

TOWNSHIP COMMITTEE WORKSHOP MEETING

February 24, 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:

Township Committee	Present/ Absent	Professionals	Present/ Absent
Tassie D. York	<u>Present</u>	Gina LaPlaca, Business Administrator	<u>Present via Zoom</u>
Jason A. Jones	<u>Present</u>	Dainene Roberts, Deputy Clerk	<u>Present</u>
Derel Stroud	<u>Present</u>	Lester Taylor, Township Attorney	<u>Present</u>
Kevin McMillan	<u>Present</u>		
Robert Lane Jr.	<u>Present</u>		

Mayor Lane announces “the notice requirements of R.S. 10:4-18 have been met through the publication of the required advertisement in The Coaster and Asbury Park Press, posting on the Municipal Complex board, and filing with the Municipal Clerk. Additionally, the meeting agenda is available on the Township website (www.neptunetownship.org).”

ITEMS FOR DISCUSSION IN OPEN SESSION

1. PLA Ordinance

Mr. Taylor advised the Committee that there were discretionary components to the PLA Ordinance that must be discussed during Executive Session before it is introduced to the public. The PLA Ordinance was not further discussed.

2. West Lake Ave Redevelopment Plan Project

Mr. Bascom provided an overview regarding the West Lake Ave Redevelopment project including the Township in the final stages of signing the Redevelopment Agreement, a need for the Governing Body to adopt an Ordinance to amend the Redevelopment Plan, and a final Developer’s Agreement (which may or may not include a PILOT Agreement). The final Development is similar to what was proposed in 2004 and 2005. It is a neighborhood center, residential above, and retail office space.

Mr. McMillan asked Mr. Bascom what the split between the market rate and it being affordable. Mr. Bascom shared that it is in the rate that is affordable for the market. This is also depending on the decision of the State regarding the Township’s request to adjust the Affordable Housing requirement, will determine what the Township will require of the Developer.

Mr. Jones thanked Mr. Bascom for the explanation. He further shared that he brought this topic for discussion as Ms. Dianna Harris had a question regarding this project last meeting. Mr. Jones shared he is not too keen of the PILOT Agreement because of the current market and further the space is limited. Mr. Jones asked of Mr. Bascom to elaborate further. Mr. Bascom shared it is a little early to discuss it whether there will be a PILOT but there is a PILOT being proposed. Right now, they are getting the financials together to support the deed for the PILOT Agreement. Once they see the financials, if the Township concurs if they support the development of the project, then they will evaluate if it is worth it.

Mr. Bascom further shared that MURC met with the Redeveloper and were able to get their questions answered.

Mr. Stroud shared the next upcoming Redevelopment Meeting is March 7th and the Committee and public will have some updates around that time, including various other current projects.

Mr. Jones asked of Mr. Bascom if there can be an update regarding the former Technology Park. Mr. Bascom shared a conversation will have to be involved with the Township Planner.

3. Lawrence Avenue & Bond Street- Paid Parking Proposal

Mr. Stroud presented the Lawrence Ave & Bond St paid parking proposal discussion topic. This is in regard to the area behind windmill on the Lawrence Ave corridor connecting on Bond St. to have a paid parking stall there. Mr. Stroud is asking before the Committee his thoughts on price to install on a kiosks and paid parking. This is not for residential parking, rather it is for the public patronizing the businesses, the windmill, and the train station. Mr. Stroud further shared it is time the Township collects revenue for street parking.

Mr. McMillan asked if there can be a cross benefit analysis conducted.

Mr. Lane shared the professionals will gather more information.

4. Committee Calendars

York	Nothing to report.
Jones	Nothing to report.
Stroud	Nothing to report.
McMillan	Nothing to report.
Lane	Nothing to report.

Res #25- 116 Authorize an Executive Session as Authorized by the Open Public Meetings Act

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

TOWNSHIP COMMITTEE MEETING

February 24, 2025 – 7:00 P.M.

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

Township Committee	Present/ Absent	Professionals	Present/ Absent
Tassie D. York	Present	Gina LaPlaca, Business Administrator	Present via Zoom
Jason A. Jones	Present	Dainene Roberts, Deputy Clerk	Present
Derel Stroud	Present	Lester Taylor Township Attorney	Present
Kevin McMillan	Present		
Robert Lane Jr.	Present		

MOMENT OF SILENCE AND FLAG SALUTE

Mayor Lane called for a moment of silence in honor of Vito Perillo of Tinton Falls. Mr. Jones also requested a moment of silence for Ms. York on the passing of her brother.

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 the public address system, then proceed to the nearest smoke-free exit."

Mayor Lane announces, the notice requirements of R.S. 10:4-18 have been met through the publication of the required advertisement in *The Coaster* and *Asbury Park Press*, posting on the Municipal Complex board, and filing with the Municipal Clerk. Additionally, the meeting agenda is available on the Township website (www.neptunetownship.org)."

APPROVAL OF MINUTES

Motion offered by Committeeperson Stroud seconded by Deputy Mayor McMillan, to approve the minutes of meetings of February 10, 2025.

COMMENTS FROM THE DAIS

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

York:	Nothing to report.
Jones:	Mr. Jones shared updates from the Recreation Department. Dawn and Cory are currently at training and excited for what they will bring back. Recreation is preparing for the Spring activities and sign ups. There was a meeting with the Soccer Association to take a walk through the soccer fields at Sunshine Park. Some of the concerns include riding ATV's on the fields which are causing damage. A request for quotes is currently out for a sprinkler system. They are looking for an update from the Engineering Department for the lack of drainage at that location. The practice fields are bad shape. The practices may have to move to other fields to support the games, so they do not lose out. The Recreation Department will keep them posted via the Business Administrator for continuous monitoring in order to have a successful season.

Mr. Jones shared updates from the Engineering Department regarding the Regional Flood Study in which Neptune Township is connecting with Bradley Beach, Neptune City, and Monmouth County Engineering to develop a comprehensive plan to mitigate the community wide flooding. On February 16th, NJOEM made a presentation to the group regarding federal grant opportunities and currently working to correct that. There is no update on the EV Charging Stations. The South Riverside Living Shoreline is still being worked on; all the general planning has been completed. All of the rest of the Monmouth County Hazard Mitigation Plan has been finalized and completed on February 21st and will be included in the Monmouth County submission to FEMA to ensure Hazard Mitigation Funding. The contractor for the elevator will be mobilizing during the first week of March and will shut down on March 6th until either April 7th or 21st. There will be another look at the Recreation Grant application for the Improvement at the Loffredo Fields.

Stroud

Mr. Stroud shared updates from the Library. AARP will be provided free tax preparation services on Wednesday and Thursdays from 9:00am to 1:00pm through April 10th. Also, on February 25th there will be a Medicare Coverage Seminar at 10:00am. On February 28th, Officer Gregory Tariq Washington will be reading his own book, "Made to Win". On March 4th, at 3:00pm, your teen can earn volunteer hours for the National Hours Society, the Library are looking for any teens that are interested. The Library will also hold a 'Senior Scams' seminar on March 10th at 10:00am. There was not little Librarian of the week. The little Bookworm of the week was Sarah who likes books under 500 pages book fiction and nonfiction and thrillers. Mr. Stroud congratulated Sarah.

Mr. Stroud provided an update regarding the Redevelopment Committee. There were a number of concerns regarding the fence on Rt. 66. The fence will be prepared if not already done so. The demolition of that property should be completed by the end of March.

Mr. Stroud provided an update from the Senior Center. The Senior Center will be hosting the "Senior Scam Awareness- Don't be a Victim", program, presented by the Neptune Township Police Department, Asbury Park Police Department, and the Monmouth County Prosecutors Office, on February 25th at 1:00pm. Interfaith Neighbors will be running a campaign "March for Wheels" initiative March 17th-21st, a Senior program. Mr. Stroud has red cards available to help aid in the immigration concerns.

McMillan

Mr. McMillan attended the Black History Month event at the High School where over 2,000 scholarships were given for the essay contest. He also attended the Black Excellence Awards event in Eatontown at the Sheridan where Ms. York was honored for her community impact. He further shared he is a reinvigorating the travel abroad program with the high school students, the Mayor's Youth Council, and the theater program with the High and School and Middle School students.

Mr. Stroud shared Deputy Mayor McMillan was also honored with the Community Service Award and the former Mayor with the Impact Award. He extended his congratulations to them both.

Lane

Mr. Lane also attended the Black History Month event which this year's theme was, "Black business in Neptune". He shared it was a great theme. He further shared the Township wants every business here to thrive and we want everyone here to have the same avenues. Mr. Lane expressed his thoughts on the life of Mayor and Veteran Vito Perillo of Tinton Falls and shared that he will be missed. The elevator will be out of service starting from March 6th. Mr. Lane shared information regarding the Diaper Drive in the Neptune Township High School in support of the Jersey Shore Dream Center on March 17th.

REPORT OF THE BUSINESS ADMINISTRATOR

- 700 Neptune Blvd (Homeless Encampment): At the Neptune Municipal Court hearing on February 20th, regarding various code and zoning violations, the Township offered the property owner a plea agreement that was unfortunately rejected by the property owner's attorney. As a result, a trial date has been scheduled for March 6th which will be preceded by a conference during which both sides will attempt to reach a settlement agreement.
- Municipal Building Elevator Repairs: The municipal building elevator will shut down for repairs on March 6th for a minimum of 35 days and up to 50 days depending on whether additional repairs are needed. As a result, all meetings of the Township Committee for March and April are going to be held at the Senior Center. This will also affect the location of the Zoning and Planning Board meetings for that same duration of time.
- Food Truck and Music Festival: The Neptune Township Food Truck and Music "Festival" will be held on Saturday May 17th from 11am to 7pm at Loffredo Field. This event is being put on by our Recreation Department and will include 15 food trucks, an adult beverage garden, live bands, kids' activities and plenty of vendors to shop from.

- Youth Emergency Services Summer Camp: The Township's emergency services, and recreation departments have begun planning for our third annual Youth Emergency Services Summer Camp. As the Committee is aware, this *award-winning* program was initiated in 2023 to great success and serves kids from ages 10-15 who are interested in pursuing careers as first responders.

PUBLIC HEARING AND FINAL ADOPTION ORDINANCES

- a) Ordinance 25-03** Amending Parking Fines for Improper Parking in The Township of Neptune.

Explanatory Statement: The ordinance provides for the increases in the fine for various parking violations, including those related to snow emergencies, no parking during emergencies, yellow intersection boxes, oversized vehicles, and street sweeping from \$31.00 to \$78.00 per violation. The change applies to all relevant parking ordinances in the Township.

The Mayor announces that public comments will be accepted only on resolutions presented in this agenda. Each speaker will be allowed one visit to the microphone with a five-minute time limit.

Offered by:	York	Seconded by:	Stroud
Vote:	York	Yes	Jones
		Yes	Stroud
		Yes	McMillan
		Yes	Lane
		Yes	

ORDINANCES FOR FIRST READING

- a) Ordinance 25-04** An Ordinance to Amend Volume I, Chapter VII of The Code of The Township of Neptune by Adding and Removing Resident only Handicapped Parking Zones

Explanatory Statement: This ordinance adds a resident only handicap parking stall for 141 Heck Ave. and removal of a stall for 122 Main Ave.

Offered by:	Stroud	Seconded by:	York
Vote:	York	Yes	Jones
		Yes	Stroud
		Yes	McMillan
		Yes	Lane
		Yes	

PUBLIC COMMENTS ON RESOLUTIONS

The Clerk announces additional information regarding Separated Resolutions (if necessary).

- a) Res #25- 117** A Resolution of The Township Committee of The Township of Neptune Authorizing Certain Personnel Actions- Reclassification
- b) Res #25- 118** A Resolution of The Township Committee of The Township of Neptune Appointing Members to The Fletcher Lake Commission
- c) Res #25- 119** A Resolution of The Township Committee of The Township of Neptune Authorizing Certain Personnel Actions Code & Construction

The Mayor Announces: Public comments will be accepted only on resolutions presented on this agenda. Each speaker will be allowed one visit to the microphone with a five-minute time limit.

<u>Name and Address</u>	<u>Comment</u>
Richard Williams, Abbot Ave	Resolution 25-124: Mr. Williams asked about the Tourism program. Mr. Lane explained what the approval for the part time tourism representative's is for and their salary. Mr. Williams inquired if this was in reference to the Coaster article. The Committee was not aware of the article. Mr. Lane shared information about the PR firm, Ink Stratifies. Mr. Williams asked what their strategy is. Mr. Williams asked, out of the representatives listed, one of them Jessie Thompson. Mr. Lane shared more information regarding the PR firm and how their goal is to bring the public to more community events. Mr. Lane confirmed their salary of \$2,000.00 per month. Mr. Stroud, Mr. McMillan and Mr. Jones shared their thoughts on what possibilities the PR firm can bring.

CONSENT AGENDA

The Mayor asks the Committee if they would like to separate any resolutions from the Consent Agenda for consideration, and then calls for a vote on the remaining items on Consent Agenda.

- Res #25- 120** An Amendment to a Resolution of The Township Committee of The Township of Neptune Accepting Resignations
- Res #25- 121** A Resolution of The Township Committee of The Township of Neptune Accepting Resignations
- Res #25 122** A Resolution of The Township Committee of The Township of Neptune Appointing Members to The Wesley Lake Commission
- Res #25 123** Authorizing Subgrant Award of the Federal Fiscal Year 2024 Of Hazardous Materials Emergency Preparedness Grant Program
- Res #25 124** A Resolution of The Township Committee of The Township of Neptune Authorizing Certain Personnel Actions- Tourism Representatives
- Res #25 125** A Resolution of The Township Committee of The Township of Neptune Authorizing a Person-to Person Transfer of a Plenary Retail Consumption License, #1334-33-007-004, to JCB Bar & Liquors LLC
- Res #25 126** A Resolution of The Township Committee of The Township of Neptune Authorizing the Termination of an Employee
- Res #25 127** Authorize Payment of Bills

CONSENT AGENDA

Offered by: York Seconded by: McMillan
Vote: York Yes Jones Yes Stroud Yes McMillan Yes Lane Yes

SEPARATED RESOLUTIONS

- Res #25- 117** A Resolution of The Township Committee of The Township of Neptune Authorizing Certain Personnel Actions- Reclassification

Offered by: Stroud Seconded by: York
Vote: York Yes Jones Yes Stroud Yes McMillan Yes Lane Yes

- Res #25- 118** A Resolution of The Township Committee of The Township of Neptune Appointing Members to The Fletcher Lake Commission

Offered by: Stroud Seconded by: McMillan
Vote: York Yes Jones Yes Stroud Yes McMillan Yes Lane Yes

- Res #25- 119** A Resolution of The Township Committee of The Township of Neptune Authorizing Certain Personnel Actions Code & Construction

Offered by: York Seconded by: McMillan
Vote: York Yes Jones Yes Stroud Yes McMillan Yes Lane Yes

- Res #25- 128** A Resolution of The Township Committee of The Township of Neptune Authorizing Certain Personnel Actions- Appointment of the Municipal Clerk

Offered by: York Seconded by: Stroud
Vote: York Yes Jones Yes Stroud Yes McMillan Yes Lane Yes

PRIVILEGE OF THE FLOOR/PUBLIC COMMENTS

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

Name and Address	Comment
Joanie Aster, Waterview Ct.	<p>Ms. Aster spoke on the topic of the Riley Road Pole Barn. Ms. Aster asked the following questions: Who determined that the structure needed to be enlarged? When? Who saw the plans before it was determined when it needed to be designed? Who had the authority to approve these plans? Who on the dais knew about these changes before they were made? Ms. Aster asked Ms. LaPlaca if the new design ever committed to paper. Ms. Aster concluded, if it was not committed to paper, how can a municipal project paid by their taxes dollars not be properly documented. If it was committed to paper how can no one acquire the appropriate design with OPRA.</p> <p>Mr. Taylor answered the matter is still under review with Administration. The majority of the committee members were not on the committee at the time the project came into fruition. Mr. Taylor was not aware if the OPRA requests were fully responded to and provided alternate resolution options for the requestors. Mr. Taylor concluded the Administration and Committee did not have any intent to mislead the public and all the practices and procedures, required by law, were complied with</p>
Edward Aster, Waterview Ct.	<p>Is there a plan of the final building being constructed? Is it illegal to not provide the final documents to an OPRA requests? He further shared the building is 50% larger and asked why it should be legal to store equipment in the pole barn when the construction is not finished. He also mentioned if there was a necessity payment of a construction permit for the project. Lastly, he also commented on a questioned a traffic study being needed.</p> <p>Mr. Taylor answered the matter is still under review with Administration along with the Engineering consultations to compile information. Mr. Taylor reiterated he had no knowledge or review of the OPRA requests that were submitted and provided alternate resolution options for the requestors.</p>
Michael Pallano, Albany Rd.	<p>Mr. Pallano shared that the area in which he lives is not property represented. He further shared he has no faith that the redevelopment will be handled properly. He questioned who authorized the design of the project for the Riley Road Barn project. He further had questions and comments regarding the responsive records he received after filing an OPRA. He concluded that there should be a formal open investigation.</p>
David Marino, Waterview Ct.	<p>Mr. Marino shared that the response being provided from administration, “the project is currently under review”, does not give him much faith.</p> <p>Mr. Lane explained that the project is on hold as they need to review the timeline with the Department Heads.</p>
Kristin McCafferty, Waterview Ct.	<p>Ms. McCafferty asked who approved the enlargement and if an investigation is going to be opened.</p> <p>Mr. Taylor answered the project is under review. To receive answers tonight would be unfair to the Committee as they cannot comment on personnel matters. He further shared that although the public is allowed to express their first amendment rights to freedom of speech, accusations to fraud, theft, and legality be thoughtfully used prior to making accusations without any substance of fact. The matter is still under review and they will be happy to comment when it is ready for discussion.</p>
Sean McCafferty, Waterview Ct.	<p>Mr. McCafferty shared the money from the permit does not only go to the town but the employees. He also shared that although the height was fine and the width was wrong, it is still wrong. Lastly, he asked if the Committee had anything to say about the matter.</p> <p>Mr. Taylor shared the Committee would like to respond but it may be a disadvantage to them. They will respond at the appropriate time in the appropriate manner.</p>
Joyce Klein, Mt. Hermon Way	<p>Ms. Klein asked if there is progress on the Electric Charging Stations in Ocean Grove, specifically being there was a grant a received for installation if they are not turned on at what point would the town be liable to pay that money back. Ms. Klein also shared on the monetization of parking and it being an excellent idea but they only monetize in that certain area, they will move the traffic into the residential area. She suggested if it is a standalone idea she objects and further for the Committee to be aware of a parking situation to possible be worse.</p>

Rich Robinson

Mr. Robinson asked the procedure for a landlord is to rent out a short term rental. He further asked more procedural questions regarding a particular property owner short term rentals. Mr. Robinson asked if the Committee was thinking about rezoning to accommodate Shark River Hills. He further shared that the property owner of 401 Overlook may be a concern if he acquires property in the proposed redevelopment area near the Headliner.

Mr. Taylor shared the ordinances are provided on the Neptune Township website. He further shared that this is not the appropriate forum to address the property owner and their pending litigation matters.

Mr. Robinson asked for the appropriate forum. Mr. Taylor responded it would be the Municipal Court. Mr. Lane asked about the property owners' status of the Mercantile License to Ms., LaPlaca. Ms. LaPlaca responded she does not have the correct information at this moment.

Mr. Stroud shared a moment to clarify that the PR firm represents the entire town.

Gary Brown, Cardinal Road

Mr. Brown expressed his condolences to Ms. York on the passing on her brother and his thanks to the Neptune Township Police Department. Mr. Brown asked if Mr. Mr. McMillan has any pertinent information toward the 700 Neptune Blvd. case and it would be most helpful. He asked if anyone of the Committee was a liaison to the Deal Lake Commission and if so, how much of a percentage of Deal Lake can be a contributory toward the court case. Mr. Lane and Mr. McMillan shared they would gather their information and get back to Mr. Brown.

Paul Kaplan, Mt. Zion Way

Mr. Kaplan asked a question of the salary of the former clerk. Mr. Lane shared it was \$125,000.00. Mr. Kaplan brought up the topic of the topic of the parking proposal mentioned during Workshop. He further asked how he can learn more about the parking plan.

Mr. Stroud shared the topic was placed on the agenda to see how the Committee felt about the idea. He further shared estimates and other research will be done in the interim.

Mr. Kaplan shared he would love to hear more discussion and dialogue from the Committee about what their goals are. Mr. Jones expressed his thoughts on the topic.

Joan Veniza, Mt. Herman Way

Ms. Venezia shared she read something online and asked if it was possible for two developers to build in the boardwalk area on the North End and if the Committee would entertain that idea. She also asked who the replacement would be for Bernie as Land Use Director. Mr. Lane shared he would get back to Ms., Venezia. Lastly, she asked if there is a status of the Pilot Parking Program, is there a next step, is there going to be a forum. Ms. Venezia further shared her thoughts on the Planning Board and her thoughts on the Redevelopment plans for North End. Mr. Lane shared the Planning Board meeting will be streamed live.

CLOSING COMMITTEE COMMENTS

York: Ms. York thanked everyone for their condolences.

Jones: No comment

Stroud: Mr. Stroud shared if the public has any concerns, to feel free to direct them to the Committee and they are able to help.

McMillan: No comment

Lane: Mr. Lane shared that the upcoming Sunday is the St. Patrick's Day Parade and the Committee will be in attendance.

ADJOURNMENT

Offered by York Seconded by: Stroud Time Adjourned 8:39pm