TOWNSHIP COMMITTEE WORKSHOP MEETING
NOVEMBER 9, 2026 – 6:00 P.M.

Mayor McMillan 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
Robert Lane, Jr.		James Manning, Bus. Admin	
Rev. Tassie York		William Bray, Township Clerk	
Bryan Acciani		Leslie Park, Township Attorney	
Derel Stroud			
Kevin B. McMillan			

Mayor McMillan announces that this meeting is being held in compliance with the New Jersey Open Public Meetings Act, because adequate notice of this meeting has been provided by notifying the Asbury Park Press and The Coaster, posting notice of such meetings in the Municipal Complex on a bulletin board reserved for such announcements and by filing of said notice with the Township Clerk. Formal Action may be taken at this meeting. In addition, the meeting agenda is posted on the Township web site (www.neptunetownship.org).

ITEMS FOR DISCUSSION IN OPEN SESSION

Resident of the Year Award

Newsletters for 2027 and Interlocal Agreement with BOE

COMMITTEE CALENDARS

EXECUTIVE SESSION

Res 26-369 Authorize an Executive Session Meeting

Offered by: _____ Seconded by: _____

Vote: Lane ____ York ____ Acciani ____ Stroud ____ McMillan ____

TOWNSHIP OF NEPTUNE

RESOLUTION 26-369
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:

Personnel – EMS, Public Works, Senior Center

Attorney Client Privilege/ Litigation –

Contract Negotiations – Public Works

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.

CERTIFICATION

I, William Bray, Township Clerk of the Township of Neptune hereby certify that the foregoing is a true copy of a resolution duly adopted by the Township Committee of the Township of Neptune, Monmouth County, State of New Jersey at a meeting held on November 9, 2026.

_____

William Bray, RMC
Township Clerk

TOWNSHIP COMMITTEE MEETING – NOVEMBER 9, 2026 – 7:00 P.M.

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

ROLL CALL:

Township Committee	Present/ Absent	Professionals	Present/ Absent
Robert Lane, Jr.	_____	James Manning, Bus. Admin	_____
Rev. Tassie York	_____	William Bray, Township Clerk	_____
Bryan Acciani	_____	Leslie Park, Township Attorney	_____
Derel Stroud	_____		
Kevin B. McMillan	_____		

MOMENT OF SILENCE AND FLAG SALUTE

Mayor McMillan announces that this meeting is being held in compliance with the New Jersey Open Public Meetings Act, because adequate notice of this meeting has been provided by notifying the Asbury Park Press and The Coaster, posting notice of such meetings in the Municipal Complex on a bulletin board reserved for such announcements and by filing of said notice with the Township Clerk. Formal Action may be taken at this meeting. In addition, the meeting agenda is posted on the Township web site (www.neptunetownship.org).

APPROVAL OF MINUTES

Motion offered by _____, seconded by, _____, to approve the minutes of meetings of October 26, 2026 meetings.

AMEND COMMITTEE AGENDA

The Clerk will Announce any additions of Resolutions, Ordinances or other changes to the Agenda.
Motion to Amend the

Offered by: _____ Seconded by: _____

Vote: Lane _____ York _____ Acciani _____ Stroud _____ McMillan _____

PROCLAMATIONS -

PRESENTATION –

COMMENTS FROM THE DAIS

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

REPORT OF THE BUSINESS ADMINISTRATOR

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

PUBLIC COMMENTS ON RESOLUTIONS

Public comments regarding resolutions presented on this agenda only. The public will be permitted one visit to the microphone with a limit of five minutes.

ORDINANCES:

PUBLIC HEARING AND FINAL ADOPTION ORDINANCES

ORD. 26-38 – AN ORDINANCE ADOPTING AN AMENDMENT OF THE WEST LAKE AVENUE REDEVELOPMENT PLAN FOR BLOCK 611, LOTS 1, 38, 39, 40 AND 41 AND BLOCK 610, LOT 14, LOCATED

ON WEST LAKE AVENUE IN THE TOWNSHIP OF NEPTUNE, COUNTY OF MONMOUTH, STATE OF NEW JERSEY

Explanatory Statement: The purpose of this ordinance adopted the amended West Lake Avenue Redevelopment Plan.

Offered by: _____ Seconded by: _____

Vote: Lane _____ York _____ Acciani _____ Stroud _____ McMillan _____

ORD. 26-39 – AN ORDINANCE AUTHORIZING THE EXECUTION OF A FINANCIAL AGREEMENT FOR PAYMENTS IN LIEU OF TAXES WITH IPG AT WESTLAKE URBAN RENEWAL, LLC PURSUANT TO THE LONG-TAX EXEMPTION LAW, N.J.S.A. 40A:20-1 ET SEQ.

Explanatory Statement: The purpose of this ordinance authorize a Financial Agreement for a Payment in Lieu of Taxes for the West Lake Avenue Redevelopment Agreement.

Offered by: _____ Seconded by: _____

Vote: Lane _____ York _____ Acciani _____ Stroud _____ McMillan _____

ORD. 26-40 - AN ORDINANCE TO AMEND VOLUME I, CHAPTER VII OF THE CODE OF THE TOWNSHIP OF NEPTUNE BY ADDING AND OR REMOVING A RESIDENT ONLY HANDICAPPED PARKING ZONE

Explanatory Statement: The purpose of this ordinance is to add four and remove one residential handicapped parking spots.

Offered by: _____ Seconded by: _____

Vote: Lane _____ York _____ Acciani _____ Stroud _____ McMillan _____

ORD. 26-41 - AN ORDINANCE TO AMEND VOLUME I, CHAPTER VII OF THE CODE OF THE TOWNSHIP OF NEPTUNE BY ADDING A MULTI-WAY STOP INTERSECTION AT THE INTERSECTION OF BROADWAY AVENUE AND CENTRAL AVENUE

Explanatory Statement: The purpose of this ordinance is to establish a four-way stop at the intersection of Broadway Avenue and Central Avenue.

Offered by: _____ Seconded by: _____

Vote: Lane _____ York _____ Acciani _____ Stroud _____ McMillan _____

ORDINANCES FOR FIRST READING

ORD. 26-42 - BOND ORDINANCE PROVIDING FOR IMPROVEMENTS TO PITTENGER PARK PLAYGROUND IN AND BY THE TOWNSHIP OF NEPTUNE, IN THE COUNTY OF MONMOUTH, NEW JERSEY, APPROPRIATING $400,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF $102,125 BONDS OR NOTES OF THE TOWNSHIP TO FINANCE PART OF THE COST THEREOF

Explanatory Statement: The purpose of this ordinance is to authorize the appropriation of $400,000 including a $292,500 grant from Monmouth County for the Pittenger Park Playground, including, but not limited to, the construction and installation of playground equipment, rubber play surface, walking paths and landscaping features and further including all related equipment, work and materials

necessary therefor.

Offered by: _____ Seconded by: _____

Vote: Lane _____ York _____ Acciani _____ Stroud _____ McMillan _____

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 26-370 Authorize Payment of Bills
Res 26-371 Authorize Agreement with NJDEP for Division Street Project
Res 26-372 Authorize Chapter 159 Budget Amendment – Opioid Settlement
Res 26-373 Authorize Co-Sponsorship of MURC 2026 Holiday Tree Lighting
Res 26-374 Authorize Release of Performance Bond – VSV Real Estate LLC
Res 26-375 Authorize Co-Sponsorship of Toy and Clothing Giveaway – Just a Friend Foundation
Res 26-376 Authorize Submission of Strategic Plan for Municipal Alliance

Offered by: _____ Seconded by: _____

Vote: Lane _____ York _____ Acciani _____ Stroud _____ McMillan _____

PRIVILEGE OF THE FLOOR/PUBLIC COMMENTS

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

CLOSING COMMITTEE COMMENTS

ADJOURNMENT

Offered by: _____ Seconded by: _____

Time Adjourned: _____

TOWNSHIP OF NEPTUNE

ORDINANCE 26-38
AN ORDINANCE ADOPTING AN AMENDMENT OF THE WEST LAKE AVENUE REDEVELOPMENT PLAN FOR BLOCK 611, LOTS 1, 38, 39, 40 AND 41 AND BLOCK 610, LOT 14, LOCATED ON WEST LAKE AVENUE IN THE TOWNSHIP OF NEPTUNE, COUNTY OF MONMOUTH, STATE OF 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 611, Lots 1, 38, 39, 40 and 41 and Block 610, Lot 14, as same is set forth on the Preliminary and Final Site Plan prepared by Insite Engineering and dated September 12, 2025, revised through September 4, 2026 (the "Project Site"), be redeveloped in accordance with the West Lake Avenue Redevelopment Plan (the "Redevelopment Plan", including as same may be amended); and

WHEREAS, the Project Site is owned by the Township and IPG at Westlake Urban Renewal, LLC ("IPG") desires to purchase, remediate, and redevelop the Project Site; and

WHEREAS, as authorized by Resolution No. 22-456 of the Township Committee of the Township of Neptune ("Township Committee"), Ironbound Property Group, LLC, ("Ironbound") an affiliate of IPG, was conditionally designated as the Redeveloper of the Project Site in the Conditional Designation and Interim Cost Agreement dated October 26, 2022; and

WHEREAS, Ironbound proposed to implement a mixed-use project upon the Project Site comprising a restaurant on the Northern Parcel (Block 610, Lot 14) and a mix of residential, commercial, retail and office use on the Southern Parcel (Block 611, Lots 1, 38, 39, 40 and 41) all in accordance with applicable laws, including the Redevelopment Plan, and the terms and conditions of a Redevelopment Agreement (the "Original Project"); and

WHEREAS, it was thereafter discovered that a Deed Restriction on Block 610, Lot 14 prohibited the sale or consumption of alcohol on the property and the Parties agreed that the restaurant could be located on the eastern end of the Southern Parcel and reconfigured the uses to accommodate the change ("Amended Project"); and

WHEREAS, the Amended Project consists of a mixed-use structure on the Northern Parcel with retail uses on the first floor and one and two-bedroom apartments on the second and third floor and the Southern Parcel will consist of a mixed-use structure, with a restaurant and retail

(including live/work retail) on the first floor, rooftop terrace related to the restaurant on the second floor, and office and residential uses on the second and third floors; and

WHEREAS, as set forth in the Redevelopment Agreement between the Township and IPG, an amendment of the Redevelopment Plan is necessary to accommodate the Amended Project and as such, this ordinance authorizing same is simultaneously presented to the Township Committee with a Resolution authorizing the execution of the Redevelopment Agreement; and

WHEREAS, upon passage of this Ordinance Adopting the Amended Redevelopment Plan, the Amended Redevelopment Plan shall amend and supersede the Redevelopment Plan for the West Lake Avenue Redevelopment Area; and

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

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

WHEREAS, the Township Committee has determined that the Amended Project will further the overall goals and objectives of the Redevelopment Plan and that the Amended Redevelopment Plan complies with the statutory requirements of the Act, 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 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 Amended Redevelopment Plan is in the best interest of the Township.

SECTION 2.

Upon full adoption of this Ordinance, the Amended Redevelopment Plan shall fully supersede and replace the West Lake Avenue Redevelopment Plan.

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.

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.

Motion/ Second	Roll Call to Adopt on First Reading	YAY	NAY	ABSTAIN	ABSENT
	Robert Lane, Jr.	X			
Second	Rev. Tassie York	X			
	Bryan Acciani	X			
Moved	Derel Stroud	X			
	Kevin B. McMillan	X			

Adopted on First Reading
Dated: September 28, 2026

_____
William Bray, RMC
Township Clerk

Motion/ Second	Roll Call to Adopt on Second and Final Reading	YAY	NAY	ABSTAIN	ABSENT
	Robert Lane, Jr.				
	Rev. Tassie York				
	Bryan Acciani				
	Derel Stroud				
	Kevin B. McMillan				

Adopted on Second Reading
Dated: November 9, 2026

_____
William Bray, RMC
Township Clerk

Attest:
William Bray, RMC
Township Clerk

Kevin B. McMillan
Mayor

_____ _____

Date: _____

Attachment A (to the Ordinance)
Amended Redevelopment Plan for West Lake Avenue

NEPTUNE TOWNSHIP PLANNING BOARD
RESOLUTION NO. 07-26

RESOLUTION OF THE NEPTUNE TOWNSHIP PLANNING BOARD, TOWNSHIP OF NEPTUNE, COUNTY OF MONMOUTH, STATE OF NEW JERSEY FINDING AN ORDINANCE ADOPTING AN AMENDMENT TO THE WEST LAKE AVENUE REDEVELOPMENT PLAN (ORDINANCE NO. 26-38), FOR BLOCK 611, LOTS 38, 39, 40 AND 41 AND BLOCK 610, LOT 14 LOCATED ON WEST LAKE AVENUE ADVANCES THE PURPOSES OF PLANNING AND ZONING AND ADVANCES THE PLANNING OBJECTIVES OF THE NEPTUNE TOWNSHIP MASTER PLAN.

WHEREAS, the Township Committee on September 28, 2026, referred Ordinance No. 26-38 to the Planning Board for review and recommendations a proposed amendment to the Land Development Ordinance for review pursuant to N.J.S.A. 40:55D-64; and

WHEREAS, pursuant to N.J.S.A. 40:55D-26 of the Municipal Land Use Law, the Planning Board is to prepare a "report including identifications of any provisions in the proposed development regulation, revision or amendment which are inconsistent with the Master Plan and recommendations concerning these inconsistencies and any other matters as the Board deems appropriate"; and

WHEREAS, the Board engaged in discussion and independent findings as to whether the Ordinance is or is not substantially consistent with the Land Development Ordinance and other Elements of the current Neptune Township Master Plan; and

WHEREAS, the Board, after carefully considering the evidence submitted by the Planning Board's experts, makes the following findings of fact and conclusion of law:

a. The Neptune Township Master Plan was adopted on January 25, 2012.

b. Ordinance #26-38 entitled "West Lake Avenue Redevelopment Plans."

NOW, THEREFORE, BE IT RESOLVED, by the Planning Board of the Township of Neptune that Ordinance No. 26-38 is consistent with the Land Use and other

elements of the current Neptune Township Master Plan and the Board and does advance the purposes of planning and zoning as well as advancing the planning objectives of the Neptune Township Master Plan. The Board makes the following recommendations as to same:

I. Jennifer Beahm PP, prepared a consistency report and testified on October 28, 2026, and found that pursuant to N.J.S.A. 40:55D-26, Neptune Township Ordinance #26-38, and "West Lake Avenue Redevelopment Plans" is consistent with the Master Plan.

II. That the Planning Board recommends that the proposed ordinance entitled "West Lake Avenue Redevelopment Plans" be adopted.

III. The Board secretary shall transmit this resolution to the Clerk of the Township.

IV. That the Board's Professionals be authorized to draft any additional or supplemental report in connection with this finding that the ordinance promotes the general welfare as well as advancing the purposes of planning and zoning objectives of the Neptune Master Plan as may be directed by the Board's Administrative Officer after forwarding a copy of this Resolution and enclosures to the Township Committee and Township Attorney in connection with their actions as to Ordinance 26-38 of the Township of Neptune.

MOTION TO ADOPT & MEMORALIZE:

Offered By: Roslyn Hurt-Steverson Seconded By: Patrick Gilliam

ROLL CALL ON VOTE

Robert Lane, Jr. __Y___	Dyese Davis __A_____
Stephanie Oppegaard _A____	Bishop Paul Brown__Y___
Brian Acciani __Y___	Lisa Boyd __A___
Patrick Gilliam __Y____	Richard Culp ___Y___
Roslyn Hurt-Steverson ___Y___	Richard Ambrosio (Alt. 1) __A____
Ann Savage (Alt. 2) __Y____	

CERTIFICATION

I hereby certify that this is a true copy of a resolution of the Township of Neptune Planning Board adopted on October 28, 2026.

Heather Kepler

_____

Heather Kepler, Administrative Officer
Neptune Township Planning Board

TOWNSHIP OF NEPTUNE

ORDINANCE 26-39

AN ORDINANCE AUTHORIZING THE EXECUTION OF A FINANCIAL AGREEMENT FOR PAYMENTS IN LIEU OF TAXES WITH IPG AT WESTLAKE URBAN RENEWAL, LLC PURSUANT TO THE LONG-TAX EXEMPTION LAW, N.J.S.A. 40A:20-1 ET SEQ.

WHEREAS, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq., as amended and supplemented (the "**Redevelopment Law**" or the "**Act**"), authorizes municipalities to participate in the redevelopment and improvement of areas in need of redevelopment; and

WHEREAS, the **Redevelopment Law** provides a process for municipalities to participate in the redevelopment and improvement of parcel(s) of property designated as "areas in need of redevelopment" or "areas in need of rehabilitation"; and

WHEREAS, the Township desires that a portion of the land located in an area which has been determined to be an area in need of redevelopment in accordance with the Act, currently designated on the Tax Map of the Township of Neptune as Block 611, Lots 1, 38, 39, 40 and 41 and more commonly known as 1700-1718 West Lake Avenue (the "**South Parcel**"), and Block 610, Lot 14 and more commonly known as 1711 West Lake Avenue (the "**North Parcel**"), Neptune, New Jersey, as same is shown on the Conceptual Plan dated **September 9, 2025, revised through September 10, 2026** (referred to herein as the "**Project Site**"), be redeveloped in accordance with the "West Lake Avenue Redevelopment Plan" which was adopted by Ordinance No. 06-51 of the Township Committee on November 27, 2006, which may be further amended from time to time (the "**Redevelopment Plan**"); and

WHEREAS, the Project Site, which comprises approximately 1.162 acres, is owned by the Township and will ultimately be sold for a collective Purchase Price to IPG at Westlake Urban Renewal, LLC, a limited liability company authorized to do business in the State of New Jersey and an urban renewal entity formed and qualified to do business under the provisions of the Long Term Tax Exemption Law, N.J.S.A. 40A:20-1 et seq. (the "**LTTEL**"), having an address of 36 Christopher Columbus Boulevard, Jackson Township, New Jersey 08527 ("**IPG**" **or** "**Redeveloper**"); and

WHEREAS, on or about June 10, 2022, Ironbound Property Group, LLC, an affiliate of IPG submitted to the Township a Pre-Submission Form seeking to be designated as the Redeveloper of the entirety of the Redevelopment Area and setting forth its intention to redevelop the Redevelopment Area to include a mixed use of residential, business, retail and a restaurant; and

WHEREAS, the Pre-Submission Form also set forth the intention of Ironbound to develop the North Parcel as a restaurant and the South Parcel as a Mixed-Use Building; and

WHEREAS, this Initial Proposal was subsequently revised to construct a restaurant on a portion of the South Parcel, with the remainder of the South Parcel being developed as a mixed

use of office, retail and residential, and the North Parcel being developed as a Mixed-Use Building; and

WHEREAS, the Township's Redevelopment Committee vetted the Initial Proposal and met with Ironbound to further discuss it and the overall implementation of the Redevelopment Plan; and

WHEREAS, the Township's Chief Financial Officer obtained and reviewed certain financial information from Ironbound and preliminarily determined that the Redeveloper possesses the financial strength and capability to redevelop the Project Site as proposed; and

WHEREAS, the Township determined that Ironbound possesses the necessary experience and qualifications to take the steps necessary to implement the redevelopment of the Project Site as set forth herein; and

WHEREAS, accordingly, and as authorized by Resolution No. 22-456 adopted by the Township Committee on October 26, 2022, the Township and the Redeveloper entered into a Conditional Designation and Interim Cost Agreement with Ironbound, an Affiliate of Redeveloper, (the **"Conditional Designation Agreement")** which, *inter alia,* designated said Affiliate as the Conditional Redeveloper, conditioned upon the successful negotiation of a redevelopment agreement setting forth all the terms and conditions of the implementation of the Project upon the Project Site; and

WHEREAS, the Conditional Designation Agreement also required the Redeveloper to reimburse all of the costs and fees incurred and to be incurred by the Township in connection with the review and consideration of the Initial Proposal and the preparation and negotiation of the terms of a redevelopment agreement, among other such expenses; and

WHEREAS, following the execution of the Conditional Designation Agreement, the Township and the Redeveloper engaged in extensive negotiations and agreed upon the details pertaining to the redevelopment of the Project Site; and

WHEREAS, the Redeveloper will redevelop the South Parcel with an approximately 2,700 square foot restaurant with rooftop seating, two (2) retail units, approximately 2,200 square feet of ground floor retail, two (2) live/work retail units, no more than eighteen (18) residential units, with a residential lobby and bike storage for no less than eighteen (18) bikes, and approximately 9,300 square feet of office space, together with all related improvements and infrastructure, in accordance with the Redevelopment Plan and the terms herein (referred to herein as the **"South Parcel Project"**); and

WHEREAS, the Redeveloper will redevelop the North Parcel into three (3) retail units with approximately 3,800 square feet of retail and no more than thirteen (13) residential units, two of which will be Affordable Housing Units (one (1) low income unit and one (1) moderate income unit), with a residential lobby and certain amenity space, as depicted in the Conceptual Plan,

together with all related improvements and infrastructure, in accordance with the Redevelopment Plan and the terms herein (referred to herein as the **"North Parcel Project"**); and

WHEREAS, the South Parcel Project and the North Parcel Project are collectively referred to herein as the "**Project**"; and

WHEREAS, upon acquisition of the parcels comprising the Project Site, Redeveloper shall undertake environmental investigation and undertake any remediation that may be necessary, in accordance and compliance with all applicable Environmental Laws; and

WHEREAS, additionally, the Project will be supported by no less than ninety-eight (98) parking spaces, sixteen (16) of which comprise existing on-street parking spaces and sixteen (16) of which shall be EV equipped; and

WHEREAS, the Redeveloper will also incorporate streetscaping, to include curb extensions, landscaping, lighting, public art, and public seating area; and

WHEREAS, further, Ironbound will contribute Seventy-Five Thousand Dollars ($75,000.00) to the Township to be utilized for the rehabilitation and maintenance of any public park or greenspace nearby to the Project Site; an additional lump sum amount of Fifty Thousand Dollars ($50,000.00), to be utilized by the Township for recreation purposes, and Redeveloper will also reimburse the Township the amount of Fifty Thousand Dollars ($50,000.00) for costs and fees incurred in connection with the development of the Redevelopment Plan; and

WHEREAS, the Township determined that in furtherance of the Township's goals and objectives to further implement, in phases, the redevelopment contemplated in the Redevelopment Plan, which will lead not only to the creation of a vibrant neighborhood center and fostering a sense of community, but also, the generation of jobs, it was in the Township's best interests to enter into a redevelopment agreement with IPG at West Lake, Urban Renewal, LLC, an affiliate of Ironbound being designated as the exclusive Redeveloper of the Project Site; and

WHEREAS, therefore, on November 24, 2025, the Township adopted Resolution 25-379 thereby designating IPG as the exclusive Redeveloper of the Project Site and authorizing the Township to enter into a redevelopment agreement ("Redevelopment Agreement") with IPG at Westlake Urban Renewal, LLC; and

WHEREAS, pursuant to Section 8 of the Long-Term Tax Exemption Law ("**LTTEL**"), on September 19, 2025, Redeveloper filed an application for tax exemption (the **"Application"**) for the Project Site indicating that but for a Payment in Lieu of Taxes (PILOT) schedule, the Project would not be financially viable; and

WHEREAS, the Township has had the Application reviewed and analyzed by a qualified financial professional and the Township now makes the following findings:

A. Relative benefits of the Project when compared to the costs:

1. The Property currently generates $0 in annual real estate tax revenue to the Township. The projected Annual Service Charge (defined hereinafter) will generate net revenue to the Township of at least $153,710.00 annually for the first ten (10) years with incremental increases thereafter.

2. It is estimated that the Project will create jobs during construction.

3. The Project should stabilize and contribute to the economic growth of existing local business and to the creation of new business, which will serve the new residents and attract additional people to the Township's West Lake Redevelopment Area.

4. The Project will further the redevelopment objectives of the Redevelopment Plan.

5. The Township has determined that the benefits of the Project significantly outweigh the costs to the Township.

B. Assessment of the importance of the tax exemption defined in obtaining development of the Project and influencing the locational decisions of probable occupants:

1. The relative stability and predictability of the Annual Service Charge will render the Project feasible by reducing the significant risk to a more acceptable level and render the Project attractive to investors needed to finance the Project; and

2. The relative stability and predictability of the Annual Service Charge will allow stabilization of the Project operating budget, reduce the risk to investors which risk is rendered greater not only by the issue discussed above, but because of the substantial increase in development in the Township and the number of other units that will simultaneously be coming to market and require stabilization; and

3. The success of the Project will have a positive impact on the surrounding area.

C. Based upon the above determinations by the Township and the provisions of N.J.S.A. 40A:20-12, the proposed Financial Agreement contains appropriate tax exemption provisions and an appropriate Annual Service Charge schedule.

WHEREAS, pursuant to the Redevelopment Agreement, full execution of a financial agreement for PILOTs under the Long-Term Tax Exemption Law, N.J.S.A. 40A:20-1 et seq., is a condition precedent to the Redeveloper's obligations thereunder; and

WHEREAS, as further set forth above, the Township has thoroughly evaluated the proposed PILOT and has assessed the need for same to assure the overall financial feasibility of the Project as well as the reasonableness of the proposed PILOT; and

WHEREAS, the Mayor and the Township's staff and professionals have reviewed the Application and have given substantial consideration to the Project and the Redeveloper's request for a long- term tax exemption pursuant to the LTTEL and recommend that the Application be approved by the Township pursuant to N.J.S.A. 40:20-8 of the LTTEL; and

WHEREAS, while the Financial Agreement will assist in assuring the financial feasibility of the Project, the Township recognizes that the Project will result in substantial revenue to the Township as well as the revitalization of a blighted area which contains vacant and deteriorating properties, the creation of jobs, the improvement of infrastructure, and other such public benefits; and

WHEREAS, the benefits of approving the Financial Agreement in order to allow for the implementation of the Project are far greater to the Township than the cost, if any, associated with the proposed Financial Agreement; and

WHEREAS, the Township Committee has determined that it is in the best interest of the Township to grant a tax exemption and to enter into the Financial Agreement in substantially the form attached hereto as **Exhibit A**.

NOW THEREFORE BE IT ORDAINED, that:

1. The Township Committee hereby authorizes the Mayor to execute the Financial Agreement between the Township and IPG at Westlake Urban Renewal, LLC, pursuant to the Long-Term Tax Exemption Law, N.J.S.A. 40A:20-1, et seq., in substantially the form attached hereto as **Exhibit A**.

2. The Township staff and professionals are authorized and directed to carry out the steps that may be necessary to effectuate the goal and intent of this Ordinance.

3. If any provision of this Ordinance shall be held invalid by any court of competent jurisdiction, the same shall not affect the other provisions of this Ordinance except so far as the provision so declared invalid shall be severable from the remainder of the portion thereof.

4. All Ordinances or parts of Ordinances inconsistent with this Ordinance are hereby repealed.

5. This Ordinance shall take effect immediately upon adoption and publication according to law.

Motion/ Second	Roll Call to Adopt on First Reading	YAY	NAY	ABSTAIN	ABSENT	Adopted on First Reading **Dated:** September 28, 2026
	Robert Lane, Jr.					
	Rev. Tassie York					
	Bryan Acciani					
	Derel Stroud					
	Kevin B. McMillan					

_____
William Bray, RMC
Township Clerk

Motion/ Second	Roll Call to Adopt on Second and Final Reading	YAY	NAY	ABSTAIN	ABSENT	Adopted on Second Reading **Dated:** November 9, 2026
	Robert Lane, Jr.					
	Rev. Tassie York					
	Bryan Acciani					
	Derel Stroud					
	Kevin B. McMillan					

_____
William Bray, RMC
Township Clerk

Attest:
William Bray, RMC
Township Clerk

Kevin B. McMillan
Mayor

_____ _____

Date: _____

Exhibit A (to the Ordinance)
Form of Financial Agreement

TOWNSHIP OF NEPTUNE

ORDINANCE NO. 26-40

AN ORDINANCE TO AMEND VOLUME I, CHAPTER VII OF THE CODE OF THE TOWNSHIP OF NEPTUNE BY ADDING AND OR REMOVING A RESIDENT ONLY HANDICAPPED PARKING ZONE

BE IT ORDAINED, by the Township Committee of the Township of Neptune that the Code of the Township of Neptune is hereby amended as follows:

SECTION 1.

Volume I, Chapter VII, Section 7-21.7, Resident Handicapped On-Street Parking, is hereby amended to add the following:

Name of Street	Side	Location
Benson Avenue	West	45 south of the intersection of Broadway and Benson Avenue
Mount Hermon Way	North	77 Feet east of the intersection of Mount Hermon Way and Pennsylvania Avenue
Heck Avenue	North	73 Feet east of the northeast intersection of Heck Avenue and Beach Avenue
Clark Avenue	North	165 feet west of the intersection of Clark Avenue and Central Avenue

SECTION 2.

Volume I, Chapter VII, Section 7-21.7, Resident Handicapped On-Street Parking, is hereby amended by removing the following:

Name of Street	Side	Location
Heck Avenue	North	82 feet west of the southwest corner of Ocean Avenue

SECTION 3. This ordinance shall take effect upon publication in accordance with law.

Motion/ Second	Roll Call to Adopt on First Reading	YAY	NAY	ABSTAIN	ABSENT
	Robert Lane, Jr.	X			
Second	Rev. Tassie York	X			
	Bryan Acciani	X			
Moved	Derel Stroud	X			
	Kevin B. McMillan	X			

Adopted on First Reading
Dated: October 26, 2026

_____
William Bray, RMC
Township Clerk

Motion/ Second	Roll Call to Adopt on Second and Final Reading	YAY	NAY	ABSTAIN	ABSENT
	Robert Lane, Jr.				
	Rev. Tassie York				
	Bryan Acciani				
	Derel Stroud				
	Kevin B. McMillan				

Adopted on Second Reading
Dated: November 9, 2026

_____
William Bray, RMC
Township Clerk

Attest:
William Bray, RMC
Township Clerk

Kevin B. McMillan
Mayor

Date: _____

TOWNSHIP OF NEPTUNE

ORDINANCE NO. 26-41

AN ORDINANCE TO AMEND VOLUME I, CHAPTER VII OF THE CODE OF THE TOWNSHIP OF NEPTUNE BY ADDING A MULTI-WAY STOP INTERSECTION AT THE INTERSECTION OF BROADWAY AVENUE AND CENTRAL AVENUE

BE IT ORDAINED, by the Township Committee of the Township of Neptune that the Code of the Township of Neptune is hereby amended as follows:

SECTION 1

Volume I, Chapter VII, Section 7-11A – Multi-Way Stop Intersections, is hereby amended by adding the following:

Intersection	**Stop Signs On:**
Broadway Avenue and Central Avenue	Broadway Avenue and Central Avenue

SECTION 2

This ordinance shall take effect upon publication in accordance with law.

Motion/ Second	**Roll Call to Adopt on First Reading**	**YAY**	**NAY**	**ABSTAIN**	**ABSENT**
Second	Robert Lane, Jr.	X			
	Rev. Tassie York	X			
	Bryan Acciani	X			
Moved	Derel Stroud	X			
	Kevin B. McMillan	X			

Adopted on First Reading
Dated: October 26, 2026

_____
William Bray, RMC
Township Clerk

Motion/ Second	**Roll Call to Adopt on Second and Final Reading**	**YAY**	**NAY**	**ABSTAIN**	**ABSENT**
	Robert Lane, Jr.				
	Rev. Tassie York				
	Bryan Acciani				
	Derel Stroud				
	Kevin B. McMillan				

Adopted on Second Reading
Dated: November 9, 2026

_____
William Bray, RMC
Township Clerk

Attest:
William Bray, RMC
Township Clerk

Kevin B. McMillan
Mayor

_____ _____

Date: _____

TOWNSHIP OF NEPTUNE

BOND ORDINANCE 26-42

BOND ORDINANCE PROVIDING FOR IMPROVEMENTS TO PITTENGER PARK PLAYGROUND IN AND BY THE TOWNSHIP OF NEPTUNE, IN THE COUNTY OF MONMOUTH, NEW JERSEY, APPROPRIATING $400,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF $102,125 BONDS OR NOTES OF THE TOWNSHIP TO FINANCE PART OF THE COST THEREOF.

BE IT ORDAINED BY THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF NEPTUNE, IN THE COUNTY OF MONMOUTH, NEW JERSEY (not less than two-thirds of all members thereof affirmatively concurring), AS FOLLOWS:

Section 1. The improvement described in Section 3(a) of this bond ordinance is hereby authorized to be undertaken by the Township of Neptune, in the County of Monmouth, New Jersey (the "Township"), as a general improvement. For the improvement or purpose described in Section 3(a), there is hereby appropriated the sum of $400,000, including a grant in the amount of $292,500 from the Monmouth County Municipal Park Improvement Program (the "County Grant") and also including the sum of $5,375 as the down payment required by the Local Bond Law. The down payment is now available by virtue of provision for down payment or for capital improvement purposes in one or more previously adopted budgets.

Section 2. In order to finance the cost of the improvement or purpose not covered by application of the down payment or the County Grant, negotiable bonds are hereby authorized to be issued in the principal amount of $102,125 pursuant to the Local Bond Law. In anticipation of the issuance of the bonds, negotiable bond anticipation notes are hereby authorized to be issued pursuant to and within the limitations prescribed by the Local Bond Law.

Section 3. (a) The improvement hereby authorized and the purpose for the financing of which the bonds are to be issued is improvements to Pittenger Park Playground, including, but not limited to, the construction and installation of playground equipment, rubber play surface, walking paths and landscaping features and further including all related equipment, work and materials necessary therefor.

(b) The estimated maximum amount of bonds or bond anticipation notes to be issued for the improvement or purpose is as stated in Section 2 hereof.

(c) The estimated cost of the improvement or purpose is equal to the amount of the appropriation herein made therefor.

Section 4. All bond anticipation notes issued hereunder shall mature at such times as may be determined by the chief financial officer; provided that no bond anticipation note shall mature later than one year from its date, unless such bond anticipation notes are permitted to mature at such later date in accordance with applicable law. The bond anticipation notes shall bear interest at such rate or rates and be in such form as may be determined by the chief financial officer. The chief financial officer shall determine all matters in connection with bond anticipation notes issued pursuant to this bond ordinance, and the chief financial officer's

signature upon the bond anticipation notes shall be conclusive evidence as to all such determinations. All bond anticipation notes issued hereunder may be renewed from time to time subject to the provisions of the Local Bond Law or other applicable law. The chief financial officer is hereby authorized to sell part or all of the bond anticipation notes from time to time at public or private sale and to deliver them to the purchasers thereof upon receipt of payment of the purchase price plus accrued interest from their dates to the date of delivery thereof. The chief financial officer is directed to report in writing to the governing body at the meeting next succeeding the date when any sale or delivery of the bond anticipation notes pursuant to this bond ordinance is made. Such report must include the amount, the description, the interest rate and the maturity schedule of the bond anticipation notes sold, the price obtained and the name of the purchaser.

Section 5. The Township hereby certifies that it has adopted a capital budget or a temporary capital budget, as applicable. The capital or temporary capital budget of the Township is hereby amended to conform with the provisions of this bond ordinance to the extent of any inconsistency herewith. To the extent that the purposes authorized herein are inconsistent with the adopted capital or temporary capital budget, a revised capital or temporary capital budget has been filed with the Division of Local Government Services.

Section 6. The following additional matters are hereby determined, declared, recited and stated:

(a) The improvement or purpose described in Section 3(a) of this bond ordinance is not a current expense. It is an improvement or purpose that the Township may lawfully undertake as a general improvement, and no part of the cost thereof has been or shall be specially assessed on property specially benefitted thereby.

(b) The period of usefulness of the improvement or purpose within the limitations of the Local Bond Law, according to the reasonable life thereof computed from the date of the bonds authorized by this bond ordinance, is 15 years.

(c) The Supplemental Debt Statement required by the Local Bond Law has been duly prepared and filed in the office of the Clerk, and a complete executed duplicate thereof has been filed in the office of the Director of the Division of Local Government Services in the Department of Community Affairs of the State of New Jersey. Such statement shows that the gross debt of the Township as defined in the Local Bond Law is increased by the authorization of the bonds and bond anticipation notes provided in this bond ordinance by $102,125, and the obligations authorized herein will be within all debt limitations prescribed by the Local Bond Law.

(d) An aggregate amount not exceeding $80,000 for items of expense listed in and permitted under N.J.S.A. 40A:2-20 is included in the estimated cost indicated herein for the purpose or improvement.

Section 7. The Township hereby makes the following covenants and declarations with respect to obligations determined to be issued by the chief financial officer on a tax-exempt basis. The Township hereby covenants that it will comply with any conditions subsequent imposed by the Internal Revenue Code of 1986, as amended (the "Code"), in order to preserve the exemption from taxation of interest on the obligations, including, if necessary, the

requirement to rebate all net investment earnings on the gross proceeds above the yield on the obligations. The chief financial officer is hereby authorized to act on behalf of the Township to deem the obligations authorized herein as bank-qualified for the purposes of Section 265 of the Code, when appropriate. The Township hereby declares the intent of the Township to issue bonds or bond anticipation notes in the amount authorized in Section 2 of this bond ordinance and to use the proceeds to pay or reimburse expenditures for the cost of the purpose described in Section 3(a) of this bond ordinance. This Section 7 is a declaration of intent within the meaning and for purposes of Treasury Regulations §1.150-2 or any successor provisions of federal income tax law.

Section 8. Any grant moneys received (other than the County Grant) for the improvement or purpose described in Section 3(a) hereof shall be applied either to direct payment of the cost of the improvement or purpose or to payment of the obligations issued pursuant to this bond ordinance. The amount of obligations authorized but not issued hereunder shall be reduced to the extent that such funds are so used.

Section 9. The chief financial officer of the Township is hereby authorized to prepare and to update from time to time as necessary a financial disclosure document to be distributed in connection with the sale of obligations of the Township and to execute such disclosure document on behalf of the Township. The chief financial officer is further authorized to enter into the appropriate undertaking to provide secondary market disclosure on behalf of the Township pursuant to Rule 15c2-12 of the Securities and Exchange Commission (the "Rule") for the benefit of holders and beneficial owners of obligations of the Township and to amend such undertaking from time to time in connection with any change in law, or interpretation thereof, provided such undertaking is and continues to be, in the opinion of a nationally recognized bond counsel, consistent with the requirements of the Rule. In the event that the Township fails to comply with its undertaking, the Township shall not be liable for any monetary damages, and the remedy shall be limited to specific performance of the undertaking.

Section 10. The full faith and credit of the Township are hereby pledged to the punctual payment of the principal of and the interest on the obligations authorized by this bond ordinance. The obligations shall be direct, unlimited obligations of the Township, and the Township shall be obligated to levy *ad valorem* taxes upon all the taxable property within the Township for the payment of the obligations and the interest thereon without limitation of rate or amount.

Section 11. This bond ordinance shall take effect 20 days after the first publication thereof after final adoption, as provided by the Local Bond Law.

Motion/ Second	Roll Call to Adopt on First Reading	YAY	NAY	ABSTAIN	ABSENT	Adopted on First Reading Dated:
	Robert Lane, Jr.					

Rev. Tassie York
Bryan Acciani
Derel Stroud
Kevin B. McMillan

William Bray, RMC
Township Clerk

Motion/ Second	Roll Call to Adopt on Second and Final Reading	YAY	NAY	ABSTAIN	ABSENT
	Robert Lane, Jr.				
	Rev. Tassie York				
	Bryan Acciani				
	Derel Stroud				
	Kevin B. McMillan				

Adopted on Second Reading
Dated:

William Bray, RMC
Township Clerk

Attest:
William Bray, RMC
Township Clerk

Kevin B. McMillan
Mayor

Date: _____

TOWNSHIP OF NEPTUNE

RESOLUTION 26-370
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 9, 2026 BILL LIST

Current Fund	$499,083.63
Grant Fund	$7,739.95
Trust Other	$66,940.66
General Capital	$112,417.41
Sewer Operating Fund	$2,223.71
Sewer Capital Fund	$0.00
Marina Operating Fund	$671.88
Marina Capital Fund	$0.00
Animal Control Trust	$0.00
Library Trust	$0.00
UDAG Reciprocal Trust	$0.00
Payroll Fund	$0.00
Bill List Total	**$689,077.24**

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

CERTIFICATION

I, William Bray, Township Clerk of the Township of Neptune hereby certify that the foregoing is a true copy of a resolution duly adopted by the Township Committee of the Township of Neptune, Monmouth County, State of New Jersey at a meeting held on November 9, 2026.

_____

William Bray, RMC
Township Clerk

TOWNSHIP OF NEPTUNE

RESOLUTION 26-371
STATE OF NEW JERSEY
DEPARTMENT OF ENVIRONMENTAL PROTECTION
GREEN ACRES PROGRAM

ENABLING RESOLUTION

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

WHEREAS, the Township of Neptune has obtained a Green Acres non-matching grant of $462,000 from the State to fund the following project(s):

#1335-26-022 Division Street Park Development

NOW, THEREFORE, BE IT RESOLVED BY THE Township Committee of the Township of Neptune **THAT:**

1. The Mayor of the above-named body or board is hereby authorized to execute an agreement and any amendment(s) thereto with the State known as Division Street Park Development, and;

2. The applicant agrees to provide its matching share to the Green Acres funding, if a match is required, in the amount of $0.00;

3. The applicant agrees to comply with all applicable federal, state, and local laws, rules, and regulations in its performance of the project, and;

4. This resolution shall take effect immediately.

CERTIFICATION

I, William Bray, Township Clerk, do hereby certify that the foregoing is a true copy of a resolution adopted by the Township Committee of the Township of Neptune at a meeting held on the day of November 9, 2026.

IN WITNESS WHEREOF, I have hereunder set my hand and the official seal of this body this 9th day of November, 2026.

_____

William Bray, RMC
Township Clerk

TOWNSHIP OF NEPTUNE

RESOLUTION 26-372
A RESOLUTION OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF NEPTUNE AUTHORIZING A CHAPTER 159 BUDGET AMENDMENT TO INSERT REVENUE RECEIVED FOR OPIOID SETTLEMENT

WHEREAS, N.J.S.A. 40A:4-87 provides that the Director of the Division of Local Government Services may approve the insertion of any special item of revenue for any municipality when such item shall have been made available by law and the amount thereof was not determined at the time of the adoption of the budget, and;

WHEREAS, said Director may also approve the insertion of an item of appropriation for an equal amount, and;

WHEREAS, the Township received $17,535.78 for Opioid Settlement and wishes to amend its 2026 budget to include this amount as revenue, and;

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and Township Committee of the Township of Neptune hereby requests the Director of the Division of Local Government Services to approve the insertion of an item of revenue in the budget for the year 2026 in the sum of received $17,535.78 which is now available as revenue from:

Miscellaneous Revenues: Special Items of General Revenue Anticipated with Prior Written Consent of the Director of Local Government Services: Opioid Settlement for received $17,535.78

BE IT FURTHER RESOLVED, that a like sum of received $17,535.78 and the same is hereby appropriated under the caption of:

Additional Appropriations Offset by Revenues: Opioid Settlement for received $17,535.78

CERTIFICATION

I, William Bray, Clerk of the Township of Neptune hereby certify that the foregoing is a true copy of a resolution duly adopted by the Township Committee of the Township of Neptune, Monmouth County, State of New Jersey at a meeting held on November 9, 2026.

_____
William Bray, RMC
Township Clerk

TOWNSHIP OF NEPTUNE

RESOLUTION 26-373
AUTHORIZE CO-SPONSORSHIP THE MIDTOWN URBAN RENAISSANCE CORPORATION'S (MURC) 2026 HOLIDAY TREE LIGHTING EVENT

WHEREAS, the Township of Neptune recognizes the importance of supporting community events that promote neighborhood engagement, civic pride, and holiday spirit; and

WHEREAS, the Midtown Urban Renaissance Corporation (MURC) has requested co-sponsorship of its Holiday Tree Lighting event scheduled to take place on December 3, 2026, from 6:00 PM to 7:30 PM at Midtown Commons Park, located on West Lake Avenue in Neptune Township, New Jersey; and

WHEREAS, the Township of Neptune desires to co-sponsor the Holiday Tree Lighting event in partnership with MURC in support of its efforts to bring the community together through a seasonal celebration; and

WHEREAS, to support the event, the Township of Neptune is requested to provide the following assistance:

- Police presence to assist with pedestrian crossings in front of the park; and
- Barricades, as coordinated through the Police Department and/or Department of Public Works; and
- A Fire Truck to transport Santa to the Midtown Commons Park.

WHEREAS, the Police Department, Department of Public Works, EMS, and Fire District have reviewed the event application and provided their respective approvals; and

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

1. The Township of Neptune hereby approves co-sponsorship of the Midtown Urban Renaissance Corporation (MURC) Holiday Tree Lighting event scheduled for December 3, 2026, at Midtown Commons Park, subject to the terms and conditions set forth herein.
2. The requested municipal assistance shall be coordinated with the appropriate Township departments, subject to departmental approval and availability.
3. The event organizer shall comply with all applicable Township ordinances, rules, regulations, and conditions imposed as part of the event approval process.
4. All licenses, permits, and inspections required for the event shall be obtained and completed, as applicable, in accordance with the Township's Special Events Ordinance and other applicable laws and regulations and in accordance with § 4-35.5 of the Township's Special Events Ordinance, co-sponsored events shall not be subject to the application fee or reimbursement costs specified therein.
5. Copies of this resolution shall be forwarded to MURC, the Police Department, Public Works Department, EMS, and Neptune Fire District #1.

CERTIFICATION

I, William Bray, Township Clerk of the Township of Neptune, hereby certify that the foregoing is a true copy of a resolution duly adopted by the Township Committee of the Township of Neptune, Monmouth County, State of New Jersey, at a meeting held on November 9, 2026.

_____
William Bray, RMC
Township Clerk

TOWNSHIP OF NEPTUNE

RESOLUTION 26-374
AUTHORIZE RELEASE OF PERFORMANCE GUARANTEE FOR VSV REAL ESTATE LLC (GSV REALTY)
BLOCK 808, LOTS 5-8

WHEREAS, VSV Real Estate LLC posted Performance Bond No. 101205490, in the amount of $44,165.20, issued by Merchants National Bonding, Inc., to guarantee completion of required site improvements for the property located at 505 Route 35, Block 808, Lots 5–8, in the Township of Neptune; and

WHEREAS, VSV Real Estate LLC has requested the release of said performance guarantee; and

WHEREAS, the Township Board Engineer, by correspondence dated July 8, 2026, advised that the final inspection had been completed, no issues were found, and release of the performance guarantee was recommended, subject to the posting of a maintenance bond in the amount of $29,036.00, payment of all outstanding engineering and administrative fees, and retention of an additional $1,000.00 for required site inspections; and

WHEREAS, the required maintenance bond has been received, all outstanding engineering and administrative fees have been paid, and $1,000.00 has been retained in escrow for required site inspections during and/ or before completion of the maintenance bond period;

NOW THEREFORE, BE RESOLVED, by the Township Committee of the Township of Neptune, County of Monmouth, State of New Jersey, that Performance Bond No. 101205490, in the amount of $44,165.20, posted by VSV Real Estate LLC for the property located at 505 Route 35, Block 808, Lots 5–8, is hereby authorized for release.

BE IT FURTHER RESOLVED, the $1,000.00 retained in escrow shall remain available for required site inspections during and/ or before completion of the maintenance bond period, in accordance with Township procedures.

BE IT FURTHER RESOLVED, any remaining balances in the applicant's escrow accounts, after payment of all outstanding professional fees and satisfaction of applicable inspection requirements, shall be processed and refunded in accordance with Township procedures.

BE IT FURTHER RESOLVED, a copy of this resolution shall be forwarded to VSV Real Estate LLC, the Chief Financial Officer, and the Township Board Engineer.

CERTIFICATION

I, William Bray, Township Clerk of the Township of Neptune hereby certify that the foregoing is a true copy of a resolution duly adopted by the Township Committee of the Township of Neptune, Monmouth County, State of New Jersey at a meeting held on November 9, 2026.

_____
William Bray, RMC
Township Clerk

TOWNSHIP OF NEPTUNE

RESOLUTION 26-375
AUTHORIZE CO-SPONSORSHIP OF THE BIZ MARKIE'S JUST A FRIEND FOUNDATION TOY AND CLOTHING GIVE-A-WAY EVENT

WHEREAS, the Township of Neptune recognizes the importance of supporting community initiatives that provide assistance to families and individuals in need, particularly during the holiday season; and

WHEREAS, Biz Markie's Just a Friend Foundation has requested co-sponsorship of its Toy and Clothing Give-A-Way event, scheduled to take place on a date to be determined in December 2026, from 1:00 PM to 4:00 PM, at the Neptune Senior Center, located at 1607 Route 33, Neptune City, New Jersey; and

WHEREAS, the final event date and additional event details shall be coordinated with the Township of Neptune and communicated to the public upon confirmation; and

WHEREAS, the Township of Neptune desires to co-sponsor the event in partnership with Biz Markie's Just a Friend Foundation in support of its efforts to provide toys and clothing to members of the community; and

WHEREAS, the Neptune Senior Center Director has approved the use of the Senior Center facility for the event; and

WHEREAS, the Police Department and EMS have been made aware of the event and have provided their respective approvals; and

WHEREAS, a floor plan outlining the event layout, including the proposed flow of attendees for entry and exit, has been submitted and reviewed; and

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

1. The Township of Neptune hereby approves co-sponsorship of the Biz Markie's Just a Friend Foundation Toy and Clothing Give-A-Way event, subject to confirmation of the event date and the terms and conditions set forth herein.
2. The use of the Neptune Senior Center facility for the event is hereby acknowledged as approved by the Senior Center Director.
3. The event organizer shall comply with all applicable Township ordinances, rules, regulations, and conditions imposed as part of the event approval process.
4. All licenses, permits, and inspections required for the event shall be obtained and completed, as applicable and in accordance with § 4-35.5 of the Township's Special Events Ordinance, co-sponsored events shall not be subject to the application fee or reimbursement costs specified therein.
5. Copies of this resolution shall be forwarded to Biz Markie's Just a Friend Foundation, the Police Department, EMS, and the Neptune Senior Center Director.

CERTIFICATION

I, William Bray, Township Clerk of the Township of Neptune, hereby certify that the foregoing is a true copy of a resolution duly adopted by the Township Committee of the Township of Neptune, Monmouth County, State of New Jersey, at a meeting held on November 9, 2026.

_____
William Bray, RMC
Township Clerk

TOWNSHIP OF NEPTUNE

RESOLUTION 26-373
AUTHORIZE CO-SPONSORSHIP THE MIDTOWN URBAN RENAISSANCE CORPORATION'S (MURC) 2026 HOLIDAY TREE LIGHTING EVENT

WHEREAS, the Township of Neptune recognizes the importance of supporting community events that promote neighborhood engagement, civic pride, and holiday spirit; and

WHEREAS, the Midtown Urban Renaissance Corporation (MURC) has requested co-sponsorship of its Holiday Tree Lighting event scheduled to take place on December 3, 2026, from 6:00 PM to 7:30 PM at Midtown Commons Park, located on West Lake Avenue in Neptune Township, New Jersey; and

WHEREAS, the Township of Neptune desires to co-sponsor the Holiday Tree Lighting event in partnership with MURC in support of its efforts to bring the community together through a seasonal celebration; and

WHEREAS, to support the event, the Township of Neptune is requested to provide the following assistance:

- Police presence to assist with pedestrian crossings in front of the park; and
- Barricades, as coordinated through the Police Department and/or Department of Public Works; and
- A Fire Truck to transport Santa to the Midtown Commons Park.

WHEREAS, the Police Department, Department of Public Works, EMS, and Fire District have reviewed the event application and provided their respective approvals; and

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

1. The Township of Neptune hereby approves co-sponsorship of the Midtown Urban Renaissance Corporation (MURC) Holiday Tree Lighting event scheduled for December 3, 2026, at Midtown Commons Park, subject to the terms and conditions set forth herein.
2. The requested municipal assistance shall be coordinated with the appropriate Township departments, subject to departmental approval and availability.
3. The event organizer shall comply with all applicable Township ordinances, rules, regulations, and conditions imposed as part of the event approval process.
4. All licenses, permits, and inspections required for the event shall be obtained and completed, as applicable, in accordance with the Township's Special Events Ordinance and other applicable laws and regulations and in accordance with § 4-35.5 of the Township's Special Events Ordinance, co-sponsored events shall not be subject to the application fee or reimbursement costs specified therein.
5. Copies of this resolution shall be forwarded to MURC, the Police Department, Public Works Department, EMS, and Neptune Fire District #1.
6. All Township officials, including, but not limited to, the Mayor, Business Administrator, and Municipal Clerk are hereby authorized and directed to take such ministerial actions as are necessary to effectuate the provisions of this resolution.

CERTIFICATION

I, William Bray, Township Clerk of the Township of Neptune, hereby certify that the foregoing is a true copy of a resolution duly adopted by the Township Committee of the Township of Neptune, Monmouth County, State of New Jersey, at a meeting held on November 9, 2026.

_____
William Bray, RMC
Township Clerk

TOWNSHIP OF NEPTUNE

RESOLUTION 26-374
AUTHORIZE RELEASE OF PERFORMANCE GUARANTEE FOR VSV REAL ESTATE LLC (GSV REALTY)
BLOCK 808, LOTS 5-8

WHEREAS, VSV Real Estate LLC posted Performance Bond No. 101205490, in the amount of $44,165.20, issued by Merchants National Bonding, Inc., to guarantee completion of required site improvements for the property located at 505 Route 35, Block 808, Lots 5–8, in the Township of Neptune; and

WHEREAS, VSV Real Estate LLC has requested the release of said performance guarantee; and

WHEREAS, the Township Board Engineer, by correspondence dated July 8, 2026, advised that the final inspection had been completed, no issues were found, and release of the performance guarantee was recommended, subject to the posting of a maintenance bond in the amount of $29,036.00, payment of all outstanding engineering and administrative fees, and retention of an additional $1,000.00 for required site inspections; and

WHEREAS, the required maintenance bond has been received, all outstanding engineering and administrative fees have been paid, and $1,000.00 has been retained in escrow for required site inspections during and/ or before completion of the maintenance bond period;

NOW THEREFORE, BE RESOLVED, by the Township Committee of the Township of Neptune, County of Monmouth, State of New Jersey, that Performance Bond No. 101205490, in the amount of $44,165.20, posted by VSV Real Estate LLC for the property located at 505 Route 35, Block 808, Lots 5–8, is hereby authorized for release.

BE IT FURTHER RESOLVED, the $1,000.00 retained in escrow shall remain available for required site inspections during and/ or before completion of the maintenance bond period, in accordance with Township procedures.

BE IT FURTHER RESOLVED, any remaining balances in the applicant's escrow accounts, after payment of all outstanding professional fees and satisfaction of applicable inspection requirements, shall be processed and refunded in accordance with Township procedures.

BE IT FURTHER RESOLVED, a copy of this resolution shall be forwarded to VSV Real Estate LLC, the Chief Financial Officer, and the Township Board Engineer.

CERTIFICATION

I, William Bray, Township Clerk of the Township of Neptune hereby certify that the foregoing is a true copy of a resolution duly adopted by the Township Committee of the Township of Neptune, Monmouth County, State of New Jersey at a meeting held on November 9, 2026.

_____
William Bray, RMC
Township Clerk

TOWNSHIP OF NEPTUNE

RESOLUTION 26-375
AUTHORIZE CO-SPONSORSHIP OF THE BIZ MARKIE'S JUST A FRIEND FOUNDATION TOY AND CLOTHING GIVE-A-WAY EVENT

WHEREAS, the Township of Neptune recognizes the importance of supporting community initiatives that provide assistance to families and individuals in need, particularly during the holiday season; and

WHEREAS, Biz Markie's Just a Friend Foundation has requested co-sponsorship of its Toy and Clothing Give-A-Way event, scheduled to take place on a date to be determined in December 2026, from 1:00 PM to 4:00 PM, at the Neptune Senior Center, located at 1607 Route 33, Neptune City, New Jersey; and

WHEREAS, the final event date and additional event details shall be coordinated with the Township of Neptune and communicated to the public upon confirmation; and

WHEREAS, the Township of Neptune desires to co-sponsor the event in partnership with Biz Markie's Just a Friend Foundation in support of its efforts to provide toys and clothing to members of the community; and

WHEREAS, the Neptune Senior Center Director has approved the use of the Senior Center facility for the event; and

WHEREAS, the Police Department and EMS have been made aware of the event and have provided their respective approvals; and

WHEREAS, a floor plan outlining the event layout, including the proposed flow of attendees for entry and exit, has been submitted and reviewed; and

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

1. The Township of Neptune hereby approves co-sponsorship of the Biz Markie's Just a Friend Foundation Toy and Clothing Give-A-Way event, subject to confirmation of the event date and the terms and conditions set forth herein.
2. The use of the Neptune Senior Center facility for the event is hereby acknowledged as approved by the Senior Center Director.
3. The event organizer shall comply with all applicable Township ordinances, rules, regulations, and conditions imposed as part of the event approval process.
4. All licenses, permits, and inspections required for the event shall be obtained and completed, as applicable and in accordance with § 4-35.5 of the Township's Special Events Ordinance, co-sponsored events shall not be subject to the application fee or reimbursement costs specified therein.
5. Copies of this resolution shall be forwarded to Biz Markie's Just a Friend Foundation, the Police Department, EMS, and the Neptune Senior Center Director.
6. All Township officials, including, but not limited to, the Mayor, Business Administrator, and Municipal Clerk are hereby authorized and directed to take such ministerial actions as are necessary to effectuate the provisions of this resolution.

CERTIFICATION

I, William Bray, Township Clerk of the Township of Neptune, hereby certify that the foregoing is a true copy of a resolution duly adopted by the Township Committee of the Township of Neptune, Monmouth County, State of New Jersey, at a meeting held on November 9, 2026.

_____
William Bray, RMC
Township Clerk

TOWNSHIP OF NEPTUNE

RESOLUTION 26-376

Governor's Council on Substance Use Disorder (GCSUD) Alliance to Prevent Substance Use Disorder

WHEREAS, the Governor's Council on Substance Use Disorder (GCSUD) established the Municipal Alliances for the Prevention of Substance Use Disorder in 1989 to educate and engage residents, local government and law enforcement officials, schools, nonprofit organizations, the faith community, parents, youth and other allies in efforts to prevent substance use disorder in communities throughout New Jersey.

WHEREAS, The Township Council of the **Township of Neptune**, County of Monmouth, State of New Jersey recognizes that substance use disorder is a serious problem in our society amongst persons of all ages; and therefore has an established Municipal Alliance Committee; and,

WHEREAS, the Township Council further recognizes that it is incumbent upon not only public officials but upon the entire community to take action to prevent substance use disorder in our community; and,

WHEREAS, the Township Council has applied for funding to the Governor's Council on Substance Use Disorder through the County of Monmouth;

NOW, THEREFORE, BE IT RESOLVED by the Township of Neptune, County of Monmouth, State of New Jersey hereby recognizes the following:

1. The Township Council does hereby authorize submission of a strategic plan for the Neptune Township Municipal Alliance grant for fiscal year **2028** in the amount of:

GCSUD Grant Fund	$ 36,127.08
Cash Match	$ 9,031.77
In-Kind	$ 27,095.31

2. The Township Council acknowledges the terms and conditions for administering the Municipal Alliance grant, including the administrative compliance and audit requirements.

APPROVED: _____

Mayor/Head of Governing Body

CERTIFICATION

I, William Bray, Township Clerk of the Township of Neptune hereby certify that the foregoing is a true copy of a resolution duly adopted by the Township Committee of the Township of Neptune, Monmouth County, State of New Jersey at a meeting held on November 9, 2026.

_____

William Bray, RMC
Township Clerk