

TOWNSHIP COMMITTEE MEETING – MARCH 10, 2025

Mayor Lane called the meeting to order at 6:00 p.m. and requested the Clerk to call the roll. The following members were present: Tassie D. York, Jason Jones, Derel Stroud, Kevin McMillan and Mayor Robert Lane, Jr.

Also present was the Business Administrator, Gina LaPlaca, the Township Deputy Clerk, Dainene Roberts, and Leslie Park, the Assistant Township Attorney.

The Mayor 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).”

The following items were discussed in open session:

Committee Calendars: The Committee Members had no reports or comments at this time.

EXECUTIVE SESSION

Committeeman Jones offered the following resolution, moved and seconded by Committeewoman York, that Resolution 25-129 be adopted:

**TOWNSHIP OF NEPTUNE
RESOLUTION 25-129**

**A RESOLUTION OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF NEPTUNE AUTHORIZING THE
DISCUSSION OF MATTERS IN A CLOSED SESSION PURSUANT TO THE STATUTORY EXCLUSIONS OF
N.J.S.A. 10:4-12**

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; and,

WHEREAS, the matters to be discussed relate to a statutorily excluded topic pursuant N.J.S.A 10:4-12(b) 1-9, specifically:

X	Attorney- client privilege;	Leasing or acquisition of property;
X	Employment and personnel;	Pending or anticipated litigation;
	Imposition of civil penalty;	Privacy;
	Investigation;	Public Safety;
X	Contract Negotiation	Educational matter;

Description of matter:

1. Employment and Personnel
 - a. Personnel- Reclassification of Employees
 - b. Personnel- New Hires
 - c. Personnel- Stephanie Oppegaard
 - d. Personnel- Gina LaPlaca
2. Contract Negotiation
 - a. Riley Road Pole Barn
 - b. AFSCME #1844 White
3. Attorney Client Privilege
 - a. PLA Ordinance
 - b. Chapter 3, Section 3-1, Prohibited Nuisances- Noise Ordinance
 - c. Chapter 12, Section 12-1.2, Short Term Seasonal Rentals
 - d. Parking Pilot Program

WHEREAS, this may be disclosed to the public at a time when the necessity for confidentiality no longer exists, or within six months or less from the date hereof; and,

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

1. That the Township Committee shall retire into executive session where the public shall be excluded and where said matters shall be discussed.
2. That the Township Committee shall reconvene in public session upon conclusions of the discussions.
3. That the minutes of this executive session shall be closed from public inspection and shall so remain until the reason for confidentiality ceases to exist, or upon formal action by the Township Committee

at an official meeting.

The resolution was adopted on the following vote: **AYE:** York, Jones, Stroud, McMillan and Lane.

The Committee entered Executive Session at 6:16 p.m.

The Committee returned from Executive Session at 7:31 p.m.

Mayor Lane called the Regular Meeting to order and requested the Clerk to call the roll. The following members were present: Tassie D. York, Jason Jones, Derel Stroud, Kevin McMillan and Mayor Robert Lane, Jr.

Also present at the dais was Dainene Roberts and Leslie Park, the Assistant Township Attorney.

After a moment of Silent Prayer and the Flag Salute, the Mayor asked the Clerk to indicate the fire exits.

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."

The Mayor 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

Mayor Lane was offered a Motion to approve the February 24th, 2025, meeting minutes by Committeewoman York, seconded by Committeeman Stroud.

The minutes were approved on the following Roll Call Vote:

AYE: York, Jones, Stroud, McMillan, and Lane.

NAY: None.

COMMENTS FROM THE DAIS

Committeewoman York: Mrs. York shared an update regarding the Public Works Department as they lost three employees but gained a driver. She also provided an update in Education. Mrs. York saw the High School play 'the Wedding Singer' and the Middle School basketball team being in the finals sharing they both did a great job.

Committeeman Jones: Mr. Jones shared he also saw the High School play 'the Wedding Singer' and that they did a great job, and he is proud of their High School. He further shared an update on the High School and Middle School basketball teams and their efforts on making from making it to the finals and now to the states. Mr. Jones gave a brief introduction to the Eagle Scout, Jack Narciso who will be presenting the proposed Eagle Scout Project, the Gaga Pit at Bert Willis Park. Mr. Jones mentioned an availability for a Summer Camp Rec Director position and if anyone is interested, they may apply online. Mr. Jones shared updates of the Engineering Department. NJDEP requested an MOU renewal application of the Township for the West Lake Ave BDA. The dune replanting schedule in Shark River Hills will take place on March 15th. The department is still working on the EV Charging Station matters. Engineering requested the proposals of the pool of engineers for the design and plan of the Road Improvement Program. The work on the elevator is being postponed and anticipates the work to end the first week of May. Mr. Jones shared an update regarding the Sunshine Village Park draining should and the Soccer Association should be able to enjoy the fields soon.

Committeeman Stroud: Mr. Stroud shared an update from the Library Department. Rosie is the Bookworm of the Week. There is a pop art event on March 11th, on Tuesday at for students in grades 1-6 at 3:45pm. March 13th, 2025, will be a St. Patrick's Day event. Also on March 13th, Chess Club will be held at 5:30pm. At 6:00pm on the 20th the Readers Club will be providing the book for free titled, Yellow Face. The Senior Center is having organizations to provide seniors for health checks on the following Wednesday. Mr. Stroud also shared awareness of scam calls. More information can be found from the Senior Center and Police Department.

Committeeman McMillan: NJ Coalition Against Human Trafficking will be holding a law enforcement conference on April 2nd, in which he will be attending. Mr. McMillan shared information regarding the Monmouth 250 meeting held in Ocean Grove to discuss the project. He further shared the St. Patrick's Day Parade was a great turnout and fun event.

Mayor Lane: March 5th made the anniversary of the war of Vietnam and a service will be held on March 29th at the VFW #1333. A parade will also be held to honor the veterans. Neptune City, Bradley Beach, Ocean Township, Asbury Park, and additional guests will be involved.

BUSINESS ADMINISTRATOR’S REPORT

Mayor Lane read the Business Administrator’s Report on behalf of the Business Administrator.

Municipal Building Elevator Repairs: The municipal building elevator repair has been postponed one more time to a proposed start date of March 12th-14th. The delay is due to the elevator cab still not being ready for shipment. In anticipation of this being the final adjustment to the elevator repair schedule, the budget workshop meeting scheduled for this Wednesday March 12th has been noticed and planned to be held at the Senior Center. Also, T&M has since performed their follow-up inspection, and it was determined that we will need to replace the hydraulic jack, so the elevator will be down for 50 days. Assuming no major issues, the elevator should be operating before the first committee meeting in May. This schedule also obviously affects meetings of the Planning and Zoning Boards for the next two months.

Green Acres Proposal - Division Street Acquisition: On February 27th, an offer letter was sent, both certified and regular mail, along with copies of the required Green Acres appraisals and authorizing resolution, to the owners of property along Division Street that the Township is hoping to acquire for outdoor recreation and conservation purposes – specifically the development of a municipal park. As the Committee is aware, the Township received approval from DEP on June 12, 2024, for Green Acres funding to approve this potential acquisition, and a resolution authorizing the project was adopted by the Committee on November 25, 2024. The property owners have fourteen (14) days from their receipt of that letter to provide the Township with their response.

401 Overlook: On March 6th, the Township was informed by a representative of Airbnb that the property at 401 Overlook has been suspended for 90 days pending further investigation by the company of the various complaints that the Township has forwarded to them. I was able to confirm as of this afternoon that the property cannot be found on their site.

700 Neptune Blvd (Homeless Encampment): Also on March 6th, the owner of 700 Neptune Blvd was fined over \$30,000.00 for Code and Zoning violations with a suspension of half of that amount, subject to cleaning up the site within 120 days; resulting in an immediate fine of \$15,000.00.

PRESENTATIONS

Mayor Lane introduced Jack Narciso, an Eagle Scout to present the proposed Gaga Pit- Eagle Scout Project, at Bert Willis Park. The Committee thanked Jack for his proposal.

PUBLIC HEARING AND FINAL ADOPTION ORDINANCES

The Mayor Announces: For each ordinance with a public hearing, members of the public may speak once at the microphone, with a time limit of five minutes.

ORDINANCE 25-04

Mayor Lane opened the floor for Public Hearing on Ordinance 25-04. There were no comments.

Mayor Lane closed the Public Hearing and called for a motion. Committeeman Stroud offered a motion that Ordinance 25-04 be Adopted on Second Reading, seconded by Committeeman McMillan.

ORDINANCE NO. 25-04

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:

<u>Name of Street</u>	<u>No. Of Spaces</u>	<u>Location</u>
Heck Avenue	1	48 feet West of the Northwest Intersection of Heck Avenue and Benson Avenue

SECTION 2.

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

<u>Name of Street</u>	<u>No. Of Spaces</u>	<u>Location</u>
Heck Avenue	1	Southside of Heck Avenue beginning 92 feet east of the Southeast intersection of Heck Avenue and Whitefield Avenue

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

Ordinance 25-04 was Adopted on Second Reading on the following
Roll Call Vote: **AYE:** York, Jones, Stroud, McMillan and Lane; **NAY:** None.

ORDINANCES FOR FIRST READING

ORDINANCE 25-05

Committeeman Stroud offered a motion that Ordinance 25-05 be Introduced on First Reading, seconded by Committeewoman York.

ORDINANCE NO. 25-05
AN ORDINANCE TO AMEND VOLUME I, CHAPTER 25 OF THE CODE OF THE TOWNSHIP OF NEPTUNE BY AMENDING FEES UNDER §25-1.2 VITAL STATISTICS

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 25, Section 25-1.2 – Vital Statistics

§25-1.2 Vital Statistics

- a. The fee for a certified copy of a birth, marriage, remarriage, domestic partnership or civil union, or reaffirmation of civil union certificate. \$20.00
- b. The fee for a certified copy of a death certificate. \$25.00 for the first and \$2.00 for each additional copy
- c. Preparing and/or processing each birth correction form REG. 34 (this fee does not include a new birth certificate). \$10.00
- d. Preparing and/or processing corrective form REG. 34, in the following instances:
 - 1. Adding a father's/partner's name to a birth record. \$10.00
 - Correcting incorrect information given at the time birth.
 - 2. Correcting incorrect information given on any record by the informant or on a marriage certificate by Spouse A or Spouse B. \$10.00
 - 3. Correcting incorrect information given on any death certificate by the informant, funeral director or any individual having personal knowledge. \$10.00
- e. The fee for a burial permit (set by State of New Jersey). \$5.00

SECTION 2.

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

Ordinance 25-05 was Introduced on First reading on the following
Roll Call Vote: **AYE:** York, Jones, Stroud, McMillan and Lane; **NAY:** None.

ORDINANCE 25-06

Committeeman Jones offered a motion that Ordinance 25-06 be Introduced on First Reading, seconded by Committeeman Stroud.

ORDINANCE #25-06
ORDINANCE AMENDING CODE OF THE TOWNSHIP OF NEPTUNE TO CREATE CHAPTER ____: PROJECT LABOR AGREEMENTS

WHEREAS, the Township Committee seeks to ensure that large public construction projects undertaken or directly supported by the Township are conducted with skilled labor, with the highest degree of quality, in a prompt and efficient manner; and

WHEREAS, the Township Committee seeks to utilize project labor agreements for public construction projects exceeding \$5,000,000.00, exclusive of land acquisition costs, in order to guarantee that projects are

performed in such manner; and

WHEREAS, these project labor agreements will serve as pre-hire collective bargaining agreements for certain projects, ensuring stable, high quality labor with no strikes or slowdowns to promote efficiency, quality, and timeliness of public construction projects;

NOW, THEREFORE, BE IT ORDAINED by the Township Committee of the Township of Neptune of the County of Monmouth in the State of New Jersey, that pursuant to State Statute allowing municipalities to include project labor agreements in a public construction project on a project-by-project basis, the governing body hereby amends the code of the Township of Neptune to add the following:

SECTION 1. Purpose

The purpose of this chapter is to promote efficiency, quality, and timeliness of public construction projects that are undertaken or directly supported by the Township. At the sole discretion of the Township, for certain large construction projects, where total costs exceed \$5,000,000.00 exclusive of any land acquisition costs, this section will require project labor agreements to be included pursuant to N.J.S.A. 52:38-1, et seq.

SECTION 2. Definitions.

As used in this chapter:

APPRENTICE – A worker who participates in a federally-approved apprenticeship or an apprentice equivalent who receives benefits and pay not less than an apprentice, takes a construction apprenticeship test, and participates in a federally-approved training program.

APPRENTICE PROGRAM – An apprenticeship program operated by an entity registered with the Bureau of Apprenticeship and Training of the United States Department of Labor or an apprentice equivalent program registered and recognized by the Bureau.

CERTAIN PROJECTS – The Township, at its sole discretion, may exempt projects that may fall under this chapter.

CONTRACTOR – A person or entity awarded a public works project or a contract on a publicly funded project contemplated by this chapter.

CRAFT-REQUEST FORM – Forms that are customarily used by trade or craft unions that delineates job or titles and descriptions which are needed for a particular project.

DEVELOPER – The recipient of financial assistance for a redevelopment area financing project or the contractor for a public works project.

LABOR ORGANIZATION — An organization which represents, for purposes of collective bargaining, employees involved in the performance of construction contracts and eligible to be paid prevailing wages under the "New Jersey Prevailing Wage Act," P.L. 1963, c. 150 (N.J.S.A. 34:11-56.25 et seq.) and has the present ability to refer, provide or represent sufficient numbers of qualified employees to perform the contracted work and which has an apprenticeship program registered by the Bureau of Apprenticeship and Training of the United States Department of Labor.

PROJECT LABOR AGREEMENT — A pre-hire collective bargaining agreement between a labor organization and a developer/contractor that contains, at a minimum, the requirements set forth in this chapter.

PUBLIC WORKS PROJECT — Building, altering, repairing, improving or demolishing any public structure or facility constructed, acquired or otherwise owned by the Township of Neptune to house local government functions or provide water, waste, disposal, power, transportation and other public infrastructure.

PUBLICLY FUNDED PROJECTS — Public works projects and redevelopment area financing projects that is undertaken or directly supported by the Township with total costs exceeding \$5,000,000.00 exclusive of land acquisition costs.

REDEVELOPMENT AREA FINANCING ("RAF") PROJECT — A construction project with total costs exceeding \$5,000,000, exclusive of any land acquisition costs, and receives (1) a tax exemption pursuant to N.J.S.A. 40A:20-1, et seq. or N.J.S.A. 40A:21-1, et seq. and (2) receives some form of redevelopment area financing such as an affordable housing trust fund grant, a community block development grant, or a redevelopment area bond.

SUBCONTRACTOR — A person or entity that engages or performs work or provides materials for a contractor or developer as defined herein that is not in privity of contract with the Township of Neptune.

TOWNSHIP — Means the Mayor, the Township Committee or its designees, and/or the Business Administrator of the Township of Neptune.

TOTAL PROJECTS COSTS — Shall be all costs, inclusive of environmental work, demolition, pre-construction and construction costs, excluding land acquisition costs.

SECTION 3. Coverage And Conflict

This chapter shall apply to “covered projects” which shall include public works and publicly funded projects subject to any conflicting provisions in N.J.S.A. 52:38-1 et seq. or any other applicable New Jersey statute. In the event of any conflict, the statute shall control. To the extent this chapter conflicts with any local ordinance, this chapter shall control.

SECTION 4. Requirements For Covered Projects

Public works projects and publicly funded projects shall require the execution of a project labor agreement that complies with the requirements of this chapter subject to waiver by the Township at its sole discretion. Agreement shall be entered into with a labor organization, or an award of the contract shall be made contingent on the construction manager for the contract negotiating project labor agreements in good faith with one or more labor organizations. Project labor agreements shall conform with the provisions set forth in N.J.S.A. 52:38-1 et seq. and shall:

1. Advance the interest of the Township, including, but not limited to, efficiency, quality, and timeliness of skilled labor and project execution.
2. Guarantee that there will be no strikes, lock-outs, or similar actions.
3. Set forth effective, immediate, and mutually binding procedures for resolving jurisdictional and labor disputes arising before the completion of the work.
4. Ensure that the agreement is binding on all contractors and subcontractors in all relevant and appropriate documents, including bid specifications.
5. Require that all contractors and subcontractors working on the covered project have an apprenticeship program.
6. State that contractors and subcontractors need not be a party to a collective bargaining agreement with the applicable labor organization other than for the project covered by the project labor agreement.
7. State that the terms of the project labor agreement shall prevail over conflicting terms of any collective bargaining agreement.
8. Conform to all statutes, regulations, executive orders, and applicable ordinances concerning affirmative action requirements and set-aside goals for women and minority-owned businesses, with the obligations to comply with expressly provided for in the agreement.
9. Include a publicly available plan which is in full conformance with the requirements of all applicable statutes, regulations, executive orders and Township ordinances and is mutually agreed upon by the participating labor organizations and the public entity or the developer which will own the facilities which are built, altered or repaired under the project, provided that any shares of employment and apprenticeship positions for women and minority group members mutually agreed upon pursuant to this subsection shall equal or exceed the requirements of other statutes, regulations, executive orders or local ordinances. The plan shall include measures and programs to be taken to meet amount and/or share of work to be completed by women and minority group members as well as requiring Neptune Township residents be first choice for staffing without regard to any other preferential status.
10. Require that ___% of the labor hours shall be performed by Neptune Township residents who are participating in the apprenticeship program and that 100% of the apprentices be _____ residents. If, despite good faith efforts, these requirements cannot be fulfilled, the percentage requirements may be changed by the Township.
11. Require the contract for the covered project to provide whatever resources may be needed to prepare for apprenticeship a number of women and minority members sufficient to enable compliance with the plan agreed upon pursuant to this chapter and provide that the use of those resources be administered jointly by the participating labor organization and the Township.
12. Arrange monitoring by the Township or a state agency of the amount and/or share of work completed by women and minority group members and progressions of such members into apprentice and journey-level positions. This shall include having records made available to the public by the Township or a state agency, as applicable.
 - A. Advertisement. The Township and labor organization shall mutually agree on print and other media advertising campaigns. Advertisements shall solicit apprenticeship applications for the apprenticeship program, describe requirements for admission, describe job training, and salaries.
 - B. Pre-construction meeting. Prior to the commencement of construction, the developer

shall meet with all relevant Township officials to present workforce needs, provide construction and procurement schedules, and a list of all eligible apprentices. The Township shall communicate any necessary procedures and requirements needed pursuant to this chapter.

- C. Job Fair. The Township, labor organization, and developer/contractor shall jointly participate in a job fair to explain and solicit applications for the apprenticeship program.

SECTION 5. Apprenticeship Utilization

On all covered projects, the minority and women employment goals for each developer/contractor and subcontractor for each trade shall be consistent with N.J.A.C. 17:27-7.2. Any developer/contract and subcontractor that violates this provision shall be subject to enforcement action unless it can be demonstrated that good faith efforts were made to comply. The following constitutes minimal good faith efforts:

- A. Entering into a project labor agreement with letters of assent from relevant contractors/subcontractors.
- B. Convening pre-bid and pre-construction meetings to educate construction managers and subcontractors about the apprenticeship utilization goals.
- C. Cooperating with Township representatives to ensure compliance with this chapter, including prompt access to any and all relevant and requested records as well as access to sites.
- D. Cooperating with contractors and/or subcontractors to ensure proper reporting.
- E. Establishing a point of contact to provide information about pre-apprenticeship or apprenticeship opportunities.
- F. Developing and maintaining lists of persons who are working on the project, who were offered opportunities, who were not hired from referrals, and the like.
- G. Facilitating relationships among approved apprenticeship programs and contractors to enable prompt referrals.
- H. Using and documenting use of Township-approved craft-request forms sent to unions.
- I. Requesting apprentices that are Township residents from union hiring halls.

SECTION 6. Enforcement

Developers/contractors and subcontractors shall submit to the Township a certified declaration of compliance prior to commencement of work. Developers/contractors shall be required that their subcontractors comply with this chapter, and this shall be explicitly stipulated in any contracts executed between the developers/contractors and the subcontractors. Any such contracts shall be submitted to the Township.

- A. Reports and records shall be provided to the Township on a quarterly basis – by March 31st, June 30th, September 30th, and December 31st of each year – concerning work performed during the previous quarter.
 - 1. Manning report. The developer/contractor shall provide a report accurately reflecting total hours in each construction trade or craft and the number of hours worked by employees of the developer/contractor, subcontractor, Township residents, female workers, and minority workers.
 - 2. Certified payroll report. The developer/contractor and subcontractor shall provide a certified payroll report specifying residence, gender, ethnic/racial origin, work hours, rate of pay, and benefits provided.
 - 3. Equal employment opportunity reports. The labor organization shall provide a copy of the local union report (EEO-3) and apprenticeship information report (EEO-2).
 - 4. Apprenticeship reports. The labor organization shall list the names, addresses, and contact information of all Neptune Township residents who were accepted into the apprenticeship program. The report should also include those who were rejected for admission and reasons thereof as well as those who failed to finish the program and reasons for failing to complete the program.
 - 5. Cost reports. The developer/contractor shall provide the Township with cost reports as requested to ensure total construction costs do not exceed \$5,000,000.00 exclusive of

land acquisition costs. Following completion of a project, the developer/contractor shall submit a certificate of actual total construction costs, certified by the project's architect and engineer. This shall be reviewed by the Township at the time of application for a certificate of occupancy upon completion of construction.

6. Other reports that may be requested by the Township at its discretion.
 7. Certified payroll records shall be maintained by developers/contractors and subcontractors for a period of three years after completion of the covered project. These records shall be timely provided, no later than five business days, upon request by the Township.
- B. All developers/contractors and subcontractors performing work on covered projects shall permit access for representatives of the Township to all work sites and to all applicable records in order to monitor compliance with the provisions of this chapter. If the Township has good cause to believe that there has been noncompliance with this chapter, the Township shall issue a written notice and the noncomplying party shall be afforded an opportunity for a hearing before the Township, whereupon a final determination shall be made, prior to the imposition of the sanctions set forth in this section.
- C. In the event the Township determines that any developer/contractor or subcontractor has failed to comply with the provisions of this chapter, the Township may seek any and all remedies available at law or in equity, including, but not limited to, terminating the contract, assessing damages, debaring contractor or subcontractor from future contracts and financial assistance, and assessing daily fines of up to 10% of the total price of the contract in question.

SECTION 7. Severability

Any provision of this chapter declared unconstitutional, invalid, or otherwise shall not affect other provisions of this chapter. To this end, each provision of this chapter shall be severable.

SECTION 8. Law Effective Date

This chapter shall take effect after final passage and publication as may be required by law.

Ordinance 25-06 was Introduced on First reading on the following
Roll Call Vote: **AYE:** York, Jones, Stroud, McMillan and Lane; **NAY:** None.

PUBLIC COMMENTS ON RESOLUTIONS

The Clerk will first provide additional information regarding the below Separated Resolutions (if any) to the public.

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.

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-	132	A Resolution of The Township Committee of The Township of Neptune Accepting Resignations
Res #25	133	A Resolution of The Township Committee of The Township of Neptune Authorizing the County of Monmouth Mosquito Control Operations within Neptune Township
Res #25	134	A Resolution of The Township Committee of The Township of Neptune Authorizing the Submission of a Strategic Plan for The Neptune Municipal Alliance Grant for Fiscal Year 2026
Res #25	135	A Resolution of The Township Committee of The Township of Neptune Authorizing the Collection of Sewer Rent
Res #25	136	A Resolution of The Township Committee of The Township of Neptune Confirming Receipt of the Annual Report of the Tax Collector for the year 2024
Res #25	137	Authorizing The Township Committee of The Township of Neptune to Execute Change Order #1 for an Increase of \$31,629.50 with Dutchman Contracting, Inc. for the "Improvements to the Public Works Facility Phase II- Pole Barn Construction" project, for a new Contract total of \$2,396,874.50
Res #25	138	A Resolution of The Township Committee of The Township of Neptune Authorizing a Person-to-Person Transfer of a Plenary Retail Distribution License, #1334-44-022-002, to Alpha Liquors LLC

- Res #25

139

Awarding a Professional Services Contract for the Property Data Collection and Verification Program in Connection with the Maintenance of Valuations of Real Properties
- Res #25

140

Authorize Payment of Bills

Committeeman Stroud asked to separate Resolution 25-137

Committeeman McMillian offered a motion to adopt the resolutions of the Consent Agenda, seconded by Committeewoman York on the following Roll Call Vote: **AYE:** York, Jones, Stroud, McMillan and Lane; **NAY:** None.

SEPARATED RESOLUTIONS

RESOLUTION 25-130

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

WHEREAS, the following re-classifications have been reviewed by the Department Heads of the respective Departments; and,

WHEREAS, the Human Resources Director in consultation with the Township Administrator and the Department Heads involved have recommended the Reclassification of the following individuals; and,

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

<u>NAME</u>	<u>DEPT</u>	<u>PREVIOUS POSITION</u>	<u>RECLASSIFICATION</u>	<u>SALARY</u>	<u>EFFECTIVE DATE</u>
Matthew Lomerson	Department of Public Works	Driver	Building Maintenance Foreman	\$72,000.00	3/11/2025
Courtney Drake	Code & Construction	CSR	Senior Violations Clerk	\$31,947.81	3/11/2025

Mayor Lane was offered a Motion to Adopt Resolution 25-130 from Committeeman McMillan, seconded by Committeeman Stroud on the following Roll Call Vote: **AYE:** York, Jones, Stroud, McMillan and Lane; **NAY:** None.

TOWNSHIP OF NEPTUNE
RESOLUTION 25-131
A RESOLUTION OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF NEPTUNE AUTHORIZING CERTAIN PERSONNEL ACTIONS

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

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

WHEREAS, the Township Administrator concurs with the findings of the Department Head and hereby recommends to the Township Committee that the following appointments be made.

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

<u>NAME</u>	<u>DEPARTMENT</u>	<u>POSITION</u>	<u>SALARY</u>	<u>EFFECTIVE DATE</u>
Stephen Jones	Department of Public Works	Class A Driver	\$45,000.00	3/17/2025
Pablo Marmolejo	Department of Public Works	Class A Driver	\$45,000.00	3/17/2025
Dorothy Wilson	Senior Center	Part Time Kitchen Aid	\$18.75/ per diem	3/17/2025
Mary Calla	Code & Construction	Departmental Secretary	\$41,472.44	3/17/2025

Mayor Lane was offered a Motion to Adopt Resolution 25-131 from Committeeman Stroud, seconded by Committeeman Jones on the following Roll Call Vote: **AYE:** York, Jones, Stroud, McMillan and Lane; **NAY:** None.

TOWNSHIP OF NEPTUNE

RESOLUTION 25-137

AUTHORIZING THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF NEPTUNE TO EXECUTE CHANGE ORDER #1 FOR \$31,629.50 WITH DUTCHMAN CONTRACTING, INC. FOR “IMPROVEMENTS TO THE PUBLIC WORKS FACILITY PHASE II- POLE BARN CONSTRUCTION” FOR A NEW CONTRACT TOTAL OF \$2,396,874.50

WHEREAS, on April 29, 2024, the Township Committee adopted Resolution #24-119, which awarded an agreement to Dutchman Contracting, Inc., in the amount of \$2,365,245.00 in connection with Improvements to the Public Works Facility Phase II- Pole Barn Construction, and;

WHEREAS, Change Order #1 reflects a total contract amount change of \$31,629.50, which reflects:

- Additional steel bollards and beam guide rails.
- Additional gas space heaters and supplemental electrical service improvements.
- A deduction for the waste oil heating system.

WHEREAS, the Township of Neptune, pursuant to N.J.A.C. 5:30-11.99, desires to amend its contract with to reflect those changes, and;

WHEREAS, Change Order #1 accounts for a change in amount of \$31,629.50 has been prepared to reflect an increase in the contract quantities and is a 1.34% change in original contract price, and;

WHEREAS, the Township’s attorney has reviewed the project and Change Order #1 and recommends the Township Execute Change Order #1, and;

WHEREAS, the total new contract price shall be \$2,396,874.50, after Change Order #1 has been accepted and executed by the Township.

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

1. Change Order #1, which increases the contract amount by \$31,629.50 for the contract between the Township of Neptune and Dutchman Contracting, Inc., be executed thereby increasing the new total contract price for the project to \$2,396,874.50.
2. All Township officials, including, but not limited to, the Mayor, Business Administrator, Engineer, and Municipal Clerk are hereby authorized and directed to take such ministerial actions as are necessary to effectuate the provisions of this resolution.

Mayor Lane was offered a Motion to Table Resolution 25-137 from Committeewoman York seconded by Committeeman Stroud on the following Roll Call Vote: **AYE:** York, Jones, Stroud, McMillan **NAY:** None. Mayor Lane did not respond.

RESOLUTION 25-141

A RESOLUTION OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF NEPTUNE OF THE CONDITIONAL APPOINTMENT OF ACTING BUSINESS ADMINISTRATOR

WHEREAS, Section 2-5.1 of the Neptune Township Municipal Code creates the office of Business Administrator pursuant to the provisions of N.J.S.A. 40A:9-136, et seq.; and

WHEREAS, Section 2-5.3 (a) of the Neptune Township Municipal Code provides that the Acting Business Administrator is appointed by a majority of the Township Committee; and

WHEREAS, there is a vacancy in the position of Business Administrator effective March 10, 2025; and

WHEREAS, the Township Committee desires to appoint an Acting Business Administrator; and

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Neptune, County of Monmouth and State of New Jersey, that Stephanie Oppegaard is hereby appointed as Acting Business Administrator for the Township of Neptune, effective March 10, 2025, at a yearly stipend that is to be negotiated and determined.

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

Mayor Lane was offered a Motion to Adopt Resolution 25-141 from Committeeman McMillan, seconded by Committeewoman York on the following Roll Call Vote: **AYE:** York, Jones, Stroud, McMillan and Lane; **NAY:** None.

PRIVILEGE OF THE FLOOR/PUBLIC COMMENTS

Mayor Lane asked for 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.

Comments were as follows:

Rich Robinson, 232 Hillside Dr: Mr. Robinson inquired if the property owner of 401 Overlook's mercantile license is being revoked, what does that entail, can they appeal the decision, is it permanent or is it a certain amount of time. If further asked more questions regarding the licensing of the property owner. Mr. Robinson also inquired if the Attorney would revisit the Animal House ordinance. He further shared more information relative to Animal House State legislature. Lastly, he asked if the Committee would revisit the short-term rental from Ocean Grove separating ordinance from the of the Township and if not, why. The Assistant Township Attorney shared that the goal is to introduce an ordinance next meeting. Mayor Lane also shared that he would like the Township Attorney to look into the ordinance.

Daniel Mueller, 236 Hillside Dr.: Mr. Hollard and passed out information to share how the property is a nuisance to the neighborhood. He further shared that he appreciates the Committees work and taking some action.

Dr. Tujaim, 1312 Monroe Ave.: Dr. Tujaim shared the police has been to her home very frequently to move her car. She further shared she spoke with Dr. Brantley when he was the Mayor of Neptune Township of the matter. She does not mind parking somewhere else but there are no parking spaces or driveways on the 1100th block. Dr. Tujaim is concerned of safety of her family and is asking for a resolution or a removal of the sign. Mayor Lane shared he will speak with the Police Department and the Public Works Department.

Unidentified Member of the Public: The gentleman shared he agree with Dr. Tujaim and explained the parking situation on the 1100th block.

Jaquan Bearman, 10th Ave: Mr. Bearman shared his thoughts on the acquisition Division St. for the development of a new park; stating it is not economical or beneficial to the community if they do not maintain the other parks throughout the Township. Mayor Lane shared that he would take that into consideration. Mrs. York shared if there are any improvements that are needed in the parks, please let the Committee notes. Mr. Stroud shared the Division St. acquisition is being funded through a grant.

Donna Yasser, 21 Waterview Ct. – Mrs. Yasser asked if there any new information regarding the Riley Road Pole Barn and if not, when will it be available. She further shared what the legal reasons are to not have certain access or updates regarding the project; is it confidential by law. The Assistant Township Attorney shared that it is possible litigation and there are factors that may not be pertinent to Mrs. Yasser's issue but the project as a whole and that is the reason why they cannot address it. Lastly, she asked about the plans that were requested through OPRA. Mayor Lane provided they are reviewing the information and will have a decision on the matter next meeting. A preliminary agreement is being discussed and at the stages of the Planning Board for public works projects. Deputy Mayor McMillan shared to Mrs. Yasser that their sentiments were not taken in vain, as he drove by to see the improvements.

Gary Brown, Cardinal Rd.: Mr. Brown acknowledged the police department and their hard work. He shared that he was subpoenaed for the 700 Neptune Blvd. matter. He asked the Committee if they would be involved with the monitoring of the cleaning of the biohazards. He further mentioned the Asbury Park Press did not paint the Township if a position light and a recent article was inaccurate. Deputy Mayor shared that he met with administration and was in the process of drafting letters to NJDEP and their responsibility to best handle the cleanup. Mr. Jones asked before the committee if their can be a follow up with Administration.

Robert Ignato, 7 Seaview Ave.: Status update regarding two grants the Township has received. The first question is regarding a million dollar grant in last March. Two bridges that cross Ocean Grove into Asbury Park and Wesley Lake. He shared he read there was an assessment to determine what was more

efficient; whether it was to remove, replace, or repair the bridges. Mr. Ignato also inquired about the update regarding the EV Charging station grant in Ocean Grove. Mr. Lane shared it is still being worked out with the attorneys. The Committee will gather more information regarding the bridges.

Ed Yasser, 21 Waterview Ct.: Mr. Yasser shared his sentiment regarding his OPRA request on the Riley Road Pole Barn. The Assistant Township Attorney shared that she cannot provide a comment toward the matter. He thanked the Attorney for her efforts. Mr. Lane shared that any questions that he has, he can reach out to the Committee. Mr. Yasser inquired as to if the Business Administrator will be attending the meeting to answer the questions regarding the Riley Road Pole Barn matter.

Donny Yasser, 21 Waterview Ct: Mr. Yasser expressed concerns about the pole barn and its height wanted to see the proposed changes on a plan to review and monitor. Mayor Lane said the height cannot change, the building is higher due to flood regulations and the township is working to address the neighborhood’s concerns. He further shared that his thoughts on the public receives their news and print and how the Township should encourage their expansion on digital platforms. The Assistant Township Attorney shared the Township is bound to the statute. Mr. Stroud shared information regarding the Township’s Public Relation’s Firm and the update they will provide to the website. Mayor Lane encouraged the public to look out for the email blasts.

Mike Korzembam, 22 Waterview Ct.: Mr. Korzembam asked Mr. Lane if the document he was holding the information that can be disclosed to the public regarding the Riley Road Pole barn project. Mayor Lane shared that will not be confirmed at that time.

James Cox, 20 Waterview Ct.: Mr. Cox thanked the Committee for listening regarding the Riley Road Pole Barn matter. He had a question regarding the Public Works Phase II project and how many pole barns are in the works as it is a large project being they did not have much information during Phase I.

Mayor Lane closed public comments.

CLOSING COMMITTEE COMMENTS

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

Committeewoman York: None at this time.

Committeeman Jones: None at this time.

Committeeman Stroud: None at this time.

Committeeman McMillan: None at this time.

Mayor Lane: Mayor Lane shared to come out and support the local veterans.

ADJOURNMENT

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

The Township Committee adjourned at 9:41 p.m.

Dainene Roberts
Township Deputy Clerk

Submitted April 18, 2025