

TOWNSHIP COMMITTEE MEETING – MAY 28, 2026

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

Also present were Business Administrator James Manning, Township Attorney Leslie Park, and William Bray, Township Clerk.

Mayor McMillan announced 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).

ITEM FOR DISCUSSION IN OPEN SESSION: There were none

COMMITTEE CALENDAR: There were none

EXECUTIVE SESSION

Committeeman Lane offered the following resolution, moved and seconded by Committeewoman York that Resolution 26-200 be adopted:

RESOLUTION 26-200

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 – Summer Interns, Public Works

Attorney Client Privilege/ Litigation – New Jersey American Water Company;

Contract Negotiations – AFSCME Local 2792

3. It is anticipated at this time that the above stated subject matters will be made public when matters are resolved.

4. This Resolution shall take effect immediately.

Res. 26-200 was Adopted on the following vote: AYE: Lane, York, Acciani, Stroud and McMillan NAY: None; ABSENT: None

The Committee entered Executive Session at 6:04 p.m.

The Committee returned from Executive Session at 6:48 p.m.

Mayor McMillan asked for a Moment of Silence for the Manning and Blewitt families in our prayers for their recent losses and led audience in the Pledge of Allegiance.

Mayor McMillan announced 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

Mayor McMillan was offered a Motion to approve the May 11 minutes by Committeeman Lane, seconded by Deputy Mayor Stroud. The minutes were approved on the following vote: AYE: Lane, York Acciani, Stroud, and McMillan; NAY: none; Absent: None Abstain: None.

AMEND COMMITTEE AGENDA

Mr. Bray stated additional liquor licensees were added to Res. 26-206 and Res. 26-214 is proposed to be added to the Consent Agenda. Mayor McMillan asked for a motion to amend the agenda as proposed. Deputy Mayor Stroud offered the Motion, seconded by Committeewoman York. The motion was adopted by the following vote: AYE: Lane, York, Acciani, Stroud and McMillan; NAY: none; ABSENT: None

PROCLAMATIONS – There were none.

COMMENTS FROM THE DAIS

Committeeman Lane – Committeeman Lane stated the Memorial Day service was cancelled due to weather but American Legion Post 346 had its event. Committeeman Lane stated the Atkins Ave. Pedestrian improvements project will begin June 1, the replacement of Sunshine Village playground equipment is complete and the safety surface installation will be in late June. Committeeman Lane stated Senators Kim and Booker and Congressman Pallone are all supporting federal appropriation for Wesley Lake Pedestrian Bridge project as well as improvements to the coastal lakes. Committeeman Lane stated the Fletcher Lake clean up is set for June 6.

Committeewoman York – Committeewoman York stated the American Legion Post 346 Memorial Day event was a nice event. Committeewoman York stated the parks are being clean and DPW is doing a great job.

Committeeman Acciani – Committeeman Acciani stated the West Lake Redevelopment meeting will be June 6 with the developer and the township's PILOT consultant on hand to discuss the project and answer questions.

Deputy Mayor Stroud – Deputy Mayor Stroud thanked Hackensack Meridian Health for its participation in the Health Fair. Deputy Mayor Stroud stated the Senior Center is hosting early voting for the June Primary. Deputy Mayor Stroud stated the Library Board of Trustees has a vacancy and the Summer Reading Program begins soon, with Dinosaurs as the theme. Deputy Mayor Stroud stated the shelving project is done with a few punch list items left. Deputy Mayor Stroud stated in April the Senior Center hosted 32 programs with over 500 participants. Deputy Mayor Stroud stated the bookmobile will begin visiting schools and the library will participate in National Night Out and Neptune Day. Deputy Mayor Stroud congratulated Wilbur Martin on his appointment to VFW District 6 Commander.

Mayor McMillan – Mayor McMillan thanks everyone who attended American Legion Post 346 Memorial Day event. Mayor McMillan stated data centers and their impacts on local communities was discussed at a recent Conference of Mayors meeting. Mayor McMillan stated the meeting also discuss the use of AI in local government and E-bike safety. Mayor McMillan stated he also met with other shore mayors to discuss dredging and storm preparedness. Mayor McMillan stated the township marina will host a boating safety event presented by Boat America. Mayor McMillan stated the state DCA will provide free lead paint inspections.

REPORT OF THE ACTING BUSINESS ADMINISTRATOR

BA Report – 5/28/2026

EMS Week – Last week was EMS week and on behalf of the Township Committee, would like to publicly recognize our paid and volunteer Emergency Medical Technicians and thank them for their service and dedication to the Township.

NJDEP Acting Commissioner – mention about NJDEP Acting Commissioner Ed Potosnak hosted a meeting with area Mayors at our Marina Building on Wed 5/27 to introduce himself and discuss his goals and priorities as the new Commissioner.

NJLEAD Grant Award – Neptune received its 2nd award through the NJLEAD FY26 Grant Award in the

amount of \$143,000. NJLEAD stands for: Locally Empowered, Accountable and Determined (NJLEAD) grant program. The NJLEAD initiative provides support to community-based organizations and municipalities to assist individuals transitioning from incarceration back into their communities.

Upcoming Grant Applications deadlines – A number of deadlines are approaching in June regarding various county and state funding opportunities. Through our Engineering, DPW and other staff, we compiled 4 projects that we will add support resolutions and public hearings as required to the 6/8 and 6/22 meetings:

Grant	Project	Due Date	Resolution of Support	Public Hearing
NJDOT Safe Streets to Transit	Atkins Avenue - Phase II (5th to 7th and 10th to Rt. 33)	7/1/2026	6/8/2026	No
NJDOT Municipal Aid	Drummond Ave (Bangs to Heck)	7/1/2026	6/8/2026	No
Monmouth County Open Space	Pittenger Place Playground	7/9/2026	6/22/2026	Yes
Monmouth County CDBG	Court Room (including hallway bathroom)	7/17/2026	6/22/2026	Yes

Traffic Advisory – On 5/15, we received a traffic advisory from NJDOT regarding Route 66 project and the extension of the closure of Green Grove Road as part of the roadway reconstruction, due to unforeseen utility conflicts. There is not an estimated date at this time when Green Grove Road will reopen. The Township sent an email blast and posted the advisory on social media.

Median on Broadway – Raised at last meeting. DPW will be out by next week to add dirt along the median. We were late getting to this due to staffing issues. We will be back early fall to plant grass seed and add soil again.

DPW – proud to report and recognize two DWP employees who completed the Certified Public Works Manager program – Joseph Leone (Asst Director) and Justin Persico (Sewer Supervisor). Also, Michael Rode completed and received his CDL license and there is a resolution tonight to promote him to the CDL-A Driver position.

Property Code Violations:

- 55 Abbott Ave – 9 violations issued. June22 compliance deadline.
- 58 Heck Ave – June 22 deadline to remediate.
- 97 Embury Ave – Judge order warrant to property owner for failure to appear.
- 97 Franklin Ave. – Compliance due by June 3.

PUBLIC COMMENTS ON RESOLUTIONS

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

Beverly Fay, 505 Old Corlies Ave. – Ms. Fay asked what is included in the Welsh Farms project. Mr. Manning, Committeeman Lane and Committeeman Acciani responded to her inquiry.

There were no further comments.

ORDINANCES – PUBLIC HEARING & FINAL ADOPTION –

ORDINANCE 26-15

Mayor McMillan opened the floor for Public Hearing on Ordinance 26-15.

Harry Chauhan, 1510 Corlies Ave. – Mr. Chauhan stated he runs a smoke shop and wanted to know if gas stations and convenience stores would face the same regulations. Mr. Chauhan stated people under 21 are more likely to buy from gas stations and convenience stores because they serve all ages while his business is 21 and older only. Ms. Park stated the ordinance covers any business that sells these products. Deputy Mayor Stroud stated he would look into the issue further and there may be a need for future revision to the ordinance.

There were no further comments.

Mayor McMillan closed the Public Hearing and called for a motion. Committeeman Lane made a motion to adopt Ordinance 26-15, seconded by Deputy Mayor Stroud.

ORDINANCE NO. 26-15

AN ORDINANCE TO REGULATE SMOKE SHOPS AND VAPE SHOPS

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

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

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

SECTION 1: Smoke and Vape Shop/Sale of any Smoking Devices and Paraphernalia

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

SECTION 2: Purpose

The purpose of this chapter is to protect the public's health, safety and general welfare by registering and regulating pre-existing smoke and vape shops, the retail sale of smoking devices and paraphernalia, and to ensure that smoking devices and paraphernalia are not sold to minors or other forbidden sales.

SECTION 3: Definitions

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

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

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

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

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

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

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

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

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

SECTION 4: Registration Requirements

- A. No person and/or entity shall conduct, maintain or operate a Smoke Shop or Vape Shop without first obtaining a registration from the Township mercantile registration office.

- B. No business shall sell smoking devices and/or paraphernalia without first obtaining a mercantile registration as a Retail Vaping and Smoking Establishment from the Township mercantile officer.
- C. No person and/or entity shall be issued a registration under this section until all partners/members holding a 10% or more interest obtain and pass an annual criminal background check by the designated vendor approved by the NTPD. This information will be available in the mercantile registration office.
- D. Never have been convicted of a crime in New Jersey or engaged in conduct in any other state or jurisdiction, which if committed in New Jersey, would constitute a crime. For purposes of this section, a "crime" shall be any offense that is a violation of Title 2C of the New Jersey Statutes, excluding disorderly persons and petty disorderly person's offenses. The Police Chief shall have the ability to exempt an individual from this section by determining the affirmative demonstration of rehabilitation from any person who has been convicted of a crime. The determination would be on the basis of the following: (1) nature and seriousness; (2) circumstances under which occurred; (3) the date; (4) the age at the time at which the crime occurred; (5) whether the crime was repeated; (6) social conditions which may have contributed to the crime; and (7) evidence of rehabilitation, including good conduct in the community, counseling, psychological or psychiatric treatment, additional academic or vocational training or personal recommendations.

SECTION 5: Application for Registration

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

- A. Name and contact information of the owner. If the applicant is a corporation, or a partnership, then the names and addresses of each individual holding 10% or more interest in the corporation or partnership shall be provided. A copy of the most recent Annual Report filed with the NJ Department of Treasury must be included with each application and subsequent renewals.
- B. Current address of the Smoke Shop and/or Vape Shop.
- C. Address of business establishment applying as a Retail Vaping Establishment.
- D. Identify if they are retailers and/or manufacturers of all electronic smoking devices.
- E. Provide a general inventory list of smoking devices and paraphernalia. This list must remain current every 30 days.

SECTION 6: Requirements for Registration

- A. All registrations issued shall be posted in a visible location that can be viewed by all patrons entering the establishment.
- B. Every entrance door of a smoke or vape shop shall have a minimum size of 8 ½ inches by 11 inches sign posted at eye level height which reads, entrance prohibited by those under the age of 21. Said sign shall be securely fastened to the entrance door and consists of letters with the font size of 48 inches or greater than the and the sign shall be in color as designated by the township's mercantile officer.
- C. There shall be no other signs or signage visible from the exterior advertising any product sales or promotions other than signs depicting the name of the business in accordance with applicable Township sign regulations.
- D. Anyone intending to purchase upon entering a smoke or vape shop shall promptly be required to produce valid photographic identification. Any person who fails to produce such identification shall promptly be escorted from the smoke or vape shop. Before concluding any smoking device and or paraphernalia sale, every purchaser shall produce valid photographic identification to confirm they are 21 years of age.

- E. All employees of a smoke or vape shop shall be at least the age of 21. Before an employee engages in the sale of electronic smoking devices or paraphernalia, a business principal shall first submit certification on a form provided by the Township mercantile officer that the employee shall be instructed with respect to requirements of this chapter and all New Jersey statutes and regulations concerning the sale of electronic smoking devices and or paraphernalia.

SECTION 7: Transferability

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

SECTION 8: Suspension and Revocation of Registration

Any registration issued here under may be suspended by the Township mercantile officer for any infraction or violation of the terms of the registration, or any of the Township ordinances, state and federal statutes or falsification and applying for the registration. The suspension shall become effective immediately and shall state that opportunity for a hearing will be given at a time within 15 days of the date of notice of the suspension before the Township administrator and legal counsel which upon a finding of such violation, may revoke the registration and in event of failure of the registrant to appear, the registration shall automatically be revoked and cancelled.

SECTION 9: Conditions of Registration

Upon the expiration of any registration issued under the provisions of this chapter, the holder thereof shall surrender the same to the Township mercantile office within 24 hours. Upon notice of the cancellation or revocation of any registration issued under the provisions of this chapter, the holder shall surrender the registration to the Township mercantile officer within 24 hours after notice of such cancellation.

SECTION 10: Violations and Penalties:

Any person violating the terms of this section shall be punishable as follows:

1. First offense: a fine of \$500;
2. Second offense: a fine of \$1,000 and suspension for obtaining a mercantile registration for five years;
3. Third or subsequent offense: a fine of \$1,500 and/or up to 90 days in jail and/or a period of community service of not more than 90 days, or a combination thereof.
4. In the event that an offense is a continuing one, then each day, or portion of a day, such offense continues shall be deemed a separate and distinct offense and shall be punishable as such as provided herein.
5. No person convicted on a third or subsequent offense shall be entitled to a new registration for a period of seven years from the third or subsequent offense.

SECTION 11: Fees

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

- A. The annual fees associated with the registration requirements for smoke shops and vape shops shall be \$1,000.
- B. The annual fee associated with registration requirements as a retail vaping establishment shall be \$1,000.
- C. All registrations issued under this section shall be valid for one calendar year beginning January 1st and expiring on December 31st. If your registration is applied for after September 1st, you will receive a 50% discount on the current year's registration fee.
- D. All applicants for registration renewals shall be submitted to the Township mercantile office no later than November 30th annually to ensure time for the mercantile officer to receive the background results prior to December 31st. Failure to do so may result in a non-renewal.

SECTION 12: Repealer

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

SECTION 13: Severability

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

Section 14: Effective Date

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

Ordinance 26-15 was Adopted on the following vote: AYE: Lane, York, Acciani, Stroud, McMillan; NAY: None; ABSENT: None.

ORDINANCE 26-20

Mayor McMillan opened the floor for Public Hearing on Ordinance 26-20.

There were no comments.

Mayor McMillan closed the Public Hearing and called for a motion. Committeewoman York made a motion to adopt Ordinance 26-20, seconded by Deputy Mayor Stroud

ORDINANCE NO. 26-20

AN ORDINANCE TO OF THE TOWNSHIP OF NEPTUNE TO AMEND AND SUPPLEMENT CHAPTER 16 SEWERS BY AMENDING SECTION 3 “SEWER RENTAL CHARGES”

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

SECTION 1.

Section 16-3.4 is hereby deleted in its entirety.

SECTION 2.

The remainder of all other sections and subsections of the aforementioned ordinance not specifically amended by this Ordinance shall remain in full force and effect.

SECTION 3.

All other Ordinances or parts thereof inconsistent with the provisions of this Ordinance are hereby repealed as to such inconsistency.

SECTION 4.

If any section, paragraph, subdivision, clause or provision of this Ordinance shall be adjudged invalid, such adjudication shall apply only to the section, paragraph, subdivision, clause or provision so adjudged and the remainder of this Ordinance shall be deemed valid and effective.

SECTION 5.

This Ordinance shall take effect upon its passage and publication according to law.

Ordinance 26-20 was Adopted on the following vote: AYE: Lane, York, Acciani, Stroud, McMillan; NAY: None; ABSTAIN: None; ABSENT: None

ORDINANCES – INTRODUCTION –

ORDINANCE 26-21

Committeeman Lane offered a motion that Ordinance 26-21 be Introduced on First Reading, seconded by Committeewoman York.

ORDINANCE NO. 26-21

AN ORDINANCE TO AMEND VOLUME I, CHAPTER VII, SECTION 7-7.7 PARKING PROHIBITED AT ALL TIMES ON CERTAIN STREETS

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 7-7.7 – Parking Prohibited at All Times on Certain Streets - is hereby amended by adding the following:

<u>Name of Street</u>	<u>Side</u>	<u>Location</u>
Washington Avenue	North	Between the Northeast intersection with Grant Avenue and a point 245 feet east of said curbline

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>Side</u>	<u>Location</u>
Spray Avenue	South	South side of Spray Avenue beginning 24 feet east of the southeast intersection of Spray Avenue and Beach Avenue.

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

Ordinance 26-21 was Introduced on First Reading on the following vote: AYE: Lane, York, Acciani, Stroud, and McMillan; NAY: none; ABSENT: None. Mr. Bray stated the public hearing will be June 8, 2026.

ORDINANCE 26-22

Deputy Mayor Stroud offered a motion that Ordinance 26-22 be Introduced on First Reading, seconded by Committeeman Acciani.

ORDINANCE NO. 26-22

AN ORDINANCE ADOPTING THE AMENDED REDEVELOPMENT PLAN FOR BLOCK 3903, LOT 12.01, 13.01 AND 13.02 (FORMERLY LOT 12) LOCATED ALONG ROUTE 66 AND GREEN GROVE ROAD IN THE TOWNSHIP OF NEPTUNE, COUNTY OF MONMOUTH, NEW JERSEY

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

WHEREAS, the Township of Neptune (the “Township”) designated certain property along Route 66 and Green Grove Road, and identified on the Tax Map of the Township of Neptune as Block 3903, Lot 12 (comprised of Lots 12 and 13, having been merged into a single Lot), as an area in need of redevelopment without condemnation in accordance with the Act (the “Property” or the “Redevelopment Area” or the “Project Site”); and

WHEREAS, by Resolution No. 2020-360 adopted in November 2020, the Township Committee of the Township of Neptune (“Township Committee”) requested that the Planning Board conduct an investigation to determine whether the Property met the statutory criteria for designation as an area in need of redevelopment; and

WHEREAS, the Planning Board considered the findings of the “Area in Need of Redevelopment Investigation Report” concerning the Redevelopment Area and adopted Resolution No. 21-05 recommending that the Township Committee designate the Property as a non-condemnation area in need of redevelopment; and

WHEREAS, by Resolution No. 21-144, adopted on March 22, 2021, the Township Committee designated the Property as an area in need of redevelopment without condemnation in accordance with the Act; and

WHEREAS, by Ordinance No. 21-54, adopted on December 20, 2021, the Township Committee adopted the Redevelopment Plan for Block 3903, Lot 12, prepared by Leon S. Avakian, Inc. (the “Redevelopment Plan”); and

WHEREAS, by Resolution No. 24-222, the Township and 3501 RT 66, the owner of the Property (“Redeveloper”), entered into a Redevelopment and Land Transfer Agreement dated May 3, 2024, setting forth the terms pursuant to which 3501 RT 66 would redevelop the parcels comprising the Redevelopment Area (the “Redevelopment Agreement”); and

WHEREAS, thereafter, 3501 RT 66 was granted a site plan approval and subdivision of the Project Site into three (3) parcels referred to herein as “Section A” (the land located in the “front” of the property along Route 66) (“Lot 13.01”) (i.e. the Retail Parcel); “Section B” (the land located in the “rear” of the property) (“Lot 12.01”) (i.e. the Distribution Center Parcel); and “Section C” (the land adjacent to the Retail Parcel proposed to be developed as a public park) (“Lot 13.02”) (i.e. the “Park Parcel”) on August 28, 2024, as set forth in a Resolution of the Planning Board of the Township of Neptune (the “Planning Board”), Resolution No. 24-14, on August 28, 2024; and

WHEREAS, 3501 RT 66 has advised the Township that the efforts to sell or lease the Distribution Center Parcel have been unsuccessful but that it had been approached by an entity which was interested in purchasing and redeveloping Lot 12.01 as a water treatment facility for PFAS; and

WHEREAS, current scientific research conducted by the Center for Disease Control suggests that exposure to certain PFAS may lead to adverse health outcomes, which can be minimized by water purification systems, such as the one proposed; and

WHEREAS, the Township has determined that it is in the best interest of the residents and visitors of the Township to amend the Redevelopment Plan in the form submitted herewith (“Amended Redevelopment Plan”) in order to allow for such a public utility use, expressly disallow any data center use, and permit limited warehouse use having no greater floor area, parking spaces or truck bays than previously approved by the Planning Board; and

WHEREAS, the Amended Redevelopment Plan sets forth permitted land uses, bulk requirements, signage standards, design standards, implementation tools, and related redevelopment controls for the Redevelopment Area; and

WHEREAS, the Amended Redevelopment Plan further provides that it shall supersede the Township’s General Ordinance requirements where the Amended Redevelopment Plan speaks, and that the Township’s General Ordinance shall continue to govern where the Amended Redevelopment Plan is silent; and

WHEREAS, the Township is advised that Redeveloper has consented to the form of Amended Redevelopment Plan submitted herewith; and

WHEREAS, pursuant to N.J.S.A. 40A:12A-7, the Amended Redevelopment Plan has been referred to the Planning Board of the Township of Neptune for review and recommendation as to consistency with the Master Plan; and

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

WHEREAS, the Township Committee has determined that the Amended Redevelopment Plan is substantially consistent with, and/or designed to effectuate, the Township’s Master Plan and will further the overall goals and objectives for the overall redevelopment of the Redevelopment Area; and

WHEREAS, the Township Committee has further determined that the Amended Redevelopment Plan contains the requirements of, and may be adopted in accordance with, the applicable provisions of the Act.

NOW, THEREFORE, BE IT ORDAINED, by the Township Committee of the Township of Neptune, County of Monmouth, State of New Jersey, 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 original Redevelopment Plan for Block 3903, Lot 12.

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 adoption, the Clerk shall transmit a copy of this Ordinance to the Planning Board of the Township of Neptune for review and recommendations, pursuant to N.J.S.A. 40A:12A-7. 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.

Ordinance 26-22 was Introduced on First Reading on the following vote: AYE: Lane, York, Acciani, and McMillan; NAY: none; ABSTAIN: None, ABSENT: None.

CONSENT AGENDA

Mayor McMillan asked if any member of the Committee wanted a separate vote on any of the resolutions. There were none. Committeeman Lane offered a motion to adopt the resolutions of the Consent Agenda, seconded by Deputy Mayor Stroud.

**RESOLUTION 26-201
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:

MAY 28, 2026 BILL LIST

Current Fund	\$559,816.92
Grant Fund	\$6,517.69
Trust Other	\$21,274.61
General Capital	\$14,515.38
Sewer Operating Fund	\$1,013,849.23
Sewer Capital Fund	\$157,582.09
Marina Operating Fund	\$123.02
Marina Capital Fund	\$0.00
Animal Control Trust	\$0.00
Library Trust	\$95,000.19
UDAG Reciprocal Trust	\$0.00
Payroll Fund	\$0.00
Bill List Total	\$1,868,679.13

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

List of Bills - (All Funds)

Meeting Date: 05/28/2026 For bills from 05/12/2026 to 05/20/2026

Vendor	Description	Account	PO Payment	Check Total
Current Fund				
146 - ALLIANCE COMMERCIAL PEST INC 01-201-26-310-020 Buildings and Grounds OE	PO 42221 Monthly Pest Service	470.00	470.00	470.00
211 - AMERICAN WATER SHARED SERVICES CENT 01-201-31-445-020 Water OE	PO 42072 2026 charges	3,070.99	3,070.99	3,070.99
8348 - BLACK LAGOON POND MANAGEMENT 01-201-42-335-020 Interlocal -Wesley Lake	PO 42310 2026 AQUATIC SERVICES - WSLEY LAKE	615.50	615.50	615.50
9525 - BRAINFUSE INC 01-201-29-390-020 Education Municipal Library OE	PO 42543 Three databases - Tutoring, career, and	3,625.00	3,625.00	3,625.00
2319 - BRANDITO 01-201-20-100-020 General Admin OE	PO 42378 Plaque for former Rent Leveling Board At	101.43	101.43	101.43
4907 - BROAD REACH 01-201-29-390-020 Education Municipal Library OE	PO 42538 Children's titles	395.87	395.87	395.87
5868 - BRUNO'S PIZZA 01-201-25-240-020 Police Department OE	PO 42587 Breakfast food for Clergy Breakfast 2026	190.91	190.91	190.91
10463 - CONE ZONE 01-194-16-500 MRNA	PO 42503 ICE CREAM TRUCK FOR PUBLIC SERVICE RECOG	900.00	900.00	900.00
8694 - COOPER ELECTRIC SUPPLY 01-201-26-290-020 Streets and Road Maintenance OE	PO 42052 2026 Roads materials for repairs to stre	493.03	493.03	493.03
9256 - DASCOM AMERICAS 01-201-25-240-020 Police Department OE	PO 42564 Premium Recpt paper	280.00	280.00	280.00
4918 - DENTAL SERVICES ORGANIZATION, INC. 01-201-23-220-020 Employee Group Insurance OE	PO 41896 MARCH 2026 DENTAL INSURANCE - 85A160	6,873.71	6,873.71	6,873.71
8359 - DINOSAURS ROCK	PO 42540 Dinosaur children's program - Summer Rea	750.00	750.00	750.00
9317 - EASTWEST LIBRARY BOOKS 01-201-29-390-020 Education Municipal Library OE	PO 42533 Children's titles	308.87	308.87	308.87
10469 - ELITE TITLE GROUP LLC	PO 42607 Elite Title Group, LLC, 22 Ridge Rd, Lyn	2,319.32	2,319.32	2,319.32
5329 - EMERGENCY SERVICES MARKETING INC 01-201-31-450-020 Telecommunications Costs OE	PO 42592 Yearly Subscription 5/14/2026 - 5/13/202	7,895.00	7,895.00	7,895.00
9467 - EMS CONSULTING SERVICES 01-201-25-253-020 EMS OE	PO 41903 2026 EMS Billing - January to December o	3,935.84	3,935.84	3,935.84

List of Bills - (All Funds)

Meeting Date: 05/28/2026 For bills from 05/12/2026 to 05/20/2026

Vendor	Description	Account	PO Payment	Check Total
9385 - EXTECH BUILDING MATERIALS 01-203-26-290-020 (2025) Streets and Road Maintenance OE	PO 40221 Drawdown for Materials	226.00	226.00	226.00
8043 - GARDEN STATE MUNICIPAL JIF 01-201-23-210-020 Liability Insurance OE	PO 42031 EPL DEDUCTIBLE/CO-INSURANCE FEB 26	650.00	650.00	650.00
9178 - GEESE CHASERS 01-201-27-335-020 Environmental/Shade Tree Services OE	PO 42156 2026 GEESE REMOVAL	783.35	783.35	783.35
8751 - GRANITE TELECOMMUNICATIONS 01-201-31-450-020 Telecommunications Costs OE	PO 42073 2026 CHARGES	3,446.56	3,446.56	3,446.56
8764 - HOLE IN ONE BAGEL DELI 01-201-25-240-020 Police Department OE	PO 42586 Breakfast food for Clergy Breakfast 2026	194.51	194.51	194.51
1729 - HOME DEPOT CREDIT SERVICES 01-201-26-290-020 Streets and Road Maintenance OE	PO 41983 Hardware and Supplies	388.51	388.51	388.51
1781 - ICC DISTRIBUTION CENTER 01-201-22-195-020 Uniform Construction Code OE	PO 42249 2018 International Fire Code, New Jersey	637.22	637.22	637.22
1812 - INGRAM BOOKS 01-201-29-390-020 Education Municipal Library OE	PO 42282 Titles to be vouchered	2,131.74	2,131.74	2,131.74
5032 - Institute for Forensic Psychology 01-201-25-240-020 Police Department OE	PO 42581 PSYCH EVAL FOR NEW HIRE SLEO I Nathan Ed	475.00	475.00	475.00
5895 - J. RANDY BISHOP 01-201-28-372-020 Senior Citizens Programs OE	PO 42353 REIMBURSE FOR MISCELLANEOUS EXPENSES, MA	55.98	55.98	55.98
1964 - JERSEY CENTRAL POWER & LIGHT 01-201-31-430-020 Electricity OE	PO 41924 2026 ELECTRICITY CHARGES	7,464.70	7,464.70	
01-201-31-435-020 Street Lighting OE	PO 41998 2026 STREET LIGHTING CHARGES	27,046.58	27,046.58	34,511.28
2076 - JOHNSON'S RESTAURANT EQUIPMENT, INC 01-201-26-310-020 Buildings and Grounds OE	PO 42562 Bleach Test Strips (Snack Shack) / Clean	34.18	34.18	34.18
6219 - JOSEPH FAZZIO WALL LLC 01-201-26-290-020 Streets and Road Maintenance OE	PO 42325 2026 Materials & Supplies	1,464.61	1,464.61	1,464.61
10441 - KENNETH KUNZ	PO 42300 Kenneth Kunz, 1203 1/2 6th Ave, Neptune,	1,903.65	1,903.65	1,903.65
2236 - KNOWBUDDY US 01-201-29-390-020 Education Municipal Library OE	PO 42542 Children's titles	295.00	295.00	295.00
2388 - LOOKOUT BOOKS	PO 42535 Children's Titles		311.26	

List of Bills - (All Funds)

Meeting Date: 05/28/2026 For bills from 05/12/2026 to 05/20/2026

Vendor	Description	Account	PO Payment	Check Total
01-201-29-390-020	Education Municipal Library OE	311.26		311.26
6994 - MARGARET BEATTY	PO 41192 2025 MEDICARE PART B REIMBURSEMENT		1,850.00	
01-203-23-220-020	(2025) Employee Group Insurance OE	1,850.00		1,850.00
7774 - MAZZA MULCH INC	PO 42322 2026 Playground Mulch		1,785.00	
01-201-28-375-020	Maintenance of Parks OE	1,785.00		1,785.00
2624 - MGL PRINTING SOLUTIONS	PO 41915 2025 1099 NEC FORMS -		85.00	
01-201-20-100-020	General Admin OE	85.00		
	PO 42474 N005-32 - Env # 10 Std Window - Tax Coll		1,025.00	
01-201-20-145-020	Revenue Administration OE	1,025.00		1,110.00
2644 - MICHAEL G. CELLI, JR.	PO 41798 2026 ASSISTANT TOWNSHIP ATTORNEY PER RES		29,881.25	
01-201-20-155-020	Legal Services OE	29,881.25		29,881.25
2685 - MIDWEST TAPE EXCHANGE	PO 42576 Hoopla Digital Content - April 2026		2,215.85	
01-201-29-390-020	Education Municipal Library OE	2,215.85		2,215.85
10265 - MIKE WIEDER	PO 42541 Children's Bubble Party - Summer Reading		475.00	
		475.00		475.00
8324 - MONMOUTH COUNTY SPCA	PO 42557 March 2026 Animal Control Services		8,072.50	
01-201-27-340-020	Animal Control OE	8,072.50		8,072.50
2768 - MONMOUTH CTY ASSESSOR'S ASSN	PO 42558 MON. COUNTY ASSESSOR'S ASSOCIATION SEMIN		280.00	
01-201-20-150-020	Tax Assessment Admin OE	280.00		280.00
8757 - MOTOROLA SOLUTIONS, INC.	PO 42460 MONTHLY RADIO SERVICE FOR WAVE BROADBAND		428.17	
01-201-28-372-020	Senior Citizens Programs OE	428.17		428.17
2996 - NEPTUNE FIRE BUREAU	PO 42099 ANNUAL RENEWAL PERMIT FOR I-TORCH		54.00	
01-201-26-310-020	Buildings and Grounds OE	54.00		54.00
2999 - NEPTUNE FIRE DIST 1	PO 41857 2026 FIRE LEVY		280,479.12	
01-210-55	SPECIAL DISTRICT TAXES PAYABLE	280,479.12		280,479.12
3161 - NJ NATURAL GAS	PO 42000 2026 CHARGES		415.96	
01-201-31-446-020	Natural Gas OE	415.96		415.96
5360 - NJLM	PO 42053 2026 Job Postings		115.00	
01-201-20-105-020	Human Resources OE	115.00		115.00
3292 - OCEAN GROVE FIRE DIST	PO 41856 MARCH 2026 FIRE LEVY		65,832.52	
01-210-55	SPECIAL DISTRICT TAXES PAYABLE	65,832.52		65,832.52
3294 - OCEAN GROVE FIRST AID	PO 40498 AID TO VOLUNTEER FIRST AID SQUAD		15,000.00	
01-203-25-260-020	(2025) Aid to Volunteer Ambulance Co. OE	15,000.00		15,000.00

List of Bills - (All Funds)

Meeting Date: 05/28/2026 For bills from 05/12/2026 to 05/20/2026

Vendor	Description	Account	PO Payment	Check Total
6001 - OPEN SYSTEMS INTEGRATERS, LLC 01-203-25-240-020 (2025) Police Department OE	PO 40087 5MP 2.8Lens IP Camera for Records Garage	621.50	621.50	621.50
580 - OPTIMUM 01-201-31-450-020 Telecommunications Costs OE	PO 41996 2026 OPTIMUM CHARGES	416.74	416.74	416.74
6310 - OVERDRIVE INC 01-201-29-390-020 Education Municipal Library OE	PO 42093 Electronic Titles to be vouchered	891.36	891.36	891.36
7446 - PMC ASSOCIATES INC 01-201-25-253-020 EMS OE	PO 42125 TP8/TP9 Charger Multi Li-Ion Wall Kit US	1,392.80	1,392.80	1,392.80
9126 - PRIMO BRANDS 01-201-26-310-020 Buildings and Grounds OE	PO 42003 2026 SERVICES	1,684.67	1,684.67	1,684.67
10109 - RED BRICK RESOURCES 01-201-29-390-020 Education Municipal Library OE	PO 42537 Children's titles	320.10	320.10	320.10
9302 - REMINGTON & VERNICK ENGINEERS I 01-201-20-165-020 Engineering Services OE	PO 41810 2026 TOWNSHIP ENGINEER PER RES 26-017	25,085.00	25,085.00	25,085.00
10140 - RICH'S AUTO BODY 01-201-26-315-020 Public Works Vehicle Maintenance OE	PO 42589 Police Car 20 Damages	3,551.93	3,551.93	3,551.93
9212 - RIVERVIEW LANDSCAPES 01-201-28-375-020 Maintenance of Parks OE	PO 42366 SUNSHINE VILLAGE REPAIRS TO DAMAGED AND	3,397.94	3,397.94	
01-201-28-375-020 Maintenance of Parks OE	PO 42388 APRIL 2026 LANDSCAPE CONTRACT	8,524.25	8,524.25	11,922.19
10411 - SAFETY FIRST EMERGENCY VEHICLES LLC 01-201-25-253-020 EMS OE	PO 42133 Removal and Reinstall of Toughbook Mount	675.00	675.00	675.00
8256 - SCHENCK, PRICE, SMITH & KING LLP 01-201-20-155-020 Legal Services OE	PO 42139 DAVIS, GONZALEZ & SAVAGE	3,029.25	3,029.25	3,029.25
3922 - SEABOARD WELDING 01-201-25-253-020 EMS OE	PO 41902 2026 Oxygen	1,033.00	1,033.00	1,033.00
3992 - SHORE BUSINESS SOLUTIONS INC 01-201-29-390-020 Education Municipal Library OE	PO 42531 To be vouchered	179.67	179.67	179.67
5676 - STAPLES BUSINESS ADVANTAGE 01-201-20-145-020 Revenue Administration OE	PO 42049 OFFICE SUPPLIES	673.99	788.74	
01-201-22-205-020 Mercantile Licensing OE		114.75		
01-201-20-130-020 Financial Admin OE	PO 42186 2026 SUPPLIES	681.68	1,925.66	
01-201-27-330-020 Public Health Services OE		1,243.98		2,714.40
4474 - TREASURER, STATE OF NJ 01-301-55 RESERVE FOR VITAL STATISTICS	PO 42596 1st QUARTER MARRIAGE LICENSE REPORT FOR	700.00	700.00	700.00

List of Bills - (All Funds)

Meeting Date: 05/28/2026 For bills from 05/12/2026 to 05/20/2026

Vendor	Description	Account	PO Payment	Check Total
5437 - ULINE 01-201-29-390-020 Education Municipal Library	PO 42441 2 boxes of receipt tape OE	311.90	311.90	311.90
9194 - UNITED SITE SERVICE 01-201-28-370-020 Recreation Services and Programs	PO 42296 3 months rental regular portable bathroo OE	65.63	65.63	65.63
5112 - UPS 01-201-20-130-020 Financial Admin	PO 42074 2026 CHARGES OE	207.72	207.72	207.72
4579 - V. E. RALPH & SON, INC. 01-201-25-253-020 EMS	PO 41906 2026 EMS Supplies/Materials OE	187.64	187.64	
01-201-25-253-020 EMS	PO 41906 2026 EMS Supplies/Materials	3,158.38	3,158.38	3,346.02
4604 - VERIZON WIRELESS 01-201-31-440-020 Telephone	PO 42071 2026 PHONE CHARGES OE	7,212.65	7,212.65	7,212.65
10466 - VFW POST 1333 01-201-20-100-020 General Admin	PO 42573 SPECIAL COMMITTEE MEETING JUNE 6, 2026 A OE	400.00	400.00	400.00
5436 - VIRTUAL F/X 01-201-25-240-020 Police Department	PO 42169 graphics on four new police cars OE	4,760.00	4,760.00	4,760.00
4886 - W.B. MASON CO. INC. 01-201-20-145-020 Revenue Administration	PO 42048 OFFICE SUPPLIES OE	29.67	29.67	
01-201-25-240-020 Police Department	PO 42050 Open PO for general office supplies. ie, OE	227.99	227.99	
01-201-27-330-020 Public Health Services	PO 42187 2026 SUPPLIES OE	336.00	336.00	
01-201-25-253-020 EMS	PO 42445 Scotch Laminating Sheets, 11.4 in x 17.4 OE	92.21	92.21	685.87
5866 - WILLIAM ROSEN 01-201-25-252-020 Office of Emergency Management	PO 42582 REIMBURSEMENT 2026 NJEPA CONFERENCE - HO OE	576.03	576.03	576.03
9706 - WILLOW LANE EDUCATION 01-201-29-390-020 Education Municipal Library	PO 42539 Children's titles OE	304.80	304.80	304.80
Grant Fund				
9204 - ALL ABOUT WRITING 02-213-41-711-600 Community Awareness & Events	PO 40791 Monthly Prevention Articles (as per gran	375.00	375.00	375.00
10462 - KATHY HOLLAND 02-213-41-809-020 NJDCA Midtown Youth Grant	PO 42501 MURC Grant	101.85	101.85	101.85
9302 - REMINGTON & VERNICK ENGINEERS I 02-213-41-791-010 Regional Flood Study Grant	PO 40333 Proposal to Provide Survey Services to C	6,002.50	6,002.50	6,002.50
4604 - VERIZON WIRELESS 02-213-41-785-010 NJDOC LEAD Grant	PO 42071 2026 PHONE CHARGES	38.34	38.34	38.34

List of Bills - (All Funds)

Meeting Date: 05/28/2026 For bills from 05/12/2026 to 05/20/2026

Vendor	Description	Account	PO Payment	Check Total
TRUST OTHER				
8043 - GARDEN STATE MUNICIPAL JIF	PO 42031 EPL DEDUCTIBLE/CO-INSURANCE FEB 26		21,274.61	
03-299-55-98	Reserve for Self Insurance	5,825.60		
03-299-55-98	Reserve for Self Insurance	15,449.01		21,274.61
General Capital				
9518 - AMERICAN LITTORAL SOCIETY INC	PO 39065 DUNE RECONSTRUCTION - LIVING SHORELINE		3,066.00	
04-215-55-985-020	Ord 19-02 Living Shoreline Flood Mit	3,066.00		3,066.00
9999 - CURRENT ELEVATOR TECHNOLOGY	PO 41380 MONTHLY ELEVATOR MAINTENANCE PER WARRANT		1,000.00	
04-215-55-960-020	Ord 23-44 Various ADA Imps Munic Complex	1,000.00		1,000.00
9952 - DUTCHMAN CONTRACTING LLC	PO 38054 IMPROVEMENTS TO PUBLIC WORKS FACILITY PH		1,199.15	
04-215-55-903-020	Ord 20-13 COVID Impr & Acq	1,199.15		1,199.15
8457 - EB FENCE LLC	PO 40712 SPLIT RAIL FENCE RIVERSIDE DRIVE PER RES		6,312.48	
04-215-55-985-020	Ord 19-02 Living Shoreline Flood Mit	6,312.48		6,312.48
6001 - OPEN SYSTEMS INTEGRATERS, LLC	PO 39475 OEM STORAGE GARAGE AND CLASSROOM ACCESS		2,937.75	
04-215-55-935-020	Ord 24-27 Improv to Munic Fac/Aquis of Furnit	2,937.75		2,937.75
Sewer Operating Fund				
783 - CIVIL SOLUTIONS	PO 41532 Update sanitary sewer GIS data where GIS		240.00	
07-203-55-501-020	(2025) Utility Operating OE	240.00		240.00
2624 - MGL PRINTING SOLUTIONS	PO 42474 N005-32 - Env # 10 Std Window - Tax Coll		1,125.00	
07-201-55-501-020	Utility Operating OE	1,125.00		1,125.00
9126 - PRIMO BRANDS	PO 42003 2026 SERVICES		47.67	
07-201-55-501-020	Utility Operating OE	47.67		47.67
3576 - PUMPING SERVICES INC	PO 41990 Replace seals, bearings and O-rings in 2		1,331.30	
07-201-55-501-020	Utility Operating OE	1,331.30		1,331.30
5676 - STAPLES BUSINESS ADVANTAGE	PO 42049 OFFICE SUPPLIES		208.26	
07-201-55-501-020	Utility Operating OE	208.26		208.26
4420 - TWP OF NEPTUNE SEWERAGE AUTHORITY	PO 42280 1ST QUARTER 2026 BILLING - SERVICE CHARG		1,010,897.00	
07-201-55-505-020	TNSA Annual Charge	1,010,897.00		1,010,897.00
Sewer Capital Fund				
9952 - DUTCHMAN CONTRACTING LLC	PO 38054 IMPROVEMENTS TO PUBLIC WORKS FACILITY PH		157,582.09	
08-215-55-575-020	Ord 23-14/21-32 Phase II Sewer Utility PW Fac	157,582.09		157,582.09
Marina Operating Fund				

List of Bills - (All Funds)

Meeting Date: 05/28/2026 For bills from 05/12/2026 to 05/20/2026

Vendor	Description	Account	PO Payment	Check Total
3910 - SCOLES FLOORSHINE INDUSTRIES 09-201-55-501-020 Utility Operating OE	PO 42265 2026 MATERIALS AND SUPPLIES		123.02	123.02
	Library Trust			
5552 - ALLSTATE OFFICE INTERIORS, INC.	PO 41753 2 Custom 10500 series bookcases	1,134.46	1,134.46	1,134.46
2038 - JOHN BONNEY	PO 42530 Lunch for staff	127.08	127.08	127.08
10381 - THE HON COMPANY	PO 41754 Shelving for Children's Department PER R	93,738.65	93,738.65	93,738.65
TOTAL				----- 1,868,679.13
Total to be paid from Fund 01 Current Fund	559,816.92			
Total to be paid from Fund 02 Grant Fund	6,517.69			
Total to be paid from Fund 03 TRUST OTHER	21,274.61			
Total to be paid from Fund 04 General Capital	14,515.38			
Total to be paid from Fund 07 Sewer Operating Fund	1,013,849.23			
Total to be paid from Fund 08 Sewer Capital Fund	157,582.09			
Total to be paid from Fund 09 Marina Operating Fund	123.02			
Total to be paid from Fund 29 Library Trust	95,000.19			
	=====			
	1,868,679.13			

**RESOLUTION 26-202
RESOLUTION APPROVING MARY'S PLACE BY THE SEA
OPEN HOUSE CELEBRATION OCCURRING ON JUNE 8, 2026**

WHEREAS, Mary's Place by the Sea has applied to hold an Open House Celebration on Monday, June 8, 2026 from 5:00 p.m. to 8:00 p.m. at 22 Main Avenue, Ocean Grove; and,

WHEREAS, Mary's Place by the Sea has requested the temporary closure of parking spaces in front of the property located at 22 Main Avenue to accommodate the noted activity; and,

WHEREAS, the Police Department has reviewed and approved the noted activity; and,

THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Neptune that the Mary's Place by the Sea Open House Celebration occurring on June 8, 2026, from 5:00 p.m. to 8:00 p.m. is hereby approved.

**RESOLUTION 26-203
AUTHORIZE RECLASSIFICATION OF LABORER**

WHEREAS, the following re-classification was reviewed by the Department Head of Public Works; and,

WHEREAS, the Human Resources Director in consultation with the Township Administrator and the Department Head recommend the Reclassification of the following individual; 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>
Michael Rode	Public Works	Laborer	Class A CDL Driver	\$45,000.00	3/25/26

**RESOLUTION 26-204
AUTHORIZE CO-SPONSORSHIP OF THE ANNUAL JUNETEENTH CELEBRATION AND ASSOCIATED ROAD
CLOSURES**

WHEREAS, the Neptune Black History Committee has requested that the Township of Neptune co-sponsor the Annual Juneteenth Celebration scheduled for June 20, 2026, and;

WHEREAS, the event will include activities at Midtown Commons Park, a classic car parade along West Lake Avenue, and a foot parade proceeding toward Springwood Park in Asbury Park, and;

WHEREAS, the Neptune Township Police Department, in coordination with the Township Clerk, Business Administrator, and Chief Financial Officer, has reviewed the request and found the proposed activities and temporary road closures to be allowable, and;

WHEREAS, the Township of Neptune desires to support this community celebration and authorize the use of municipal resources in connection with the event.

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

1. The Township of Neptune hereby co-sponsors the Annual Juneteenth Celebration scheduled for June 20, 2026.
2. Permission is hereby granted for the temporary closure of West Lake Avenue between Route 35 and Drummond Avenue on June 20, 2026, during such hours as approved by the Neptune Township Police Department for purposes of the classic car parade and related event activities.
3. The Township of Neptune shall provide the following support services for the event:
 - Use and Access to Midtown Commons Park
 - Use and Access to the Area in Front of the Municipal Building
 - Placement And Removal of Trash and Recycling Receptacles
 - Barricades Necessary for Approved Road Closures
 - Assignment Of Sufficient Police Officers as Determined by the Chief of Police
4. The event organizer shall be responsible for obtaining all necessary licenses, permits, inspections, and approvals required by Federal, State, County, or Local law, including but not limited to Health, Fire, Mercantile, Games of Chance, and Alcoholic Beverage Control approvals, where applicable.
5. The event organizer shall provide a Certificate of Insurance naming the Township of Neptune as an Additional Insured with minimum general liability coverage in an amount acceptable to the Township.
6. Fees associated with Township labor and services in support of the event are hereby waived.

**RESOLUTION 26-205
APPROVE THE TRANSFER OF TAXI MEDALLION #49**

WHEREAS, Shueil Mohamad is the owner of Neptune Township Taxi Medallion #49; and,

WHEREAS, he has notified the Taxi License Coordinator of the intent to sell and transfer ownership of said medallion to Mohamed Elgamal; and,

WHEREAS, the Taxi License Coordinator has certified that all requirements of transfer have been satisfied,

THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Neptune that approval is hereby granted for the transfer of Taxi Medallion #49 from Shueil Mohamad to Mohaned Elgamal; and,

BE IT FURTHER RESOLVED, that a copy of this resolution be forwarded to the Taxi License Coordinator and Municipal Clerk.

**RESOLUTION 26-206
AUTHORIZE RENEWAL OF LIQUOR LICENSES FOR THE 2026-2027 LICENSING YEAR**

WHEREAS, the following liquor licensees have completed the on-line Alcoholic Beverage Control renewal application, paid the required state and local fees, been reviewed by the Neptune Township Police Department, and has been issued a New Jersey State Sales Tax Clearance Certificate by the State Division of Taxation,

THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Neptune that the following Plenary Retail Consumption Licenses, Plenary Retail Distribution Licenses, and Club Licenses in the Township of Neptune be and are hereby renewed for the period July 1, 2026 to June 30, 2027:

1334-31-032-001	Neptune Township Post 346 of the American Legion	21 Gully Road
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1334-31-029-003	Shark River Beach & Yacht Club, Inc.	360 South Riverside Dr.
1334-32-002-006	Arista Keg Company LLC	600 Essex Road
1334-32-020-007	Chens Group, Inc.	302 South Concourse
1334-33-007-005	JCB Bar & Liquors LLC	2447 Route 33
1334-33-008-022	Shark River Company, LLC	1311 Route 35
1334-33-010-007	Jumping Brook Spirits, Inc.	3701 Route 33
1334-33-012-018	Hen Eatery Inc.	3548 Rt. 66
1334-33-018-014	Sea Crab, Inc.	25 South Main Street
1334-33-019-008	Brick House Acquisition NJ LLC	3655 Route 66
1334-33-021-006	Shore Lanes Bar and Grill LLC	701 Route 35
1334-33-023-009	Neptune Ale House LLC	3295 State Highway 66
1334-33-024-005	Foxybella, LLC	1105 6th Ave.
1334-33-026-007	Matrix/Jumping Brook, LLC	210 Jumping Brook Rd
1334-44-009-005	Krenkel-Liquors, Inc.	700 Highway 35

BE IT FURTHER RESOLVED, that a certified copy of this resolution be filed electronically with the Division of Alcoholic Beverage Control and in the file of each Licensee in the Office of the Municipal Clerk.

RESOLUTION 26-207

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

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

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

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

<u>NAME</u>	<u>DEPARTMENT</u>	<u>POSITION</u>	<u>SALARY</u>	<u>EFFECTIVE DATE</u>
Mariah Cavanagh-Jenis	Municipal Court	Summer Intern	\$15.92 per/hr	6/15 - 8/28/26
Madelyn Ribon	Human Resources	Summer Intern	\$15.92 per/hr	6/15 - 8/28/26
Maisie Baldwin	Library	Summer Intern	\$15.92 per/hr	6/15 - 8/28/26
Daniel Heaney	Code & Construction	Summer Intern	\$15.92 per/hr	6/15 - 8/28/26
Ethan Silva	Code & Construction	Summer Intern	\$15.92 per/hr	6/15 - 8/28/26
Samantha Brannen	Clerk	Summer Intern	\$15.92 per/hr	6/15 - 8/28/26
Collin Green	Tourism Office	Summer Intern	\$15.92 per/hr	6/15 - 8/28/26
Jaden Dortissant	Senior Center	Summer Intern	\$15.92 per/hr	6/15 - 8/28/26

RESOLUTION 26-208

AUTHORIZING HIRING PUBLIC WORKS CDL DRIVERS

WHEREAS, the following appointment has been reviewed by the Public Works Department Head; and,

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

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

<u>NAME</u>	<u>DEPARTMENT</u>	<u>POSITION</u>	<u>SALARY</u>	<u>EFFECTIVE DATE</u>
Zafir Anderson	Public Works	Class A CDL Driver	\$45,000.00	6/8/26
Justin Holmes	Public Works	Class B CDL Driver	\$38,000.00	6/8/26
Mekhi Moore	Public Works	Class A CDL Driver	\$45,000.00	6/8/26

RESOLUTION 26-209

A RESOLUTION AUTHORIZING THE REFUND OF TAXES AS A RESULT OF OVERPAYMENT

WHEREAS the properties listed below reflect overpayments, and:

WHEREAS, they have furnished the necessary documentation and have requested a refund,

NOW THEREFORE BE IT RESOLVED, by the Township of Neptune, County of Monmouth, State of New Jersey, that the Tax Collector be and hereby is authorized to refund the taxes as stated herein,

BE IT FURTHER RESOLVED, that a copy of this resolution be forwarded to the Tax Collector, Treasurer and Auditor.

BLOCK	LOT	ASSESSED TO	ADDRESS	YEAR	AMOUNT
601	7	MEJIA, FABIAN	426 MYRTLE AVE	2026	\$2,319.32

RESOLUTION 26-210

RESOLUTION OF THE TOWNSHIP OF NEPTUNE AUTHORIZING APPROVAL FINAL PAYMENT, ACCEPTANCE OF THE PROJECT, RELEASE OF PERFORMANCE AND POSTING OF MAINTENANCE BONDS FOR THE RILEY ROAD POLE BARN PROJECT

WHEREAS, on July 8, 2024, the Township Committee adopted Resolution 24-316 which awarded a contract to Dutchman Contracting, LLC in the amount of \$172,634.00 for the Riley Road Pump Station Pole Barn project; and,

WHEREAS, the Township Engineer and the project engineer have inspected the work and confirm that the project has been satisfactorily completed in accordance with the contract specifications; and

WHEREAS, the Township Engineer recommends the release of the performance bond contingent upon the posting of a Maintenance Bond in the amount of \$25,703.85, an amount equal to 15 percent of the final contract price, inclusive of any change orders; and

WHEREAS, the contractor has submitted a Final Application for Payment, indicating that all work has been completed and the final payment due is \$14,719.72, with no retainage held; and

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

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

1. The project is hereby accepted as complete, and the Performance Bond is released contingent upon the posting of the Maintenance Bond in the amount of \$25,703.85;
2. Final payment to the contractor in the amount of \$14,719.72 is hereby authorized in accordance with the Final Application for Payment.

RESOLUTION 26-211

AWARD CONTRACT TO VULCAN CONSTRUCTION GROUP, INC FOR THE IMPROVEMENTS TO WELSH FARMS PARK PROJECT

WHEREAS, on May 6, 2026, the Township Engineering Consultant received bids for the award of a contract for the Improvements to Welsh Farms Park Project; and,

WHEREAS, Vulcan Construction Group, Inc., of Cooktown, NJ submitted a base bid of \$385,060.00; and

WHEREAS, said bid was reviewed by the Township Engineering Consultant who has recommended that a bid be awarded to Vulcan Construction Group, Inc., of Cooktown, NJ as the lowest responsive bidder; and,

WHEREAS, said bid was reviewed by the Township Attorney who determined it satisfies all the legal requirements.

THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Neptune that a contract be awarded to Vulcan Construction Group, Inc., of Cooktown, NJ in the amount of \$385,060.00 for the Improvement to Welsh Farms Park Project; and,

BE IT FURTHER RESOLVED, that a certified copy of this resolution be forwarded to the Chief Financial Officer, Public Works Director, Township Attorney and Township Engineer.

RESOLUTION 26-212

AUTHORIZE THE EXECUTION OF A CONDITIONAL DESIGNATION AND INTERIM COST AGREEMENT WITH 3501 RT 66, LLC AND NEW JERSEY AMERICAN WATER COMPANY, INC

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 redevelopment and improvement of areas designated as areas in need of redevelopment or as areas in need of rehabilitation; and

WHEREAS, 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, currently designated on the Tax Map of the Township of Neptune as Block 3903, Lots 12.01, 13.01 and 13.02 (f/k/a Lots 12 and 13) that is more commonly known as 3501 Route 66, Neptune, New Jersey (referred to herein as the "Redevelopment Area" or "Project Site"), be redeveloped in accordance with the Block 3903 Redevelopment Plan adopted by the Township by Ordinance No. 21-54 on December 20, 2021 (the "Redevelopment Plan") and subsequent amendments thereto; and

WHEREAS, the Project Site, which comprises approximately 47.37 acres, is owned by 3501 RT 66, LLC ("3501 RT 66"); and

WHEREAS, on or about February 10, 2022, 3501 RT 66 submitted to the Township a Pre-Submission Form seeking to be designated as the Redeveloper of the entirety of the Redevelopment Area and outlining its intention to redevelop the Redevelopment Area in phases to include both warehousing and retail/commercial uses, together with a concept plan (the "Concept Plan"); and

WHEREAS, on September 22, 2022, 3501 RT 66 entered into a Conditional Designation and Interim Cost Agreement for the development of the Project Site, with VHF 3501, LLC ("VHF") as the Co-Developers, as authorized by Resolution No. 22-382, dated August 22, 2022 (the "Prior Conditional Designation Agreement"); and

WHEREAS, 3501 RT 66 was to develop a portion of the property for retail use ("Retail Parcel") and VHF was to develop a portion of the property for warehouse/distribution center use ("Distribution Center Parcel"); and

WHEREAS, after several months of negotiating with the Township and 3501 RT 66, VHF determined not to purchase the Distribution Center Parcel, and on May 13, 2024, by Resolution of the Township Committee, VHF was de-designated as Co-Developer; and

WHEREAS, 3501 RT 66 was granted a subdivision of the Project Site into three (3) parcels referred to herein as "Section A" (the land located in the "front" of the property along Rte. 66) ("Lot 13.01") (i.e. the Retail Parcel); "Section B" (the land located in the "rear" of the property) ("Lot 12.01") (i.e. the Distribution Center Parcel); and "Section C" (the land adjacent to the Retail Parcel proposed to be developed as a public park) ("Lot 13.02") (i.e. the "Park Parcel") on August 28, 2024, as set forth in Resolution 24-14; and

WHEREAS, 3501 RT 66 determined to proceed with the plans to develop the Retail Parcel and the Distribution Center Parcel; and

WHEREAS, by letter dated March 13, 2026, 3501 RT 66 advised the Township that the efforts to sell or lease Lot 12.01 for a distribution center use have been unsuccessful to date, but 3501 RT 66 further advised that it had been approached by New Jersey American Water Inc. ("NJAW") which was interested in purchasing and redeveloping Lot 12.01 as a water treatment facility; and

WHEREAS, 3501 RT 66 has executed an Amended and Restated Real Estate Purchase and Sale Agreement ("Sale Agreement") for the sale of Lot 12.01 to NJAW, making NJAW the contract purchaser, with the intent to redevelop Lot 12.01 as a water treatment facility, with related improvements, including office space ("Water Treatment Project"); and

WHEREAS, 3501 RT 66 intends to redevelop the Section A Parcel itself as one or more retail/commercial uses (“Retail/Commercial Project”) in accordance with the Redevelopment Plan; and

WHEREAS, accordingly, NJAW has submitted to the Township an Application for Conditional Designation, seeking to be designated as the Redeveloper of Lot 12.01; and

WHEREAS, the Sale Agreement contemplates that NJAW will enter into a separate Redevelopment Agreement with the Township which will more particularly detail the obligations of NJAW for the construction and implementation of the Water Treatment Project on Lot 12.01 to be owned and operated by NJAW (the “Water Treatment Project Redevelopment Agreement”); and

WHEREAS, the Sale Agreement also contemplates that 3501 RT 66 will enter into an amendment to the Original Redevelopment Agreement with the Township that will more particularly detail the obligations of 3501 RT 66 for the construction of infrastructure improvements to serve the entire Project Site, including Lot 12.01; and the vertical construction and implementation of a retail project on the Retail Parcel and public park project on the Park Parcel consistent with 3501 RT 66’s prior site plan approval (“Original Planning Board Approval”) for the Project Site dated August 28, 2024 (the “Redevelopment Agreement Amendment”); and

WHEREAS, the Township’s Redevelopment Committee has vetted the details comprising the Proposal and has met with both 3501 RT 66 and NJAW to further discuss the Proposal and the implementation of the Redevelopment Plan, generally; and

WHEREAS, the Township has determined that both 3501 RT 66 and NJAW possess the necessary experience and qualifications to take the steps necessary in order to implement the Proposal and further, that the Proposal is in the best interest of the community; and

WHEREAS, the Township’s Chief Financial Officer has obtained and reviewed certain financial information from 3501 RT 66 as well as from NJAW and has preliminarily determined that 3501 RT 66 possesses the financial strength and capability to finance, construct, and implement the Redevelopment Project and further, that NJAW has the financial strength and operational experience to finance, vertically construct and successfully operate the water treatment facility within the Water Treatment Project;

WHEREAS, the Township requires that 3501 RT 66 and NJAW pay the reasonable costs and fees incurred by the Township associated with the review of the Proposal, the drafting and negotiation of Redevelopment Agreements, and all other costs and fees related to this matter prior to the execution of any such Redevelopment Agreement, should a Redevelopment Agreements ultimately be executed, or the determination by the Township that such a Redevelopment Agreements cannot be executed, should that result occur; and

WHEREAS, the Township and 3501 RT 66 desire to negotiate a Redevelopment Agreement Amendment and the Township and NJAW desire to negotiate a Redevelopment Agreement in order for 3501 RT 66 and NJAW to implement the Proposal, subject to the provisions herein and further negotiations with the Township; and

WHEREAS, the Township shall, during the Interim Period, as that term is defined in the attached Conditional Designation and Interim Cost Agreement, negotiate exclusively with 3501 RT 66 and NJAW with regard to the Proposal for the redevelopment of the Project Site.

NOW, THEREFORE, it is hereby resolved by the Township Committee of Neptune as follows:

1. The Mayor is hereby authorized and directed to execute a Conditional Designation and Interim Cost Agreement between the Township of Neptune and 3501 RT 66, LLC and New Jersey American Water, Inc.
2. The Business Administrator and Staff of the Township of Neptune are hereby authorized and directed to take all actions as shall be deemed necessary or desirable to implement this Resolution.
4. This Resolution shall be effective immediately.

**RESOLUTION 26-213
AUTHORIZING HIRING PART TIME CONSTRUCTION CODE EMPLOYEE**

WHEREAS, the following appointment has been reviewed by the Code & Construction Department Head; and,

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

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

<u>NAME</u>	<u>DEPARTMENT</u>	<u>POSITION</u>	<u>SALARY</u>	<u>EFFECTIVE DATE</u>
Robert Weber	Code & Construction	Part-Time Building, Fire & Plumbing Inspector	\$60.00 per hr Up to 12 hr per week	6/8/26

**RESOLUTION 26-214
AUTHORIZING HIRING PART TIME RECYLCING YARD ATTENDANT**

WHEREAS, the following appointment has been reviewed by the Public Works Department Head; and,

WHEREAS, the Human Resources Director in consultation with the Township Administrator and the Department Head have recommended the appointments of the following individual; and

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

<u>NAME</u>	<u>DEPARTMENT</u>	<u>POSITION</u>	<u>SALARY</u>	<u>EFFECTIVE DATE</u>
Tera McGehee	Public Works	PT Recycling Yard Attendant	\$19.25 per hr.	6/8/26

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

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

Eileen Michaels, 15 Seaview Ave. – Ms. Michaels commented on ordinances and property owner in Ocean Grove who wants to convert a property into a bed and breakfast. Ms. Michaels comments on residential handicapped parking.

Joyce Klein, 105 Mount Hermon Way – Ms. Klein commented on trash collection and issues with short term renters leaving trash out too early.

Beverly Fey, 505 Old Corlies Ave – Ms. Fey discussed issues at the Township Marina. Ms. Fey stated she wants changes to the parking rules at the marina.

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

CLOSING COMMENTS Committeeman Lane stated the Ocean Grove Spring Market is May
ADJOURN

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

The Township Committee adjourned at 7:43 p.m.

William Bray, RMC
Township Clerk
Submitted, June 8, 2026