jason A. Jones has dedicated his professional career to public service, organizational leadership, and educational excellence; and

WHEREAS, Committeeman Jones is a distinguished scholar, holding a Bachelor of Science in Political Science, a Bachelor of Arts in Sociology with minors in criminal justice and marketing, and a Master of Business Administration from Saint Peter's University in Jersey City, as well as a Master of Public Administration from Monmouth University, and began his doctoral studies in 2019.

WHEREAS, at the age of 21, Committeeman Jones made history as the youngest elected official in New Jersey, serving on the Neptune Township Board of Education for more than twelve years; and

WHEREAS, Committeeman Jones also served as Vice President of Legislation for the Monmouth County School Boards Association and held additional leadership roles within the organization. Committeeman Jones' service extends far beyond education, including involvement with the West Side Community Center, Midtown Urban Renaissance Committee (MURC), Economic Development Council, Neptune Township Planning Board, Recreation Committee, and the Deal Lake Commission; and

WHEREAS, Committeeman Jones' dedication to community service is equally demonstrated through his active membership in Rotary International and his 20-year lifetime membership in Alpha Phi Alpha Fraternity, Incorporated, where he served as State Treasurer and President of

Zeta Epsilon Lambda Chapter. Committeeman Jones continues to serve the residents of Neptune Township with honor, and serving as liaison to Cannabis, Engineering, and Recreation, always demonstrating his commitment to responsible governance and community advancement; and

WHEREAS, outside of public service, Committeeman Jones enjoys mentoring and coaching youth, participating in community athletics, and spending quality time with his daughters, who remain the foundation of his life and service.

THEREFORE, BE IT PROCLAIMED, that I, Robert Lane, Jr., Mayor of the Township of Neptune, along with the entire Township Committee, do hereby recognize Committeeman Jason A. Jones for his unwavering dedication, visionary leadership, and lifelong commitment to education, community service, and public stewardship. We honor his achievements, express our gratitude for his service, and celebrate the positive and lasting impact he continues to make on the Township of Neptune and beyond.

Mayor Lane thanked Mr. Jones for his efforts on behalf of the Township. Mr. Jones thanked the Township Committee and welcome Committeeman Acciani to the governing body. Mr. Jones stated he valued his opportunity to serve the community which has been a great honor of his life.

PRESENTATION

Tax Assessor Dawn Freeman-Crozier gave a presentation on the Township Annual Assessment Program. Ms. Freeman-Crozier stated the values are adjusted annually to ensure homeowners are paying their fair share of the tax levy. Ms. Freeman-Crozier stated the township inspects 20 percent of the properties each year to confirm the assessment data, inspecting every property once every five years. Ms. Freeman-Crozier stated residents can contact her office to discuss their assessment and share any information they may have to dispute the current assessment. Committeeman Acciani asked for additional statistical information can be shared on the Township website. Ms. Freeman-Crozier stated the department is working to place more information online. Ms. Freeman-Crozier stated it is currently not an option to leave the annual assessment program.

OGNED Redevelopment Plan Amendment

Township Redevelopment Attorney Joanne Vos provided an overview of the history of litigation over the Ocean Grove North End Redevelopment. Ms. Vos stated the legal settlement of the lawsuit requires the Township to amend the plan. Ms. Vos stated the public hearing would be December 22. Township Planner Jennifer Beahm stated the ordinance approves a minor amendment to the redevelopment plan. Ms. Beahm stated the change clarifies that the area on Spray Ave is for two single family homes.

COMMENTS FROM THE DAIS

Committeewoman York – Nothing at this time.

Committeeman Acciani - Committeeman Acciani stated he is excited to serve on the Township Committee.

Committeeman Stroud – Committeeman Stroud stated the library is hosting an Angle Tree to solicit gifts for local children in need and Letters to Santa can be dropped off up until Dec. 15. Committeeman Stroud stated the Senior Center wants to thank Hackensack Meridian Health for helping with a Thanksgiving food drive. Committeeman Stroud wished everyone Happy Holidays.

Committeeman McMillan – Committeeman McMillan stated he attended a Stormwater Management Grant workshop at the NJLOM Convention. Committeeman McMillan thanked the Administration and staff for their support and nomination for his selection for the NJLOM Elected Officials Hall of Fame. Committeeman McMillan wished everyone a Happy Thanksgiving.

Mayor Lane – Mayor Lane stated there will be a tree lighting Dec. 5 at Volunteer Park and Dec. 6 Breakfast with Santa at Summerfield School. Mayor Lane provide an update on Township

efforts to address school taxes and state funding.

REPORT OF THE ACTING BUSINESS ADMINISTRATOR Ms. Oppegaard provided update to several ongoing issues in the Township: Ms. Oppegaard stated it was a pleasure to work with Committeeman Jones, thanked him for his service and wished him well. Ms. Oppegaard welcomed Committeeman Acciani to the Township Committee and looks forward to working with him. Ms. Oppegaard provided an update on 63 Cookman Ave. Ms. Oppegaard provided an update on the issues raised about the Township Marina. Ms. Oppegaard stated the township will post a waiting list of dock slips on the website, the Township will not allow charter boat operations at the marina, the township does not enforce boat registration which is the jurisdiction of the NJSP, the Township will not allow fueling at the marina due to existing and ongoing environmental contamination and cleanup efforts and the township is reviewing the establishment of a harbor commission as well as the timing of slip rental fees.

PUBLIC COMMENTS ON RESOLUTIONS

Mayor Lane asked for public comments regarding resolutions presented on this agenda only and they were as follows:

Rich Williams, 1 Abbott Ave. – Mr. Williams asked about West Lake Avenue Redevelopment. Mr. Bray stated those items were removed from the agenda.

Beverly Fey, 505 Old Corlies Ave. – Ms. Fey asked about the Bill list.

There were no further comments. Mayor Lane closed public comments.

ORDINANCES – PUBLIC HEARING & FINAL ADOPTION

Ordinance 25-28 - Mayor Lane opened the floor for Public Hearing on Ordinance 25-28. There were no comments. Mayor Lane closed the Public Hearing and called for a motion. Committeewoman York made a motion to adopt Ordinance 25-28, seconded by Committeeman McMillan.

ORDINANCE NUMBER 25-28

ORDINANCE OF THE TOWNSHIP OF NEPTUNE AMENDING AND SUPPLEMENTING CHAPTER 5, ENTITLED “ANIMAL CONTROL” TO PROHIBIT THE BREEDING OF DOGS AND CATS

WHEREAS, the Township of Neptune (the “Township”) previously established Chapter 5, entitled “Animal Control” of “The Code of the Township of Neptune” (also referenced as the “Township Code”); and

WHEREAS, the Township now desires to create a new Section 5-1.12-5.1-15 of the Township Code to be entitled “Ban on Breeding of Dogs and Cats”;

WHEREAS, the provisions to be revised are more specifically identified below.

NOW, THEREFORE, BE AND IT IS HEREBY ORDAINED, by the Mayor and City Council of the Township of Neptune, in the County of Monmouth and State of New Jersey, as follows:

Section 1. The Township Code is hereby amended and supplemented to create a new § 5-1.12 – 5.1-15 to read as follows:

§ 5-1.12 BAN ON BREEDING OF DOGS AND CATS

§ 5-1.13 The Deliberate Breeding of Dogs and Cats for Profit is Prohibited. It shall be unlawful for any person to deliberately breed any dog or cat for profit. Violation of this subsection by any person or corporation shall be an infraction, punishable by a fine of not more than one thousand dollars (\$1,000) per litter deliberately bred. Anyone found guilty of this provision may cure this fine by providing proof to the animal control officer that all of the animals bred and their offspring have been spayed or neutered, via inspection of the animals in question and/or veterinary records, and that all breeding activity on the property has ceased.

§ 5-1.14 Advertisement and Sale of Dogs and Cats is Prohibited. It shall be unlawful for any person to sell or offer for sale any dog or cat. Violation of this subsection by any person or

corporation shall be an infraction, punishable by a fine of not more than two hundred fifty dollars (\$250) per animal per day.

§ 5-1.15 Exceptions.

- a. Exception for Accidental Litters. The prohibition on the deliberate breeding of dogs or cats for profit in this Section shall not apply to litters of dogs or cats that were bred due to accident, provided that the person responsible for the animals provides proof to the animal control officer that the animals bred have been spayed or neutered.
- b. The prohibition on breeding shall not apply to any kennel or pet shop licensed by the Township on Neptune.
- c. Exception for Rehoming Fees. The prohibition on the advertisement and sale of dogs and cats in this Section shall not apply to rehoming fees required when adopting any dog or cat for the purposes of ensuring that the animal is adopted into a safe environment.

Section 2. All other provisions of Chapter 5 of the Township Code which are not referenced in this Ordinance shall remain unaffected/unchanged and remain in full force and effect.

Section 3. All parts and provisions of any Ordinance which are inconsistent with the provisions of this Ordinance shall be repealed to the extent of such inconsistency.

Section 4. The provisions of this Ordinance shall be severable. In the event that any portion of this Ordinance is found to be invalid for any reason by any Court of competent jurisdiction, such judgment shall be limited in its effect only to the portion of the Ordinance actually adjudged invalid and shall not be deemed to affect the operation of any other portion thereof, which shall remain in full force and effect.

Section 5. This Ordinance shall take effect upon final passage and publication in accordance with the law.

Ordinance 25-28 was Adopted on the following vote: AYE: York, Acciani, Stroud, McMillan and Lane; NAY: none; ABSENT: none.

ORDINANCES – INTRODUCTION –

ORDINANCE 25-29

Committeeman McMillan offered a motion that Ordinance 25-29 be Introduced on First Reading, seconded by Committeeman Acciani.

ORDINANCE NO. 25-29

AN ORDINANCE ADOPTING THE SECOND AMENDED REDEVELOPMENT PLAN FOR OCEAN GROVE NORTH END LOCATED IN THE TOWNSHIP OF NEPTUNE, COUNTY OF MONMOUTH, NEW JERSEY

WHEREAS, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq., as amended and supplemented (the “Act”), provides a process for municipalities to participate in the development and improvement of areas designated as areas in need of redevelopment or as areas in need of rehabilitation; and

WHEREAS, the Township of Neptune (the “Township”) desires that the land located in an area which has been determined to be an area in need of redevelopment in accordance with the Act (the “Redevelopment Area”), currently designated on the Tax Map of the Township of Neptune as Block 1.01, Lots 3 and 4 and a portion of Lot 2 that is more commonly known collectively as “North End”, as same is set forth on the survey prepared by Gallas Surveying Group and dated October 3, 2019 (the “Project Site”), be redeveloped in accordance with the Ocean Grove North End Redevelopment Plan (the “Redevelopment Plan”, including as same may be amended); and

WHEREAS, the Project Site, which comprises approximately three (3) acres, is located within the Ocean Grove Historic District; and

WHEREAS, the Project Site is owned by the Ocean Grove Camp Meeting Association (“CMA”); and

WHEREAS, OG North End Development, LLC (“OGNED”), a joint venture entity which is comprised of MB2 Ocean Grove, LLC (“MB2”), an affiliate of MB1 Capital Partners, LLC (“MB1”), and Wesley Atlantic Village Enterprises, LLC (“WAVE”), entered into a Ground Lease Agreement with CMA providing OGNED the right to, *inter alia*, develop the Project Site; and

WHEREAS, as authorized by Resolution No. 19-335 of the Township Committee of the Township of Neptune (“Township Committee”), OGNED was designated as the exclusive Redeveloper of the Project Site and OGNED, and the Township entered into that certain Redevelopment Agreement dated September 9, 2019 (the “Original Redevelopment Agreement”); and

WHEREAS, as described in the Original Redevelopment Agreement, OGNED agreed to implement a mixed use project upon the Project Site comprising, *inter alia*, two (2) buildings, the first of which would include a new, iconic Victorian boutique hotel containing no more than forty (40) rooms, a residential condominium building containing no more than thirty (30) 2-bedroom condominiums at market rate, and approximately 7,600 sq. ft. of boardwalk retail; and a second building which would contain no more than nine (9) condominium units, of which approximately six (6) would be 2-bedroom residential condominiums and approximately three (3) would be 3-bedroom residential condominiums; as well as ten (10) 3-bedroom single family homes on Spray Avenue (“Single Family Homes”); additionally, no more than twenty (20) surface parking spaces, and no less than one hundred and forty (140) parking spaces within a subterranean parking structure would be provided; the creation or improvement of certain public open space such as a promenade along Wesley Lake and the preservation of view corridors along Spray Avenue through to Wesley Lake, all in accordance with applicable laws, including the Redevelopment Plan, and the terms and conditions of a Redevelopment Agreement (the “Original Project”); and

WHEREAS, after obtaining site plan approval for the Original Project from the Planning Board of the Township of Neptune (“Planning Board”) in 2020 (the “2020 Planning Board Approval”), OGNED submitted an application for a Certificate of Appropriateness (“COA”) to the Historic Preservation Commission (“HPC”) which included the detailed plans for the Original Project (the “Original Plans”), pursuant to the Redevelopment Plan and the terms of the Original Redevelopment Agreement; and

WHEREAS, in 2022, the HPC denied OGNED’s application for a COA for a purported, *inter alia*, failure to comply with the Design Guidelines applicable to the Ocean Grove area of the Township; and

WHEREAS, the HPC’s technical comments regarding its consideration of the Original Project and the design components were incorporated into the formal Resolution denying OGNED’s application which was adopted by the HPC on October 25, 2022 (“HPC Resolution”); and

WHEREAS, on October 21, 2022, OGNED filed a Verified Complaint in Lieu of Prerogative Writ and Writ for Mandamus against the Township of Neptune and the Zoning Officer of the Township of Neptune in the Law Division of the Superior Court of New Jersey (Docket No. MON-L-2916-22) (the “Complaint” or the “Litigation”) seeking to compel the issuance of a COA permitting the construction of the Original Project as it was reflected in the Original Plans; and

WHEREAS, OGNED alleged in its Complaint that the HPC failed to act on its application in the statutorily required timeframe and that, as such, the issuance of a permit to implement the Original Plans was merely ministerial in nature and should have been issued immediately; and

WHEREAS, the Township and OGNED agreed to hold the Complaint in abeyance in order

to allow for an opportunity to resolve the matter, including the Redevelopment Plan and the specific design elements in the Original Plans and the related comments regarding same in the HPC Resolution; and

WHEREAS, in 2024, the Township and OGNED successfully reached a resolution and the parties agreed to enter into a Settlement Agreement and Amended and Restated Redevelopment Agreement (the “Settlement” or the “Amended Redevelopment Agreement”), in order to settle the Complaint without further delay and expense; and

WHEREAS, the Settlement required OGNED to, *inter alia*, construct the Project as it was specifically further negotiated and as demonstrated in the plans attached to the Amended Redevelopment Agreement as Exhibit F, including ten (10) Single Family Homes on Spray Avenue; and

WHEREAS, the Settlement required the Township to adopt an amended Redevelopment Plan that would allow for the negotiated Project to be constructed (“First Amended Redevelopment Plan”); and

WHEREAS, more specifically, the Settlement provided that upon execution of the Amended Redevelopment Agreement, OGNED would file a Stipulation of Dismissal without Prejudice, conditionally dismissing the Complaint; and

WHEREAS, the Settlement further provided that OGNED would file a Stipulation of Dismissal with Prejudice, fully and finally dismissing the Complaint forever, upon, among other things, (i) the full adoption of the First Amended Redevelopment Plan, and (ii) the issuance of an Amended Site Plan Approval by the Planning Board; and

WHEREAS, on February 26, 2024, the Township Committee adopted Resolution No. 24-141 authorizing the Settlement and the execution of the Amended Redevelopment Agreement; and on April 8, 2024, the Township Committee adopted Ordinance No. 24-10 adopting the First Amended Redevelopment Plan; and

WHEREAS, thereafter, OGNED pursued its application for the Amended Site Plan Approval from the Planning Board (the “Application”) and an objection to the Application was filed which asserted that, *inter alia*, the Planning Board lacked jurisdiction because two (2) of the Single-Family Homes were located in an area where single-family homes are not a permitted use as set forth in the Amended Redevelopment Plan (the “Objection”); and

WHEREAS, the Objection alleged that, *inter alia*, the Amended Redevelopment Plan does not allow two (2) of the Single Family Homes in the area of Spray Avenue where they are slated to be built; and

WHEREAS, despite the pendency of the Objection and the uncertainty caused by it, on December 23, 2024, OGNED filed a Stipulation of Dismissal without Prejudice, conditionally dismissing the Complaint; and

WHEREAS, in order to obtain Amended Site Plan Approval, OGNED amended its Application to seek only Preliminary Amended Site Plan for the two (2) Single Family Homes which were the subject of the Objection, and Preliminary and Final Amended Site Plan for the remainder of the Project components; and

WHEREAS, on April 23, 2025, the Planning Board adopted Resolution No. 25-06 issuing Preliminary Amended Major Site Plan for Phase II (i.e. the two (2) Single Family Homes at issue), conditioned on a further amendment of the Redevelopment Plan, and Preliminary and Final Amended Major Site Plan for Phase I (i.e. the remainder of the Project) (the “2025 Planning Board Approval”); and

WHEREAS, on June 25, 2025, the objectors filed a Complaint in Lieu of Prerogative Writs

against OGNED and the Planning Board, attacking the validity of the 2020 Planning Board Approval and the 2025 Planning Board Approval; and

WHEREAS, on or about July 16, 2025, OGNED sent a Notice of Default, Notice to Cure and Demand for Cooperation to the Township alleging that the Township was in default of the Settlement for failing to adopt an Amended Redevelopment Plan which allowed the Project to be built as required by the Amended Redevelopment Agreement and requesting that the Amended Redevelopment Plan be further amended accordingly; and

WHEREAS, in order to (i) fully address the Township's obligations as they are described in the Settlement, (ii) clearly permit the required Project to be built as negotiated in the Amended Redevelopment Agreement, (iii) ensure that the underlying Litigation will not be continued but rather, will be fully dismissed *with* prejudice forever, (iv) avoid further delays in the implementation of the Redevelopment Plan (as amended), and (v) avoid substantial costs and demands that would naturally result from any litigation with the designated Redeveloper, the Township wishes to further amend the Redevelopment Plan as set forth in the attached amendment ("Second Amended Redevelopment Plan"); and

WHEREAS, the Second Redevelopment Plan accomplishes the following revisions: (i) expressly permits the construction of all Single-Family Homes as required in the Amended Redevelopment Agreement, and (ii) confirms that the View Corridor maintained by the Project is consistent with the Core Design Elements; and

WHEREAS, upon passage of this Ordinance Adopting the Further Amended Redevelopment Plan, the Second Amended Redevelopment Plan shall supersede the Redevelopment Plan for the Ocean Grove North End, as previously amended; and

WHEREAS, pursuant to N.J.S.A. 40A:12A-7, the Second Amended Redevelopment Plan has been referred to the Planning Board for its review and recommendation; and

WHEREAS, the Township Committee has reviewed and considered the recommendations of the Planning Board regarding the proposed Second Amended Redevelopment Plan; and

WHEREAS, the Township Committee has determined that the Second Amended Redevelopment Plan will further the overall goals and objectives of the Redevelopment Plan for the Ocean Grove North End and that the Second Amended Redevelopment Plan meets the statutory requirements of, and can be adopted consistent with, the applicable provisions of the Redevelopment Law.

NOW, THEREFORE, BE IT ORDAINED, by the Township Committee of Neptune as follows:

SECTION 1.

1. The Township Committee has determined that the Second Amended Redevelopment Plan, a copy of which is attached hereto as **Attachment A**, is in conformance with the provisions of the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq.
2. The Township Committee has received the comments of the Planning Board and has determined that adopting and implementing the Second Amended Redevelopment Plan is in the best interest of the Township.

SECTION 2.

Upon full adoption of this Ordinance, the Second Amended Redevelopment Plan shall fully amend, supersede and replace the Ocean Grove North End Redevelopment Plan, as same has been previously amended.

SECTION 3.

All ordinances or parts of ordinances heretofore adopted that are inconsistent with the terms and provisions of this Ordinance are hereby repealed to the extent of such inconsistency.

SECTION 4.

Upon full adoption, the Township Clerk shall transmit a copy of this Ordinance to the Planning Board of the County of Monmouth for filing, pursuant to N.J.S.A. 40:55D-16, and the Clerk shall further transmit a copy of this Ordinance to the Planning Board of the Township of Neptune for review and recommendations, pursuant to N.J.S.A. 40A:12A-7.

SECTION 5.

Township Staff and consultants are hereby authorized and directed to take all actions to implement this Ordinance as are necessary or appropriate to accomplish its goals and intent.

SECTION 6.

This Ordinance shall become final upon adoption and publication in the manner prescribed by law.

**Attachment A (to the Ordinance)
Amended Redevelopment Plan for Ocean Grove North End**

Ordinance 25-29 was Introduced on First Reading on the following vote: AYE: York, Acciani, Stroud, McMillan and Lane; NAY: none; ABSENT: none. Mr. Bray stated the public hearing will be December 22, 2025.

ORDINANCE 25-30

Committeewoman York offered a motion that Ordinance 25-30 be Introduced on First Reading, seconded by Committeeman McMillan.

**ORDINANCE NUMBER 25-30
AN ORDINANCE TO REGULATE SMOKE SHOPS AND VAPE SHOPS**

WHEREAS, the Township of Neptune (herein after "Township") has authority to regulate land uses within its municipal boundaries under the Municipal Land Use Law, NJSA 40:55D-1, et seq and the police power, NJSA 40:48-1. et seq; and

WHEREAS, pre-existing smoke shops and vape shops and establishments that sell electronic smoking paraphernalia as of the date of the passage of this ordinance from the Township shall be grandfather in, but shall be required to obtain a licenses to continue its operation and/or sale of smoking devices and associated paraphernalia as defined herein.

NOW, THEREFORE, BE IT ORDAINED, by the Township Committee of the Township of Neptune in the County of Monmouth, State of New Jersey, that the code of Township of Neptune is hereby governed as follows;

Section 1: Smoke and Vape Shop/Sale of Smoking Devises and Paraphernalia

This chapter shall govern the licensing and regulations of smoke and vape shops and any sale of smoking devices and paraphernalia;

Section 2: Purpose

The purpose of this chapter is to protect the public's health and general welfare by

licensing and regulating pre-existing smoke and vape shops, the retail sale of smoking devices and paraphernalia, and to ensure that smoking devices and paraphernalia are not sold to minors.

Section 3: Definitions

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

Electronic Smoking Device: An electronic device that can be used to deliver an inhaled dose of nicotine, or other substances, included any component, part or accessory of such a device, whether or not sold separately. "Electronic Smoking Device" includes any such device, whether manufactured, distributed, marketed, or sold as an electronic cigarette, an electronic cigar, an electronic cigarillo, an electronic pipe, and electronic hookah or any other product name or descriptor.

Smoking Device Paraphernalia: Cartridges, cartomizers, e-liquid, smoke juice, tips, atomizers, Electronic Smoking Device batteries, Electronic Smoking Devices charges, bongs, pipes, and any other item specifically designed for the preparation, charging or use of Electronic Smoking Devices. This definition does not apply to tobacco products and products intended for use with tobacco such as rolling papers.

License Year: A calendar year commencing on January 1 and ending on December 31.

Manufacturer: Any person, including any repacker and/or relabeler, who compounds, modifies, mixes, manufacturers, fabricates, assembles, processes, labels, repacks, relabels, or imports electronic, smoking devices or electronic liquid.

Sale: Every delivery of smoking devices and paraphernalia, whether the same is by direct sale or the solicitation or acceptance of an order, including the exchange, barter, traffic, in, keeping and exposing for sale, displaying for sale, delivering for value, peddling and possessing with intent to sell.

Retail, Vaping and Smoking Establishment: A location at which a business entity has been licensed to sell smoking devices and paraphernalia as an ancillary sale.

Smoke Shop: Any premises dedicated as principal business to display, sale, distribution, delivery, offering, furnishing, or marketing of tobacco, tobacco products, or tobacco paraphernalia, including an area for smoking tobacco products. An area for smoking shall mean inhaling or exhaling of smoke.

Vape Shop: Any premises dedicated as a principal business to display, sale, distribution, delivery offering, furnishing, or marketing of electronic, smoking devices, liquid nicotine containers or vapor products defined by NJSA 26:3D-57, NJSA 2A:170-51.99(a)(2), NJSA 2A:170-51.9(a)(3) and NJSA 2A:170-51.9(a)(4), including an area for vaping. An area for vaping shall mean inhaling or exhaling smoke or vapor from any electronic device.

Section 4: Licensing Requirements

- A. No person and/or entity shall conduct, maintain or operate a Smoke Shop or Vape Shop without first obtaining a License from the Township. License Applications will be available _____
- B. No business shall sell smoking devices and/or paraphernalia without first obtaining a license as a Retail Vaping and Smoking Establishment from the Township. License Applications will be available from the Township Health Officer.
- C. No person and/or entity shall be issued a License under this Section if they are unable to pass a criminal background check.

Section 5: Application for License

The initial application and all subsequent renewals shall include the following.

- A. Name and contact information of the owner. If the applicant is a cooperation, or a partnership, then the names and addresses of each individual holding 10% or more interest in the corporation or partnership shall be provided.
- B. Address of the Smoke Shop and/or Vape Shop.
- C. Address of business establishment applying as a Retail Vaping Establishment.
- D. Identify if they are retailers and/or manufacturers of electronic smoking devices.
- E. Provide a general inventory list of smoking devises and paraphernalia.

Section 6: Requirements for Licenses.

- A. All licenses issued shall be posted in a visible location that can be viewed by all patrons entering the establishment.
- B. Every entrance door of a smoke or vape shop shall have a minimum size of 8 ½ inches by 11 inches sign posted at eye level height which reads, entrance prohibited by those under the age of 21. Said shine shall be securely fastened to the entrance door and consists of letters with the font size of 48 inches or greater than the and the sign shall be in color as designated by the township's health officer.
- C. There shall be no other signs or signage visible from the exterior advertising any products sales or promotions other than signs depicting the name of the business in accordance with applicable Township sign regulations.
- D. Anyone intending to purchase upon entering a smoke or vape shop shall promptly be required to produce photographic identification. Any person who fails to produce such identification shall promptly be escorted from the smoke or vape shop. Before concluding any smoking device and or paraphernalia cell, every purchaser shall produce photographic identification to confirm they are 21.
- E. All employees of a smoke or vape shop shall be at least the age of 21. Before an employee engages in the sale of electronic smoking devices or paraphernalia, a business principal shall first submit certification on a form provided by the Township health officer that the employee shall be instructed with respect to requirements of this chapter and all New Jersey statutes and regulations concerning the sale of electronic smoking devices and or paraphernalia.

Section 7: Transferability

Licenses are non-transferable. Any smoke shop or vape shop or retail vaping establishment licensed here under that changes ownership will be required to submit a new application and receive approval of the same prior to operation.

Section 8: Suspension and Revocation of License

Any license issued here under may be suspended by the Township health officer for any infraction or violation of the terms of the license, or any of the Township ordinances state and federal statutes or falsification and applying for the license. The suspension shall become effective immediately and shall state that opportunity for a hearing will be given at a time within 16 days of the date of notice of the suspension before the Township administrator which upon a finding of such violation may revoke the license and event of failure of the licensee to appear or the license shall automatically re revoked and cancelled.

Section 9: Conditions of License.

Upon the expiration of any license issued under the provisions of this chapter, the holder

thereof shall surrender the same to the Township health department within 24 hours. Upon notice of the cancellation or revocation of any license issued under the provisions of this chapter the holder shall surrender the scene to the Township health officer within 24 hours after notice of such cancellation.

Section 10: Violations and Penalties:

Any person adjudicated as having violated any provision of this chapter shall be subject to the penalties set forth by the committee.

Section 11: The following fees are hereby established for smoke and vape shops sale of smoking devices licensed under this chapter of the Township code:

- A. Annual fees associated with the licensing requirements for smoke shops and vape shops shall be \$1000.
- B. The annual fee associated with licensing requirements as a retail vaping establishment shall be \$1000.
- C. All licenses issued under this section shall be valid for one calendar year beginning January 1st and expiring on December 31st. If your license is issued after January 1st but before June 31st of that calendar year your license will expire on December 31st of that year. If your license is issued after June 31st, your license will be valid for the remainder of that current lender year and the year following.
- D. All applicants for license renewals shall be submitted to the Township no later than 60 days prior to the expiration of said license. Failure to do so may result in a non renewal.

Section 12: Repealer

All ordinances or parts of ordinances which are inconsistent with the provisions of this ordinance are, to the extent of such inconsistencies, hereby repealed. All portions of the ordinance not modified herein remain in full force and effect.

Section 13: Severability

Should any section, clause, sentence, phrase or provision of this ordinance be declared unconstitutional or otherwise invalid by a court of competent restriction such decision shall not affect the remaining portions of said ordinance.

Section 14: Effective Date

This ordinance shall take effect upon final passage, adoption and publication in the manner prescribed by law of the state of New Jersey.

Ordinance 25-30 was Introduced on First Reading on the following vote: AYE: York, Acciani, McMillan and Lane; NAY: Stroud; ABSENT: none. Mr. Bray stated the public hearing will be December 8, 2025. Committeeman Jones stated he is not supporting the ordinance because state law already covers the businesses and products it would regulate.

CONSENT AGENDA

Mayor Lane asked if any member of the Committee wanted a separate vote on any of the resolutions. Committeeman Stroud requested a separate vote for Res. 25-378. Committeeman McMillan offered a motion to adopt the resolutions of the Consent Agenda as amended, seconded by Committeeman Jones.

**RESOLUTION 25-377
AUTHORIZING THE PAYMENT OF BILLS**

BE IT RESOLVED, by the Township Committee of the Township of Neptune that the following bills be paid if properly certified:

November 24, 2025, BILL LIST

Current Fund	\$ 9,067,243.21
Grant Fund	\$45,041.64
Trust Other	\$8,180.79
General Capital	\$171,918.73
Sewer Operating Fund	\$689,084.95
Sewer Capital Fund	\$34,300.00
Marina Operating Fund	\$104,089.85
Marina Capital Fund	\$0.00
Dog Trust	\$25.20
Library Trust	\$0.00
UDAG Reciprocal Trust	\$0.00
Payroll Fund	\$0.00
Bill List Total	\$10,119,884.37

BE IT FURTHER RESOLVED that a certified copy of this resolution be forwarded to the Assistant C.F.O.

List of Bills - (All Funds)

Meeting Date: 11/24/2025 For bills from 11/11/2025 to 11/20/2025

Vendor	Description	Account	PO Payment	Check Total
Current Fund				
7210 - ALL SEASONS SERVICE 01-201-28-372-020 Senior Citizens Programs OE	PO 40990 KITCHEN EQUIPMENT REPAIRS		160.00	160.00
146 - ALLIANCE COMMERCIAL PEST INC 01-201-26-310-020 Buildings and Grounds OE	PO 40130 PEST-MONTHLY SERVICE		754.00	754.00
211 - AMERICAN WATER SHARED SERVICES CENT 01-201-31-445-020 Water OE	PO 39861 2025 CHARGES		15,564.66	15,564.66
10283 - ANIBAL GOMEZ 01-201-25-252-020 Office of Emergency Management OE	PO 40847 REIMBURSEMENT FOR CLASS		50.00	50.00
6109 - ASBURY PARK PRESS 01-201-20-100-020 General Admin OE	PO 40440 2025 SUBSCRIPTION		400.00	400.00
10020 - ATLANTIC COAST RECYCLING OF OCEAN CTY 01-201-32-465-020 Solid Waste Disposal OE	PO 39966 2025 Single-Stream Recycling		135.85	135.85
333 - ATLANTIC LOCK & SAFE 01-201-26-310-020 Buildings and Grounds OE	PO 41517 Keys For Code & Construction Door		165.00	165.00
10248 - AUTOMATICS UNLIMITED INC 01-201-26-310-020 Buildings and Grounds OE	PO 41042 Servie Call		315.00	315.00
9488 - CABLEVISION LIGHTPATH 01-201-31-450-020 Telecommunications Costs OE	PO 39784 2025 CHARGES		1,857.96	1,857.96
1471 - CENGAGE LEARNING/GALE 01-201-29-390-020 Education Municipal Library OE	PO 40311 Titles to be vouchered		948.41	948.41
9642 - CINTAS CORPORATION 01-201-26-310-020 Buildings and Grounds OE 01-201-26-300-020 Other Public Works Functions OE	PO 39877 2025 SUPPLIES		2,386.39 474.63	2,861.02
819 - COASTER 01-201-20-120-020 Municipal Clerk OE	PO 41550 Sunshine Village Drainage bid		56.54	56.54
4918 - DENTAL SERVICES ORGANIZATION, INC. 01-201-23-220-020 Employee Group Insurance OE	PO 39689 2025 DENTAL PREMIUMS - 85A160		14,527.70	14,527.70
6312 - ENCORE FIRE PROTECTION 01-201-26-310-020 Buildings and Grounds OE	PO 40906 CLEAR AGENT SUPPRESSION INSPECTION		543.82	543.82
7729 - FLEXFACTS 01-201-23-220-020 Employee Group Insurance OE	PO 39771 2025 FLEXIBLE SPENDING ACCOUNT ADMINISTR		52.50	52.50
9998 - FOUR STAR DEVELOPERS	PO 41152 FLOOR REPAIRS, ELECTRIC AND PLUMBING UPG		38,309.00	

List of Bills - (All Funds)

Meeting Date: 11/24/2025 For bills from 11/11/2025 to 11/20/2025

Vendor	Description	Account	PO Payment	Check Total
01-201-44-997-020	Capital Outlay - Public Safety	38,309.00		38,309.00
9274 - FUN EXPRESS LLC	PO 41486 Programming giveaways		185.33	
01-201-29-390-020	Education Municipal Library OE	185.33		185.33
1476 - GALLS, INC.	PO 41528 Shoulder strap sliding ring nametag engr		102.49	
01-201-25-240-020	Police Department OE	102.49		102.49
7709 - GANNET NEW YORK NEW JERSEY LOCALIQ	PO 41549 Sunshine Village project bid notice		105.40	
01-201-20-120-020	Municipal Clerk OE	105.40		105.40
309 - GANNETT NEW YORK-NEW JERSEY LOCAL I	PO 39749 2025 ADVERTISING		52.41	
01-201-32-465-020	Solid Waste Disposal OE	52.41		52.41
8043 - GARDEN STATE MUNICIPAL JIF	PO 40763 2024 SUPPLEMENTAL ASSESSMENT (1 OF 20)		57,010.19	
01-201-23-210-020	Liability Insurance OE	57,010.19		57,010.19
9178 - GEESE CHASERS	PO 40202 2025 GEESE MANAGEMENT OF WESLEY LAKE		783.35	
01-201-42-335-020	Interlocal -Wesley Lake	783.35		783.35
9811 - GENERAL PLUMBING SUPPLY INC	PO 41521 Propress needed for all plumbing install		2,258.87	
01-201-26-290-020	Streets and Road Maintenance OE	2,258.87		2,258.87
9838 - GRAINGER INC	PO 39820 Lightbulbs Buffer Pads, Misc		500.50	
01-201-26-310-020	Buildings and Grounds OE	500.50		500.50
8751 - GRANITE TELECOMMUNICATIONS	PO 39858 2025 CHARGES		4,421.76	
01-201-29-390-020	Education Municipal Library OE	4,421.76		4,421.76
9347 - HIGHLAND PRODUCTS GROUP	PO 41378 Dogipot Disposable Pet Waste Bag		5,900.00	
01-201-26-290-020	Streets and Road Maintenance OE	5,900.00		5,900.00
9047 - HOLMAN FRENIA ALLISON, PC	PO 40559 INTERIM CMFO PER RES 25-153		7,885.00	
01-201-20-130-020	Financial Admin OE	7,885.00		7,885.00
1729 - HOME DEPOT CREDIT SERVICES	PO 40817 HARDWARE SUPPLIES, ETC.		99.82	
01-201-28-372-020	Senior Citizens Programs OE	99.82		99.82
10232 - INK CREATIVE STRATEGIES	PO 40445 2025 PUBLIC RELATIONS FIRM		1,800.00	
01-201-30-412-020	Publicity & Tourism OE	1,800.00		1,800.00
9771 - INSIGHT PUBLIC SECTOR	PO 41507 ViewSonic - DLP projector - zoom lens		1,119.35	
01-201-29-390-020	Education Municipal Library OE	1,119.35		1,119.35
1820 - INSTIT. FOR PROFESSIONAL DEVEL	PO 41548 Checks Payable To: IDP, 17 Hathaway Plac		50.00	
01-201-20-120-020	Municipal Clerk OE	50.00		50.00
1824 - INSTITUTE FOR PROFESSIONAL	PO 39710 CAPITAL BUDGETING AND PLANNING		50.00	
01-201-20-130-020	Financial Admin OE	50.00		50.00

List of Bills - (All Funds)

Meeting Date: 11/24/2025 For bills from 11/11/2025 to 11/20/2025

Vendor	Description	Account	PO Payment	Check Total
1829 - INTERFAITH NEIGHBORS 01-201-28-372-020 Senior Citizens Programs OE	PO 41139 FOOD SUPPLIES FOR MENS/WOMENS BREAKFAST/	245.10	245.10	245.10
10347 - JACQUELINE M ROSS	PO 41553 Jacqueline M Ross, 15 Penny Lane, Neptun	506.05	506.05	506.05
1964 - JERSEY CENTRAL POWER & LIGHT 01-201-31-435-020 Street Lighting OE	PO 39742 2025 STREET LIGHTING	567.69	567.69	
01-201-31-430-020 Electricity OE	PO 39743 2025 ELECTRICITY CHARGES	2,900.05	2,900.05	3,467.74
2015 - JOE FISHER 01-201-28-370-020 Recreation Services and Programs OE	PO 41157 Magic Show (Magic Tricks & Halloween Tre	895.00	895.00	895.00
6219 - JOSEPH FAZZIO WALL LLC 01-201-26-290-020 Streets and Road Maintenance OE	PO 39964 Rundown for Materials	385.96	385.96	385.96
6465 - JUNGLE LASERS, LLC 01-201-22-205-020 Mercantile Licensing OE	PO 41382 Mercantile Annual Support	5,500.00	5,500.00	5,500.00
10343 - KELSI O'CONNOR 01-201-25-253-020 EMS OE	PO 41494 PAY TO: Kelsi O'Connor (in EMS so check	831.20	831.20	831.20
2505 - KITRICK, MCWEENEY & WELLS LLC 01-201-21-180-020 Planning Board OE	PO 41427 Voucher for Planning Board Matters	1,161.00	1,161.00	1,161.00
9585 - LIFE FORCE USA 01-201-25-253-020 EMS OE	PO 41171 AAP PEPP Course Session (up to 12 partic	7,418.20	7,418.20	7,418.20
8632 - LIFE SUPPORT TRAINING 01-201-25-252-020 Office of Emergency Management OE	PO 41498 HS FA AED Card Processing	168.00	168.00	168.00
10326 - LINDA PATTERSON	PO 41315 Linda Patterson, 1604 Monroe Ave, Neptun	321.79	321.79	321.79
10336 - MAJESTIC OIL COMPANY 01-201-31-460-020 Gasoline OE	PO 41466 11/2025 NEW FUEL ACCOUNT - PEDRONI SOLD	21,851.43	21,851.43	21,851.43
2502 - MARK ALEXANDER PAVLIV, AIA 01-201-21-186-020 Historic Preservation Comm OE	PO 41329 120 FRANKLIN AVENUE	2,500.00	2,500.00	2,500.00
2560 - MAZZA RECYCLING SERVICES LTD 01-201-32-465-020 Solid Waste Disposal OE	PO 41417 2025 Single Stream (Started Sept. 2025)	19,820.45	19,820.45	19,820.45
2624 - MGL PRINTING SOLUTIONS 01-201-28-372-020 Senior Citizens Programs OE	PO 40592 2500 WINDOW ENVELOPES - FINANCE DEPARTME	80.00	275.00	
01-201-20-100-020 General Admin OE		115.00		
01-201-20-105-020 Human Resources OE		80.00		275.00

List of Bills - (All Funds)

Meeting Date: 11/24/2025 For bills from 11/11/2025 to 11/20/2025

Vendor	Description	Account	PO Payment	Check Total
2685 - MIDWEST TAPE EXCHANGE 01-201-29-390-020 Education Municipal Library	PO 41530 Hoopla October 2025 monthly invoice OE	2,009.18	2,009.18	2,009.18
6454 - MONMOUTH COUNTY FINANCE DEPARTMENT 01-201-32-465-020 Solid Waste Disposal 01-201-24-465-020 Recycling Tax on Landfill Costs	PO 39967 2025 Landfill & Tipping Costs OE	96,569.27 3,250.59	99,819.86	99,819.86
2999 - NEPTUNE FIRE DIST 1 01-210-55 SPECIAL DISTRICT TAXES PAYABLE	PO 39738 2025 LEVY	280,479.12	280,479.12	280,479.12
3033 - NEPTUNE TWP. BIDDY BASKETBALL 01-201-28-370-020 Recreation Services and Programs	PO 40138 Please send PO to Recreation OE	3,700.00	3,700.00	3,700.00
3169 - NJ RECREATION & PARK 01-201-28-375-020 Maintenance of Parks	PO 40026 CPSI Program for: A.Fritz, A. Crenshaw, OE	1,920.00	1,920.00	1,920.00
5938 - NJEMA 01-201-25-252-020 Office of Emergency Management	PO 41462 ACTIVE MEMBER RENEAL FEE - LANGER OE	225.00	225.00	225.00
5360 - NJLM 01-201-20-105-020 Human Resources	PO 41296 2025 Job Postings with the NJ League of OE	115.00	115.00	230.00
01-201-20-105-020 Human Resources	PO 41296 2025 Job Postings with the NJ League of OE	115.00	115.00	230.00
3174 - NJLM 01-201-20-120-020 Municipal Clerk	PO 41438 Council and Community Relations Oct 16,2 OE	150.00	150.00	150.00
10338 - NORTHWIND MECHANICAL SYSTEMS INC 01-201-26-310-020 Buildings and Grounds	PO 41467 Three (3) AERCO BMK1000 Boilers. Two (2) OE	4,200.00	4,200.00	4,200.00
3289 - OCEAN GROVE CHAMBER OF COMMERCE 01-201-30-420-020 Celebration of Public Events	PO 41346 2025 light up ocean grove OE	500.00	500.00	500.00
3292 - OCEAN GROVE FIRE DIST 01-210-55 SPECIAL DISTRICT TAXES PAYABLE	PO 39739 2025 LEVY	54,128.23	54,128.23	54,128.23
9993 - ON LOCATION 01-201-25-253-020 EMS	PO 41558 Core A,B & C Refreshers for James Sestit OE	300.00	300.00	300.00
580 - OPTIMUM 01-201-31-450-020 Telecommunications Costs	PO 39780 2025 CHARGES OE	821.93	821.93	821.93
9140 - OTIS ELEVATOR COMPANY 01-201-26-310-020 Buildings and Grounds	PO 41506 2025 OTIS Elevator 11/1/2025-10/31/2026 OE	3,673.56	3,673.56	3,673.56
3511 - PREVENTION SPECIALISTS INC. 01-201-20-105-020 Human Resources	PO 41541 Non DOT Post Accident Drug Tests- 9/15 & OE	315.00	315.00	496.00
01-201-20-105-020 Human Resources	PO 41542 DOT Random Drug Tests- 8/22/2025 OE	181.00	181.00	496.00

List of Bills - (All Funds)

Meeting Date: 11/24/2025 For bills from 11/11/2025 to 11/20/2025

Vendor	Description	Account	PO Payment	Check Total
5641 - QUALITY UPTIME SERVICES 01-201-26-310-020 Buildings and Grounds OE	PO 40989 EATON LABOR FOR UPS TO SET FLOAT VOLTAGE	2,775.00	2,775.00	2,775.00
9126 - READY REFRESH BY NESTLE 01-201-26-300-020 Other Public Works Functions OE	PO 39782 2025 WATER COOLER RENTALS	1,095.20	1,095.20	1,095.20
10140 - RICH'S AUTO BODY 01-201-26-315-020 Public Works Vehicle Maintenance OE	PO 41543 Damage to Police Car #19	2,103.12	2,103.12	2,103.12
8692 - RUTGERS, THE STATE UNIVERISTY OF NJ 01-201-26-300-020 Other Public Works Functions OE	PO 40999 PW-1308-FA25-1 Municipal Budget Process	390.00	390.00	
01-201-26-300-020 Other Public Works Functions OE	PO 41000 PW-1307-FA25-1 Local Government in New J	390.00	390.00	780.00
7533 - SHI INTERNATIONAL CORP 01-201-20-100-020 General Admin OE	PO 41480 CyberPower Office Rackmount LCD Series O	773.40	773.40	
01-201-43-490-020 Municipal Court OE	PO 41540 Chrome Enterprise Upgrade (Annual, 12 mo	317.44		
01-201-20-140-020 MIS OE		158.72		
01-201-20-145-020 Revenue Administration OE		39.68		
01-201-20-130-020 Financial Admin OE		79.36		
		39.68		1,090.84
3989 - SHOPRITE 01-201-28-372-020 Senior Citizens Programs OE	PO 40815 FOOD SUPPLIES, PAPER GOODS, ETC.	74.88	74.88	74.88
10351 - SHORE MECHANICAL 01-201-44-997-020 Capital Outlay - Public Safety	PO 41578 SRH FIRST AID REPAIRS - HVAC	4,228.60	4,228.60	4,228.60
4001 - SHORE SYSTEMS 01-201-29-390-020 Education Municipal Library OE	PO 41515 Work with Envisionware support and Swapp	1,500.00	1,500.00	1,500.00
814 - STAR NEWS GROUP 01-201-28-370-020 Recreation Services and Programs OE	PO 40137 Please send PO to Recreation	38.00	38.00	38.00
4133 - STAVOLA ASPHALT CO 01-201-26-290-020 Streets and Road Maintenance OE	PO 41376 Asphalt for Road Repairs	90.75	90.75	90.75
10125 - STELLA 01-201-29-390-020 Education Municipal Library OE	PO 41516 eLibraryNJ 2026 Access and Content Fees	11,705.00	11,705.00	11,705.00
4212 - T & M ASSOCIATES INC 01-201-20-165-020 Engineering Services OE	PO 34830 PROFESSIONAL SERVICES FOR REMEDIAL INVES	2,860.00	2,860.00	2,860.00
4211 - T & M ASSOCIATES, INC. 01-201-20-165-020 Engineering Services OE	PO 35320 PROFESSIONAL SERVICES AGREEMENT TO ENGIN	9,181.27	9,181.27	9,181.27
4951 - TEAM LIFE 01-201-25-253-020 EMS OE	PO 40741 Powerheart G5 Adult iCPR Training Electr	320.00	320.00	320.00
10325 - TR LED INC	PO 41318 DPW facility LED replacement bulbs		191.00	

List of Bills - (All Funds)

Meeting Date: 11/24/2025 For bills from 11/11/2025 to 11/20/2025

Vendor	Description	Account	PO Payment	Check Total
01-201-26-310-020	Buildings and Grounds OE		191.00	191.00
10350 - TRUST ACCOUNT OF THE LAW OFFICE	PO 41577 COLICELLI V NEPTUNE SETTLEMENT PER RES 2		50,000.00	
01-201-20-155-020	Legal Services OE	50,000.00		50,000.00
5437 - ULINE	PO 41155 S-16882BL-L ULINE GRIPTION FLEX LATEX CO		1,770.50	
01-201-26-300-020	Other Public Works Functions OE	1,453.00		
01-201-26-310-020	Buildings and Grounds OE	317.50		1,770.50
9194 - UNITED SITE SERVICE	PO 40203 New rep John Stewart. 516-615-6626 john.		191.26	
01-201-28-370-020	Recreation Services and Programs OE	191.26		191.26
5112 - UPS	PO 39859 2025 CHARGES		30.60	
01-201-20-130-020	Financial Admin OE	30.60		30.60
4604 - VERIZON WIRELESS	PO 39857 2025 CELL PHONE CHARGES		14,429.04	
01-201-31-450-020	Telecommunications Costs OE	14,429.04		14,429.04
4886 - W.B. MASON CO. INC.	PO 39731 2025 OFFICE SUPPLIES		136.96	
01-201-20-150-020	Tax Assessment Admin OE	136.96		
01-201-25-240-020	Police Department OE	952.80		952.80
01-201-20-150-020	Tax Assessment Admin OE	229.43		1,319.19
9515 - WORKWISE COMPLIANCE	PO 41456 2026 Labor Law Posters		647.45	
01-201-20-105-020	Human Resources OE	647.45		647.45
	Grant Fund			
778 - CITY OF ASBURY PARK	PO 41533 FY24 JAG Reimbursement		20,777.00	
02-213-41-748-020	Edward Byrne Memorial JAG	20,777.00		20,777.00
2624 - MGL PRINTING SOLUTIONS	PO 40592 2500 WINDOW ENVELOPES - FINANCE DEPARTME		80.00	
02-213-41-785-010	NJDOC LEAD Grant	80.00		80.00
4579 - V. E. RALPH & SON, INC.	PO 41481 Opioid Funds		12,380.00	
02-213-41-761-020	Opioid Settlement Fund	12,380.00		12,380.00
	TRUST OTHER			
9492 - BPN EVENTS	PO 41508 DJ ENTERTAINMENT (JADE PACKAGE) - DECEMB		800.00	
		800.00		800.00
9323 - GASKOS	PO 41579 6" RED POINSETTIAS WITH ASSORTED FOILS		612.00	
		612.00		612.00
2903 - MYRON CORP	PO 41030 2-IN-1 REGATTA CONTRASTS POCKET PAL CALE		1,209.96	
		1,209.96		1,209.96
8995 - SAFEWARE, INC.	PO 41435 Quote 10247785		5,558.83	

List of Bills - (All Funds)

Meeting Date: 11/24/2025 For bills from 11/11/2025 to 11/20/2025

Vendor	Description	Account	PO Payment	Check Total
		5,558.83		5,558.83
General Capital				
783 - CIVIL SOLUTIONS	PO 40300 ENGINEERING SERVICES FOR 2024 ROAD IMPRO		8,854.85	
04-215-55-939-020 Ord 24-45 2025 Road Repaving & Imps Program		8,854.85		8,854.85
6245 - CME ASSOCIATES	PO 38200 PROFESSIONAL SERVICES RELATED TO 2024 N		887.50	
04-215-55-923-020 Ord 24-06 Atkins Ave Pedestrian Impr		887.50		887.50
9999 - CURRENT ELEVATOR TECHNOLOGY	PO 41380 MONTHLY ELEVATOR MAINTENANCE PER WARRANT		500.00	
04-215-55-960-020 Ord 23-44 Various ADA Imps Munic Complex		500.00		500.00
1333 - FERNANDES CONSTRUCTION, INC.	PO 32946 AWARD BID FOR IMPROVEMENTS TO EMBURY AND		15,098.72	
04-215-55-938-020 Ord 19-38 Imps to Embury-Ridge Corridor		15,098.72		15,098.72
7967 - P & A CONSTRUCTION	PO 41330 2024 ROAD IMPROVEMENT PROGRAM PER RES 25		146,577.66	
04-215-55-939-020 Ord 24-45 2025 Road Repaving & Imps Program		146,577.66		146,577.66
Sewer Operating Fund				
9642 - CINTAS CORPORATION	PO 39877 2025 SUPPLIES		190.20	
07-201-55-501-020 Utility Operating OE		190.20		190.20
1606 - GRAINGERS	PO 41555 Air Compressor for Brockton Station		981.53	
07-201-55-501-020 Utility Operating OE		981.53		981.53
1964 - JERSEY CENTRAL POWER & LIGHT	PO 39743 2025 ELECTRICITY CHARGES		19,793.21	
07-201-55-501-020 Utility Operating OE		19,793.21		19,793.21
6465 - JUNGLE LASERS, LLC	PO 41328 GEO 3.0 GOV SEWER MODULE ANNUAL FEE 01/0		5,000.00	
07-203-55-501-020 (2024) Utility Operating OE		2,500.00		
07-201-55-501-020 Utility Operating OE		2,500.00		5,000.00
5932 - ONE CALL CONCEPTS INC	PO 39834 One call messages for 2025		625.10	
07-201-55-501-020 Utility Operating OE		625.10		625.10
9126 - READY REFRESH BY NESTLE	PO 39782 2025 WATER COOLER RENTALS		181.20	
07-201-55-501-020 Utility Operating OE		181.20		181.20
4886 - W.B. MASON CO. INC.	PO 41449 Swingline Optima Desk Stapler		507.05	
07-201-55-501-020 Utility Operating OE		507.05		507.05
Sewer Capital Fund				
9952 - DUTCHMAN CONTRACTING LLC	PO 39728 RILEY PUMP STATION POLE BARN PER RES 24-		34,300.00	
08-215-55-581-020 Ord 21-33 Various Sewer Improvements		34,300.00		34,300.00
Marina Operating Fund				
4972 - SECURITY CAM DEPOT	PO 41490 Ice Machine Security Camera		450.00	

List of Bills - (All Funds)

Meeting Date: 11/24/2025 For bills from 11/11/2025 to 11/20/2025

Vendor	Description	Account	PO Payment	Check Total
09-201-55-501-020	Utility Operating OE	450.00		450.00
DOG TRUST				
3128 - NJ DEPT OF HEALTH AND SENIOR SERVIC	PO 39700 MONTHLY DOG LICENSE - DEC 2024	25.20	25.20	25.20
TOTAL				1,058,837.44
Total to be paid from Fund 01 Current Fund	783,447.43			
Total to be paid from Fund 02 Grant Fund	33,237.00			
Total to be paid from Fund 03 TRUST OTHER	8,180.79			
Total to be paid from Fund 04 General Capital	171,918.73			
Total to be paid from Fund 07 Sewer Operating Fund	27,278.29			
Total to be paid from Fund 08 Sewer Capital Fund	34,300.00			
Total to be paid from Fund 09 Marina Operating Fund	450.00			
Total to be paid from Fund 12 DOG TRUST	25.20			
				1,058,837.44

Checks Previously Disbursed

111225	TOWNSHIP OF NEPTUNE	Cash MARINA OPERATING	6,202.97	11/15/2025
111225	TOWNSHIP OF NEPTUNE	Cash SEWER OPERATING	23,806.86	11/15/2025
111225	TOWNSHIP OF NEPTUNE	Cash FEDERAL AND STATE GRANTS	11,804.64	11/15/2025
111225	TOWNSHIP OF NEPTUNE	Cash GENERAL	978,410.89	11/15/2025
31620146	STATE OF NJ	PO# 39708 Health Benefits Premiums	457,645.45	11/14/2025
31620206	STATE OF NJ	PO# 39708 Health Benefits Premiums	258,884.12	11/14/2025
318000243	NEPTUNE TOWNSHIP BOARD OF EDUCATION	PO# 40964 FY 2026 School Tax Levy	4,473,642.00	11/14/2025
318000245	US BANK Operations Center	PO# 39687	143,500.00	11/14/2025
318000245	US BANK Operations Center	PO# 39687	374,125.00	11/14/2025
318000246	US BANK Operations Center	PO# 39687	414,570.79	11/14/2025
318000246	US BANK Operations Center	PO# 39687	158,085.95	11/14/2025
318000246	US BANK Operations Center	PO# 39687	51,293.26	11/14/2025
318000247	US BANK Operations Center	PO# 39687	272,137.26	11/14/2025
318000247	US BANK Operations Center	PO# 39687	107,275.00	11/14/2025
318000247	US BANK Operations Center	PO# 39687	360,237.74	11/14/2025
318000248	US BANK Operations Center	PO# 39687	426,175.00	11/14/2025
318000249	US BANK Operations Center	PO# 39687	64,276.59	11/14/2025
318000249	US BANK Operations Center	PO# 39687	432,829.79	11/14/2025
318000249	US BANK Operations Center	PO# 39687	46,143.62	11/14/2025
			9,061,046.93	

Totals by fund	Previous Checks/Voids	Current Payments	Total
Fund 01 Current Fund	8,283,795.78	783,447.43	9,067,243.21
Fund 02 Grant Fund	11,804.64	33,237.00	45,041.64
Fund 03 TRUST OTHER		8,180.79	8,180.79
Fund 04 General Capital		171,918.73	171,918.73
Fund 07 Sewer Operating Fund	661,806.66	27,278.29	689,084.95
Fund 08 Sewer Capital Fund		34,300.00	34,300.00
Fund 09 Marina Operating Fund	103,639.85	450.00	104,089.85
Fund 12 DOG TRUST		25.20	25.20
BILLS LIST TOTALS	9,061,046.93	1,058,837.44	10,119,884.37

**RESOLUTION 25-379
REVISED CERTAIN RESOLUTIONS**

WHEREAS, the Neptune Township Committee adopted Resolution 24-301 on June 24, 2024 to renew liquor license 1334-33-023-009 but listed the incorrect address for the licensed premise; and

WHEREAS the Neptune Township Committee adopted Resolution 25-237 on June 9, 2025 to renew liquor license 1334-33-023-009 but the licensee had failed to pay its annual state renewal fee; and

WHEREAS, the Neptune Township Committee adopted Resolution 25-256 on June 23, 2025 to renew liquor license 1334-33-004-008 but incorrectly listed the corporate address for the in-pocket license; and,

THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Neptune

the following:

1. Resolution 24-301 is amended to list the address of license 1334-33-023-009, Neptune Ale House LLC, operating as MJ's, as 3295 State Highway 66
2. Resolution 25-256 is amended to remove the address of license 1334-33-004-008, Ironbound Development Organization, LLC which is "in-pocket".
3. Resolution 25-237 is amended to remove license 1334-33-023-009 and rescind the renewal of its license for the 2025-2026 license term.

**RESOLUTION 25-380
AWARD BID FOR REMOVAL OF BRUSH**

WHEREAS, on the Township of Neptune advertised for bids on November 5, 2025 for brush removals services; and

WHEREAS on November 18, 2025, the Purchasing Agent received bids for the award of a contract for removal of brush; and,

WHEREAS, said bids were reviewed by the Purchasing Agent who has recommended that the bid be awarded to the lowest bid submitted by Mazza Mulch, Inc., 3230 A Shafto Rd., Tinton Falls, NJ; and,

THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Neptune that a contract be awarded to Mazza Mulch, Inc., 3230 A Shafto Rd., Tinton Falls, NJ for removal of brush from the Public Works Yard for two years based on their lowest responsible bid of \$4.38 per cubic yard for 2026 and 2027; and,

BE IT FURTHER RESOLVED, that a certified copy of this resolution be forwarded to the Chief Financial Officer, Assistant C.F.O., and Director of Public Works.

**RESOLUTION 25-381
RESOLUTION AUTHORIZING CONTRACT FOR PURCHASE OF FOUR (4) 2026 FORD
INTERCEPTOR SUVs FROM WINNER FORD UNDER NEW JERSEY STATE CONTRACT #20-FLEET-
01189 IN AN AMOUNT NOT TO EXCEED \$187,116.00**

WHEREAS, the Township of Neptune is desirous to purchase Four (4) 2026 Ford Interceptor SUVs; and

WHEREAS, Winner Ford, having an address at 250 Haddonfield-Berlin Road Cherry Hill, NJ 08034 has been awarded under State Contract #20-FLEET-01189 for purposes of providing such vehicles; and

WHEREAS, N.J.S.A.40A:11-12 permits the purchase of goods and services without advertising for bids when purchased under contract for goods or services entered on behalf of the State by the Division of Purchase and Property in the Department of the Treasury.

NOW, THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Neptune that:

1. The Purchase of Four (4) 2026 Ford Interceptor SUVs from Winner Ford Under New Jersey State Contract #20-FLEET-01189 in an Amount Not To Exceed \$187,116.00 is hereby approved.
2. All Township officials, including, but not limited to, the Mayor, Business Administrator, Public Works Director, and Municipal Clerk are hereby authorized and directed to take such ministerial actions as are necessary to effectuate the provisions of this resolution.

3. That a certified copy of this resolution be forwarded to the Chief Financial Officer, Assistant C.F.O., and Chief of Police.

RESOLUTION 25-382
ENDORSEMENT IN SUPPORT OF THE STATE OF NEW JERSEY DEPARTMENT OF
TRANSPORTATION ROUTE 33 IMPROVEMENTS

WHEREAS, a meeting was held on November 5, 2025 between the NJDOT and representatives of Neptune Township concerning the Route 33 project; and

WHEREAS, representatives of the Township of Neptune were in agreement with the Route 33 roadway safety improvements as shown on the NJDOT Alternative 5, Route 33, Wayside Road to Route 71 (Main Street) plans and as presented at the meeting held on November 5, 2025; and

WHEREAS, representatives of the Township of Neptune were not in agreement with the proposed storm water management facilities and fee take for Block 512 on the NJDOT Alternative 5, Route 33, Wayside Road to Route 71 (Main Street) plans and as presented at the meeting held on November 5, 2025; and requests that the department reconsider and investigate alternative options; and

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Neptune as follows:

1. The Township Committee authorizes and directs the Township Clerk to forward a letter to the NJDOT indicating support for the proposed improvements to the Route 33 project.
2. The Township Clerk is further directed to forward such a letter to be attached to this Resolution expressing its support for this project.

RESOLUTION 25-383
AUTHORIZE ADDENDUM #1 FOR
2026 PROFESSIONAL SERVICE CONTRACTS RFQ'S

WHEREAS, the Neptune Township Committee adopted Resolution 25-360 on October 27, 2025 to authorize the solicitation of RFQs for several Professional Services for the 2026 Calendar Year; and

WHEREAS the RFQ packages have included specified rates for various services; and,

WHEREAS, the specified rates no longer reflect current market conditions and may deter qualified applicants from submitting proposals; and,

WHEREAS, the Township Committee wants to ensure they receive proposals from the greater number of qualified individuals and firms.

THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Neptune that the rates shall be removed from RFQ packages and shall not be considered a limiting factor when considering proposals from qualified individuals and firms.

RESOLUTION 25-384
RESOLUTION OF THE TOWNSHIP OF NEPTUNE AUTHORIZING APPROVAL OF CHANGE
ORDER NO. 2 (FINAL), FINAL PAYMENT, ACCEPTANCE OF THE PROJECT, RELEASE OF
PERFORMANCE AND MAINTENANCE BONDS FOR THE EMBURY AND RIDGE AVENUE
IMPROVEMENTS PROJECT

WHEREAS, the Township of Neptune entered into a contract with Fernandes Construction, Inc. for the Embury and Ridge Avenue Improvements Project in the amount of \$355,124.65; and

WHEREAS, Change Order No. 1 in the amount of \$33,427.50 adjusting the contract amount to \$388,552.15 was approved on April 11, 2022; and

WHEREAS, CME Associates, the engineering consultant for this capital project, and the Township Engineer have reviewed and recommend approval of Change Order No. 2 reducing the cost of the project by \$38,506.00 for a total cost of \$350,046.15

WHEREAS, the Township Engineer and the project engineer have inspected the worked which was substantially completed over two years ago and found no deficiencies that would requiring the posting of a maintenance bond and confirm that the project has been satisfactorily completed in accordance with the contract specifications; and

WHEREAS, the contractor has submitted a Final Application for Payment, indicating that all work has been completed and the final payment due is \$15,098.72, with no retainage held; and

WHEREAS, all required closeout documents have been received, including an affidavit of no liens, and the Township is satisfied that the project may be formally closed out;

NOW, THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Neptune, County of Monmouth, State of New Jersey, that:

1. Change Order No. 2 (Final), reducing the contract amount by \$38,506.00, is hereby approved, adjusting the total contract amount to \$350,046.15;
2. The project is hereby accepted as complete, and the Performance Bond is released;
3. The Maintenance Bond is not required;
4. Final payment to the contractor in the amount of \$15,098.72 is hereby authorized in accordance with the Final Application for Payment.

RESOLUTION 25-385

ESTABLISH ANNUAL COMPENSATION FOR FIRE COMMISSIONERS DISTRICT #2

WHEREAS, N.J.S.A. 40A:14-88 requires the municipal governing body to review and approve annual compensation for fire district commissioners regarding of whether the amount of compensation is being modified; and,

WHEREAS, the Board of Fire Commissioners desires to establish annual compensation for 2026 that reflects no change from the previous year; and,

THEREFORE, BE IT RESOLVED, by the Board of Fire Commissioners of Neptune Township Fire District #2 that the annual compensation for the year 2026 for the Commissioners of the Fire District shall be set at \$2,500.00 for the Chairperson and \$2,000.00 for each of the other four Commissioners; and,

BE IT FURTHER RESOLVED, that the District Clerk be and is hereby directed to transmit a copy of this resolution to the Neptune Township Committee for review and approval of said compensation.

RESOLUTION 25-386

A RESOLUTION OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF NEPTUNE AUTHORIZING CERTAIN PERSONNEL ACTIONS

WHEREAS, the following appointments have been reviewed by the Department Heads of the respective Departments; and,

WHEREAS, the Human Resources Director in consultation with the Township Administrator and the Department Heads involved have recommended the appointments of

the following individuals; and,

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Neptune that the following personnel actions be and are hereby authorized on the effective date included herein.

<u>NAME</u>	<u>DEPARTMENT</u>	<u>POSITION</u>	<u>SALARY</u>	<u>EFFECTIVE DATE</u>
Chris Drea	Construction	Part Time Building Inspector	\$45.00 per hr.	11/26/25
Marie Theodile	Police	Crossing Guard	\$18.75 per hr.	12/8/25
Calvin Deloatch	Police	Crossing Guard	\$18.75 per hr.	12/8/25

The Consent Agenda was adopted on the following vote: AYE: York, Acciani, Stroud, McMillan and Lane, NAY: None; ABSTAIN: None; ABSENT: None

SEPARATED RESOLUTIONS

RES. 25-378

Mayor Lane asked for an offer to adopt Res. 25-378. Committeeman McMillan made a motion to adopt Res 25-378, seconded by Committeewoman York.

RESOLUTION 25-378

WHEREAS, Neptune Township (“Township”) is party to a lawsuit captioned Christina Barrett, et al. v. Neptune Township, et al., MON-L-001059-25, pending in the Monmouth County Superior Court; and

WHEREAS, the parties have amicably resolved the dispute, and a settlement is now being recommended for approval by the Township Attorney; and

WHEREAS, the Chief Financial Officer has certified that the funds are available; and

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Township Committee of the Township of Neptune, that it authorized a settlement of litigation Christina Barrett, et al. v. Neptune Township, et al., MON-L-001059-25, pending in the Monmouth County Superior Court in accordance with all of the terms and conditions set forth in the settlement and release agreement as approved by the Township Attorney.

BE IT FURTHER RESOLVED, Mayor Robert Lane, Jr. is hereby authorized to execute the subject settlement agreement on behalf of Neptune Township.

BE IT FURTHER RESOLVED, that the Township Attorney, Township Administrator, and Chief Financial Officer are authorized to take any action necessary to carry out the purpose of this Resolution.

Res. 25-378 was adopted on the following vote: AYE: York, Acciani, McMillan and Lane, NAY: Stroud; ABSTAIN: None; ABSENT: None

PRIVILEGE OF THE FLOOR/PUBLIC COMMENT’S Mayor Lane asked for public comments. The public was permitted to speak one time with a limit of five minutes.

Comments were as follows:

Ronald Goldfaden, 26 Ocean Ave. – Mr. Goldfaden stated he is a member of the Board of Trustees Ocean Grove Homeowners Association and he wants to continue to with the Township to reduce abandoned and dilapidated properties.

Anthony Loffredo, Jr. – Mr. Loffredo stated his father, Anthony C. Loffredo, is the namesake of Loffredo Fields. Mr. Loffredo briefed the Committee on his father’s involvement with recreation in the Township and his service on the Township Committee. Mr. Loffredo stated his family would

like to see if his father's name to continue to be associated with the athletic center he helped to create. Mayor Lane stated the Committee is committed to making sure Mr. Loffredo and others are and continue to be honored for their work on behalf of the Township.

Eric Meier, 8 Olive St. – Mr. Meier stated the township should do more to cut costs. Mr. Meier stated he is upset with the school spending.

Henry Muller, 338 Glenmere – Mr. Muller stated the Township is no longer affordable due to school taxes. Mr. Muller stated the Township should advocate for resident to reduce the school tax levy.

Jason Fey, 29 Cliffwood Dr. – Mr. Fey spoke about the Township Marina and boat charters. Mr. Fey also discuss his complaints about the Harbor Master. Mr. Fey stated he wants to run a charter boat business out of the Township Marina.

Beverley Fey, 505 Old Corlies Ave. – Ms. Fey stated her complaints about the Township Marina and its Harbor Master. Ms. Fey stated the Township is not addressing her concerns.

Gary Brown, Cardinal Rd. – Mr. Brown spoke about school taxes.

Harry Conover, 77 Steiner Ave. Neptune City – Mr. Conover asked about the wait list for marina slips. Mr. Conover stated refueling should be allowed at the marina.

Jane Thompson, 75 Embury Ave. – Ms. Thompson discussed the Ocean Grove North End Redevelopment and the associated lawsuit against the Township.

Harry Conover, 77 Steiner Ave. – Mr. Conover discussed the Township Marina. Mr. Conover stated he supports charter boats and refueling at the marina.

Dianna Harris, 17 Willow Ave, President of MERC – Ms. Harris thanked for removing West Lake Redevelopment items from the agenda. Ms. Harris spoke about how the Township should move forward with a redevelopment project.

Nancy Clarke, 47 Embury Ave. – Ms. Clarke discussed property assessments and gentrification. Ms. Clarke discussed impacts of short-term rentals. Ms. Clarke discussed the Northend Redevelopment.

Gerard Yosca, 15 Surf Ave. – Mr. Yosca discussed the North End Redevelopment.

Joan Venezia, 107 Mt. Hermon Way – Ms. Venezia asked about: metered parking, Firemen's Park, 63 Cookman, school taxes and state aid for education, North End Redevelopment

Mayor Lane stated everything is on the table when discussing state aid for Neptune Public Schools.

Joyce Klien, 102 Mt. Herman Way – Ms. Klien congratulated Committeeman Acciani. Ms. Klien stated the OGCA Breakfast is Dec. 6. Ms. Klien discuss the North End Redevelopment.

Katherine Zebrowski, 102 Heck Ave. – Ms. Zebrowski discussed North End Redevelopment.

Frank Gaciovano, 4 Spray Ave. – Mr. Gaciovano discussed North End Redevelopment. Mr. Gaciovano discussed the current condition and maintenance on the project site. There were no further comments. Mayor Lane closed public comments.

CLOSING COMMITTEE COMMENTS

Mayor Lane asked if anyone on the Committee wanted to make closing remarks.

Committeewoman York – Committeewoman York stated the Committee empathizes with

residents and cares about their concerns. Committeewoman York stated many issues the Township are not as crystal clear as they appear to be. Committeewoman York wished everyone a Happy Thanksgiving.

Committeeman Acciani – Committeeman Acciani wished everyone a Happy Thanksgiving.

Committeeman Stroud – Committeeman Stroud wished everyone a Happy Thanksgiving.

Committeeman McMillan – Committeeman McMillan wished everyone a Happy Thanksgiving.

Mayor Lane – Mayor Lane wished everyone a Happy Thanksgiving and enjoy the time with your families.

EXECUTIVE SESSION

Ms. Park stated there is a need to return to Executive Session to discuss a personnel matter but no further Action would be taken by the Committee. Mayor Lane asked for an offer to enter Executive Session. Committeeman Stroud made a motion to enter executive session, seconded by Committeeman McMillan.

The Committee entered Executive Session at 9:28 p.m.

The Committee returned from Executive Session at 10:05 p.m.

ADJOURN

Mayor Lane was offered a motion to adjourn from Committeeman Stroud, seconded by Committeewoman York. The Motion was adopted by unanimous voice vote by all members present.

The Township Committee adjourned at 10:05 p.m.

William Bray, RMC, CMR
Township Clerk
Submitted, December 8, 2025