

SPECIAL TOWNSHIP COMMITTEE MEETING – FEBRUARY 27, 2026

Mayor McMillan called the meeting to order at 6:02 p.m. and requested the Clerk to call the roll. The following members were present: Robert Lane, Jr., Derel Stroud, and Mayor Kevin McMillan.; absent: Tassie D. York, Bryan Acciani .

Also present were William Bray, Township Clerk, Acting Business Administrator Stephanie Oppegaard and Township Attorney Lelise Park.

Mayor McMillan announced that the notice requirements of R.S. 10:4-18 have been satisfied by providing adequate notice The Coaster and the Asbury Park Press of the Special Meeting on February 24, 2026, 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.

Committeewoman York joined the meeting at 6:05 p.m.

PUBLIC HEARING – Division Street Park Development Project

Township Engineer Keith Daly provided an overview of the Division Street Park Development project. Mr. Daly presented the concept plan, explaining the layout of the proposed park, including the walking path, art garden area, small bandshell, site furnishings, and general circulation. Mr. Daly also reviewed the project cost estimate and noted the major construction components and overall project budget.

Mr. Daly presented a summary of the Environmental Impact Assessment, including existing site conditions, and anticipated short-term and long-term impacts. Mr. Daly stated that the project has no impact on wetlands, flood hazard areas, threatened or endangered species, or other environmentally sensitive features. Mr. Daly explained that construction impacts would be temporary and managed through standard best practices, and that long-term impacts are beneficial through the creation of additional open space with pervious surfaces and landscaping.

The presentation materials referenced at the hearing included the concept plan, cost estimate, and Environmental Impact Assessment.

Green Acres Application

**Division Steet
Park Development**

Neptune, New Jersey





Park Amenities

- Walking Path
- Bandshell
- Benches
- Bike Repair Station
- Perimeter Fencing
- Landscaping Plantings (Native Species)
- Gazebo
- Art Garden
- Water Fountain



FY 2026 Green Acres Program
 Engineer's Cost Estimate
 Division Street Park Development
 Neptune Township
 Monmouth County, New Jersey
 02/01/26

ITEM	QUANTITY	UNIT	ITEM DESCRIPTION	UNIT	AMOUNT
1	1	LS	Clearing Site and Mobilization	\$10,000.00	\$10,000.00
2	1	LS	Excavation and Grading	\$20,000.00	\$20,000.00
3	4,000	SF	Permeous Concrete Walkway, 10' Wide, A.D.A. Compliant	\$18.00	\$72,000.00
4	670	LF	Ornamental Aluminum Fencing, 5' High, w/ Gate	\$18.00	\$12,060.00
5	1	LS	Drought-Tolerant Turf Seeding and Establishment	\$25,000.00	\$25,000.00
6	1	LS	Landscape Plantings and Bed Preparation	\$55,000.00	\$55,000.00
7	1	LS	Gazebo - Complete	\$22,000.00	\$22,000.00
8	1	LS	Bandshell - Complete, w/ Electric Service	\$60,000.00	\$60,000.00
9	1	EA	Art Garden (Pavers, Benches)	\$20,000.00	\$20,000.00
10	1	EA	Bike Repair Station	\$3,500.00	\$3,500.00
11	1	EA	Water Filling Station	\$10,000.00	\$10,000.00
12	1	LS	Benches and Trash Receptacles	\$12,000.00	\$12,000.00
13	1	EA	Park Signage	\$4,000.00	\$4,000.00
14	1	LS	Crosswalk and Traffic Signage	\$2,000.00	\$2,000.00
15	1	LS	Soil Erosion and Sediment Control	\$3,500.00	\$3,500.00
16	1	LS	Cleaning & Restoration	\$7,500.00	\$7,500.00
				Construction	\$391,750.00
				Engineering and Construction Management (13%)	\$50,927.50
				Environmental Assessment Costs	\$18,500.00
				Incidental Costs (2%)	\$7,835.00
				Permit Fees	\$3,500.00
				Total	\$461,177.50



Short-Term vs Long-Term Impacts

- Short-term: temporary soil disturbance, construction noise, minor traffic; all addressed with standard controls.
- Long-term: cohesive public open space replacing fragmented lots.
- Enhanced aesthetics and pedestrian connectivity.
- Appropriate neighborhood-scale use; no regional traffic impacts.



Environmental Impacts of the Proposed Park

- Project located on previously developed residential lots; no wetlands, streams, riparian zones, or critical habitats affected.
- Existing mature trees remain; no tree removal proposed.
- Minor grading only in already disturbed soils.
- Overall impact minimal and beneficial: increased landscaped open space, pervious walking paths, improved neighborhood recreation.



Site Use & Compatibility

- Designed for neighborhood-scale passive recreation.
- Expected use modest and appropriate for surrounding residential context.
- Adjacent to existing playground and community garden.
- No environmentally sensitive features nearby; fully compatible with surrounding land uses.

Mitigating Measures

 <p>Standard construction best practices will control temporary impacts such as soil disturbance, dust, and material handling.</p>	 <p>All work is limited to previously disturbed areas.</p>	 <p>No tree removal is proposed.</p>	 <p>Pervious walking surfaces and additional landscaping will improve stormwater infiltration.</p>
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Alternatives Considered



No alternate sites were considered; the project expands Township-owned lots adjacent to existing recreation areas.



Alternate development options were reviewed; leaving the site as-is offers limited public benefit; residential or more intensive development was not appropriate.



Environmental comparison: no-action provides no improvements; residential development increases impervious cover; the proposed park yields minimal construction impacts and long-term environmental benefits.

PUBLIC COMMENT ON DIVISION STREET PARK DEVELOPMENT Mayor McMillan opened the floor to public comment.

There were no comments.

Mayor McMillan asked for a motion to adopt Resolution 26-115 to authorize a Green Acres Application for the Division Street Park Development Project.

Committeeman Lane made the motion to adopt Res. 26-115, seconded by Committeewoman York.

RESOLUTION 26-115 AUTHORIZE GREEN ACRES APPLICATION

WHEREAS, the New Jersey Department of Environmental Protection, Green Acres Program (“State”), provides grants and/or loans to municipal and county governments and grants to nonprofit organizations for assistance in the acquisition, development, and stewardship of lands for outdoor recreation and conservation purposes; and

WHEREAS, the Township of Neptune desires to further the public interest by obtaining total funding in the amount of \$462,000.00, in the form of a \$0.00 matching grant and, if available, a \$0.00 loan, from the State to fund the following project(s): Division Street Park Development at a cost of \$462,000.00; and

WHEREAS, the State shall determine if the application is complete and in conformance with the scope and intent of the Green Acres Program, and notify the applicant of the amount of the funding award; and

WHEREAS, the applicant is willing to use the State’s funds in accordance with such rules, regulations, and applicable statutes, and is willing to enter into an agreement with the State for the above-named project.

NOW, THEREFORE, the governing body/board resolves that:

1. Kevin McMillan or the successor to the office of Mayor is hereby authorized to:
 - a. make application for such a loan and/or such a grant,
 - b. provide additional application information and furnish such documents as may be required, and
 - c. act as the authorized correspondent of the above-named applicant;
2. The applicant agrees to provide its matching share to the Green Acres funding request, if a match is required, in the amount of \$0.00;
3. In the event the State’s funds are less than the total project cost specified above, the applicant has the balance of funding necessary to complete the project;
4. The applicant agrees to comply with all applicable federal, state, and local laws, rules, and regulations in its performance of the project; and
5. This resolution shall take effect immediately.

Res. 26-115 was adopted on the following vote: AYE: Lane, York, Acciani, Stroud, and McMillan ; NAY: none; ABSENT: none

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

There were no comments.

Mayor McMillan closed public comments.

CLOSING COMMENTS

Committeeman Lane – Committeeman Lane stated it is a great project that will improve the lives of residents in the neighborhood. Committeeman Lane thanks Mr. Daly for his work on the project.

Committeewoman York – No comments at this time.

Deputy Mayor Stroud – Deputy Mayor Stoud stated it is a great project that is an upgrade to the

neighborhood. Deputy Mayor Stroud thanked Mr. Daly for his work on the project.

Mayor McMillan – Mayor McMillan stated the project will improve the lives of children and residents in the neighborhood and thanked Mr., Daly for his work on the project.

Mayor McMillan was offered a motion to adjourn from Committeeman Stroud, seconded by Committeeman Lane. The Motion was adopted by unanimous voice vote by all members present. The Township Committee adjourned at 6:15 p.m.

William Bray, RMC, CMR
Township Clerk
Submitted, March 9, 2026