

TOWNSHIP COMMITTEE WORKSHOP MEETING
APRIL 27, 2026 – 6:00 P.M.

Mayor McMillan calls the workshop meeting to order at 6:00 p.m. and asks the Clerk to call the roll:

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

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

ITEMS FOR DISCUSSION IN OPEN SESSION

Monmouth County Parks – Proposed Walking Trail

COMMITTEE CALENDARS

EXECUTIVE SESSION

Res 26-169 Authorize an Executive Session Meeting

Offered by: _____ Seconded by: _____
 Vote: Lane _____ York _____ Acciani _____ Stroud _____ McMillan _____

TOWNSHIP OF NEPTUNE

RESOLUTION 26-169

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 – DPW

Contract Negotiations – West Lake Redevelopment; Comcast Right of Way

Attorney Client Privilege/ Litigation –

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

4. This Resolution shall take effect immediately.

CERTIFICATION

I, William Bray, Township Clerk of the Township of Neptune hereby certify that the foregoing is a true copy of a resolution duly adopted by the Township Committee of the Township of Neptune, Monmouth County, State of New Jersey at a meeting held on April 27, 2026.

William Bray, RMC
Township Clerk

TOWNSHIP COMMITTEE MEETING – APRIL 27, 2026 – 7:00 P.M.

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

ROLL CALL:

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

MOMENT OF SILENCE AND FLAG SALUTE

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

APPROVAL OF MINUTES

Motion offered by _____, seconded by _____, to approve the minutes of meetings of April 13, 2026 meetings.

AMEND COMMITTEE AGENDA

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

Motion to Amend the

Offered by: _____ Seconded by: _____
Vote: Lane _____ York _____ Acciani _____ Stroud _____ McMillan _____

PRESENTATION

COMMENTS FROM THE DAIS

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

REPORT OF THE ACTING BUSINESS ADMINISTRATOR

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

PUBLIC COMMENTS ON RESOLUTIONS

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

ORDINANCES:

PUBLIC HEARING AND FINAL ADOPTION ORDINANCES

ORD. 26-16 - An Ordinance to Amend Volume I, Chapter VII of the Code of the Township of Neptune by Adding and or Removing a Resident Only Handicapped Parking Zone

Explanatory Statement: The purpose of this ordinance is to add one and remove one residential

handicapped parking spot.

Offered by: _____ Seconded by: _____
Vote: Lane _____ York _____ Acciani _____ Stroud _____ McMillan _____

ORDINANCES FOR FIRST READING

ORD. 26-17 - An Ordinance to Amend Volume I, Chapter VII of the Code of the Township of Neptune by Adding and or Removing a Resident Only Handicapped Parking Zone

Explanatory Statement: The purpose of this ordinance is to add two residential handicapped parking spot.

Offered by: _____ Seconded by: _____
Vote: Lane _____ York _____ Acciani _____ Stroud _____ McMillan _____

Ordinance 26-18 AN ORDINANCE TO ESTABLISH PERMITS FOR FILM AND TELEVISION PRODUCTION IN THE TOWNSHIP OF NEPTUNE

Explanatory Statement: The purpose of this ordinance is to amend the policies and procedures to permit film and television productions in the Township of Neptune.

Offered by: _____ Seconded by: _____
Vote: Lane _____ York _____ Acciani _____ Stroud _____ McMillan _____

Ordinance 26-19 AN ORDINANCE OF THE TOWNSHIP OF NEPTUNE, IN THE COUNTY OF MONMOUTH, AMENDING THE LAND DEVELOPMENT ORDINANCE, ADDING A NEW SECTION ENTITLED "BUILDINGS OR STRUCTURES PER LOT – PRIMARY AND ACCESSORY DWELLING UNITS."

Explanatory Statement: The purpose of this ordinance is to amend the Land Development Ordinance to allow an Accessory Dwelling Unit in addition to one primary structure in qualifying residential zone districts.

Offered by: _____ Seconded by: _____
Vote: Lane _____ York _____ Acciani _____ Stroud _____ McMillan _____

CONSENT AGENDA

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

- Res 26-170** Authorize Payment of Bills
- Res 26-171** Accept Employee Resignation
- Res 26-172** Authorize Co-Sponsorship of Neptune Soccer Association Tournament
- Res 26-173** Authorize Amendment to Green Acres Agreement
- Res 26-174** Approve OGCA 2026 Community Social Event
- Res 26-175** Appoint Tourism Representative
- Res 26-176** Authorize Street Closures & Parking Restrictions for OGCC Spring and Summer 2026 Events
- Res 26-177** Authorize Refund of Tax Overpayment
- Res 26-178** Authorize Contract with Monmouth SPCA for TNR Program

Offered by: _____ Seconded by: _____
Vote: Lane _____ York _____ Acciani _____ Stroud _____ McMillan _____

PRIVILEGE OF THE FLOOR/PUBLIC COMMENTS

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

CLOSING COMMITTEE COMMENTS

ADJOURNMENT

Offered by: _____ Seconded by: _____

Time Adjourned: _____

TOWNSHIP OF NEPTUNE

ORDINANCE NO. 26-16

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>
Abbott Avenue	1	50 Feet west of the intersection of Pilgrim Pathway and Abbott 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>
Inskip Avenue	1	South side of Inskip Avenue beginning 37 feet east of the southeast intersection of Inskip Avenue and Lawrence Avenue

SECTION 3.

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

Motion/ Second	Roll Call to Adopt on First Reading				Adopted on First Reading Dated: April 13, 2026
	YAY	NAY	ABSTAIN	ABSENT	
	Robert Lane, Jr.	X			
	Rev. Tassie York	X			
Second	Bryan Acciani	X			
Moved	Derel Stroud	X			
	Kevin B. McMillan	X			
					<hr/> William Bray, RMC, CMR Township Clerk

Motion/ Second	Roll Call to Adopt on Second and Final Reading				Adopted on Second Reading Dated: April 27, 2026
	YAY	NAY	ABSTAIN	ABSENT	
	Robert Lane, Jr.				
	Rev. Tassie York				
	Bryan Acciani				
	Derel Stroud				
	Kevin B. McMillan				
					<hr/> William Bray, RMC, CMR Township Clerk

Attest:

William Bray, RMC, CMR
Township Clerk

Kevin B. McMillan
Mayor

Date: _____

TOWNSHIP OF NEPTUNE

ORDINANCE NO. 26-17

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>
Stockton Avenue	1	Starting 54 feet West of the Northwest intersection of Stockton Ave. and Pennsylvania Ave.

<u>Name of Street</u>	<u>No. Of Spaces</u>	<u>Location</u>
8th Avenue	1	Starting 365 feet West of the Southwest intersection of 8 th Ave and Atkins Ave.

SECTION 2.

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

Motion/ Second	Roll Call to Adopt on First Reading				Adopted on First Reading Dated: April 27, 2026	
		YAY	NAY	ABSTAIN		ABSENT
	Robert Lane, Jr.					
	Rev. Tassie York					
	Bryan Acciani					
	Derel Stroud				_____	
	Kevin B. McMillan				William Bray, RMC, CMR Township Clerk	

Motion/ Second	Roll Call to Adopt on Second and Final Reading				Adopted on Second Reading Dated: May 11, 2026	
		YAY	NAY	ABSTAIN		ABSENT
	Robert Lane, Jr.					
	Rev. Tassie York					
	Bryan Acciani					
	Derel Stroud				_____	
	Kevin B. McMillan				William Bray, RMC, CMR Township Clerk	

Attest:

William Bray, RMC, CMR
Township Clerk

Kevin B. McMillan
Mayor

Date: _____

TOWNSHIP OF NEPTUNE

ORDINANCE NO. 26-18

AN ORDINANCE TO ESTABLISH PERMITS FOR FILM AND TELEVISION PRODUCTION
IN THE TOWNSHIP OF NEPTUNE

SECTION 1. PURPOSE

The purpose of this ordinance is to establish a policy and procedure to permit film and television production in the Township of Neptune.

SECTION 2. DEFINITIONS

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

FILMING - The taking of still or motion pictures either on film or videotape or similar recording medium, for commercial or educational purposes intended for viewing on television, in theaters, major linear broadcast network or streaming platforms, or for institutional uses. The provisions of this chapter shall not be deemed to include the "filming" of news stories within the municipality.

MAJOR MOTION PICTURE - Any film which is financed and/or distributed by a major motion picture studio, including but not limited to the following: NBCUniversal, including Peacock; Warner Bros. Discovery, including New Line Cinema, HBO, DC Studios and Castle Rock Entertainment; Paramount Pictures, including Miramax, MTV Films, Showtime, Skydance, DreamWorks and Nickelodeon Movies; Walt Disney Studios, including 20th Century Studios, Searchlight Pictures, Hulu and Marvel Studios; Sony Pictures, including Columbia Pictures, Screen Gems and Tristar Pictures; Amazon MGM Studios; Netflix Studios; A24; any film for which the budget is at least \$20,000,000; or any recurrent weekly television series programming.

PUBLIC LANDS - Any and every public street, highway, sidewalk, square, public park or playground or any other public place within the municipality which is within the jurisdiction and control of the municipality.

SECTION 3. PERMIT REQUIRED

- A. No person or organization shall film or permit filming on public or on private property where such filming involves the use of public property for the operation, placement or temporary storage of vehicles or equipment utilized in such filming, including, but not limited to, any temporary structure, barricade or device intended to restrict or block off pedestrian or vehicular traffic, without first having obtained a permit from the office of the Township Clerk, which permit shall set forth the approved location of such filming and the approved duration of such filming by specific reference to day or dates. Said permit must be readily available for inspection by township officials at all times at the site of the filming.
- B. All permits shall be applied for and obtained from the office of the Township Clerk during normal business hours. Applications for such permits shall be in a form approved by the Municipal Clerk and be accompanied by a permit fee in the amount established by this chapter in Section 11 herein.
- C. If a permit is issued and, due to inclement weather or other good cause, filming does not in fact take place on the dates specified, the Township Clerk may, at the request of the applicant, issue

a new permit for filming on other dates subject to full compliance with all other provisions of this chapter. No additional fee shall be paid for this permit.

SECTION 4. ISSUANCE OF PERMITS

- A. No permits will be issued by the Township Clerk unless applied for at least four or more business days prior to the requested shooting date; provided, however, that the Township Business Administrator may waive the four-day period if, in their judgment, the applicant has obtained all related approvals and adjacent property owners or tenants do not need to be notified.
- B. No permit shall be issued for filming upon public lands unless the applicant shall provide the municipality with satisfactory proof of the following:
 - (1) Proof of insurance coverage as follows:
 - (a) For bodily injury to any one person in the amount of \$500,000 and any occurrence in the aggregate amount of \$1,000,000.
 - (b) For property damage for each occurrence in the aggregate amount of \$300,000.
 - (2) An agreement, in writing, whereby the applicant agrees to indemnify and save harmless the municipality from any and all liability, expense, claim or damages resulting from the use of public lands.
 - (3) The hiring of an off-duty police officer, if required by the Chief of Police, according to the agreed upon public safety plan, for the times indicated on the permit.
- C. The holder of the permit shall take all reasonable steps to minimize interference with the free passage of pedestrians and traffic over public lands and shall comply with all lawful directives issued by the Police Department with respect thereto.
- D. Filming shall be permitted 7am – 9pm (camera wrap) and crew wrap at 10pm, Monday through Sunday. Night restrictions shall only apply to a project with exterior filming. Exterior filming in residential zones outside of the aforementioned hours shall be approved in the permit to be granted in accordance with section 4 herein.

SECTION 5. INTERFERENCE WITH PUBLIC ACTIVITY; NOTICE OF FILMING

- A. The holder of a permit shall conduct filming in such a manner as to minimize the inconvenience or discomfort to adjoining property owners attributable to such filming and shall, to the extent practicable, abate noise and park vehicles associated with such filming off the public streets.
- B. The holder shall avoid any interference with previously scheduled activities upon public lands and limit, to the extent possible, any interference with normal public activity on such public lands. Where the applicant's production activity, by reason of location or otherwise, will directly involve and/or affect any businesses, merchants or residents, these parties shall be given written notice of the filming at least three days prior to the requested shooting date and be informed that objections may be filed with the Township Clerk, said objections to form a part of applicant's application and be considered in the review of the same. Proof of service of

notification to adjacent owners shall be submitted to the Township Clerk within two days of the requested shooting date.

SECTION 6. REFUSAL TO ISSUE PERMIT; EMPLOYMENT OF POLICE OFFICER AND ELECTRICIAN

- A. The Township Business Administrator may refuse to issue a permit whenever the Business Administrator determines, on the basis of objective facts and after a review of the application and a report thereon by the Police Department and by other township agencies involved with the proposed filming site, that filming at the location and/or the time set forth in the application would violate any law or ordinance or would unreasonably interfere with the use and enjoyment of adjoining properties, unreasonably impede the free flow of vehicular or pedestrian traffic or otherwise endanger the public's health, safety or welfare.
- B. Further, the Township reserves the right to require one or more on-site police officer in situations where the proposed production may impede the proper flow of traffic, the cost of said police officer to be borne by the applicant as a cost of production. Where existing electrical power lines are to be utilized by the production, an on-site licensed electrician may be similarly required if the production company does not have a licensed electrician on staff.

SECTION 7. APPEALS

- A. Any person aggrieved by a decision of the Township Business Administrator denying or revoking a permit or a person requesting relief may appeal to the Township Committee. A written notice of appeal setting forth the reasons for the appeal shall be filed with the Business Administrator.
- B. An appeal from the decision of the Business Administrator shall be filed within 10 days of the Business Administrator's decision. The Township Committee shall set the matter down for a hearing within 30 days of the day on which the notice of appeal was filed. The decision of the Township Committee shall be in the form of a resolution supporting the decision of the Township Business Administrator at the first regularly scheduled public meeting of the Township Committee after the hearing on the appeal, unless the appellant agrees in writing to a later date for the decision. If such a resolution is not adopted within the time required, the decision of the Business Administrator shall be deemed to be reversed, and a permit shall be issued in conformity with the application or the relief shall be deemed denied.

SECTION 8. WAIVER OF REQUIREMENTS OF CHAPTER BY BUSINESS ADMINISTRATOR

The Township Business Administrator may authorize a waiver of any of the requirements, provisions or restrictions of this chapter if the Business Administrator determines that a waiver thereof may be granted without endangering the public health, safety and welfare. In determining whether to issue a waiver, the Business Administrator shall consider the following factors:

- 1) Potential traffic congestion at the location.
- 2) The applicant's ability to remove the applicant's vehicles and equipment from the public streets or other public property.
- 3) The extent to which the applicant is requesting restrictions on the use of public streets or public parking facilities during filming.

- 4) The nature of the filming, including whether filming will take place indoors or outdoors, and the proposed hours for filming.
- 5) The extent to which the filming may affect adjoining and nearby property owners and occupants.
- 6) The Township's prior experience with the applicant, if any.

SECTION 9. COPIES OF PERMIT; INSPECTIONS

Copies of the approved permit will be sent to the Police and Fire Departments before filming takes place and to the New Jersey Motion Picture and Television Commission at njfilm@njeda.gov. The applicant shall permit the Fire Prevention Bureau or other township inspectors to inspect the site and the equipment to be used, if deemed necessary. The applicant shall comply with all safety instructions issued by the Fire Prevention Bureau or other township inspectors.

SECTION 10. REIMBURSEMENT OF CERTAIN COSTS

In addition to any other fees or costs mentioned in this chapter, the applicant shall reimburse the Township for any lost revenue, such as parking meter revenue, repairs to public property or other revenues that the Township was prevented from earning because of filming.

SECTION 11. FEES

CATEGORY	FEE (not to exceed)
Basic filming permit (one-time; with 4 or more days advance notice of the first day of filming)	\$100
Expedited basic filming permit (one-time; with 3 or less days advance notice of the first day of filming)	\$250
Basic filming permit for nonprofits, including student films (one-time; no daily rate required)	\$25
Daily filming on public property	
Film and television projects with a budget under \$20mm	\$150
Film and television projects with a budget over \$20mm	\$500
Daily filming on private property	No Fee Charged by Municipality
Public Safety	
Hiring of off-duty police and fire inspections, according to agreed upon public safety plan.	The municipality's standard hourly rates for police and fire
Inconvenience fees	
Street closures	\$5,000 per day
Properties in background - or used - in shot	Fee is negotiated between a production company and a private business or residence
Daily prep of business that is being "dressed"	Fee is negotiated between a production company and a private business
Daily filming of business that is "dressed"	Fee is negotiated between a production company and a private business

Parking fees	Same rates that are charged to the public
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SECTION 12. VIOLATIONS AND PENALTIES

Any person who violates any provision of this chapter shall, upon conviction thereof, be punished by a fine not exceeding \$2,000, imprisonment in the county/municipal jail for a term not exceeding 90 days, or a period of community service not exceeding 90 days, or any combination thereof as determined by the Township Court Judge. Each day on which a violation of an ordinance exists shall be considered a separate and distinct violation and shall be subject to imposition of a separate penalty for each day of the violation as the Municipal Court Judge may determine.

SECTION 13. 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 14. LAW EFFECTIVE DATE

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

Motion/ Second	Roll Call to Adopt on First Reading				Adopted on First Reading Dated: April 27, 2026	
		YAY	NAY	ABSTAIN		ABSENT
	Robert Lane, Jr.					
	Rev. Tassie York					
	Bryan Acciani					
	Derel Stroud					
	Kevin B. McMillan					
					_____ William Bray, RMC, CMR Township Clerk	

Motion/ Second	Roll Call to Adopt on Second and Final Reading				Adopted on Second Reading Dated: May 11, 2026	
		YAY	NAY	ABSTAIN		ABSENT
	Robert Lane, Jr.					
	Rev. Tassie York					
	Bryan Acciani					
	Derel Stroud					
	Kevin B. McMillan					
					_____ William Bray, RMC, CMR Township Clerk	

Attest:
William Bray, RMC, CMR
Township Clerk

Kevin B. McMillan
Mayor

Date: _____

TOWNSHIP OF NEPTUNE

ORDINANCE 26-19

AN ORDINANCE OF THE TOWNSHIP OF NEPTUNE, IN THE COUNTY OF MONMOUTH, AMENDING THE LAND DEVELOPMENT ORDINANCE, ADDING A NEW SECTION ENTITLED "BUILDINGS OR STRUCTURES PER LOT – PRIMARY AND ACCESSORY DWELLING UNITS."

WHEREAS, the Township Committee of the Township of Neptune has adopted and, at multiple times since its initial adoption, amended the Land Development Ordinance to respond to new land use issues and concerns as they arise; and

WHEREAS, the Planning Board continues to review and refine the ordinance in order to identify necessary changes; and

WHEREAS, the Township Committee has reviewed and considered the Planning Board's recommendations to amend the Land Development Ordinance; and

WHEREAS, the Township Committee is required pursuant to N.J.S.A. 40:55D-26 to forward the proposed amendment to the Planning Board for their review and comment prior to the Township Committee's adoption of the amendments to the Land Development Ordinance; and

WHEREAS, the Planning Board is scheduled to review this proposed land ordinance amendment and submit their resolution of findings to the Township Committee in accordance with Section 40:55D-26 of the Municipal Land Use Law prior to second reading of this ordinance; and

WHEREAS, the Township Committee of the Township of Neptune recognizes the need for diverse housing options to address the housing shortage and provide affordable living alternatives; and

WHEREAS, the establishment of accessory dwelling units (ADUs) aligns with the Township's goals of increasing housing availability, promoting sustainability, and supporting multigenerational living arrangements; and

WHEREAS, the Township Committee finds that allowing ADUs within certain zoning districts is consistent with the Township's Master Plan and serves the public interest by promoting efficient land use and enhancing neighborhood character.

NOW, THEREFORE BE IT ENACTED by the Township Committee of the Township of Neptune, that:

SECTION 1.

The Township Committee has determined that an amendment to the Land Development Ordinance to allow an Accessory Dwelling Unit in addition to one primary structure in qualifying residential zone districts is appropriate and hereby adopts this Ordinance amendment as proposed.

NEW SECTION – BUILDINGS OR STRUCTURES PER LOT – PRIMARY AND ACCESSORY DWELLING UNITS

No lot in a residential zone district shall contain more than one (1) principal building or structure, except as expressly provided herein.

For the purposes of this Ordinance, the following definitions shall apply:

1. Primary Dwelling Unit: The principal residential structure on a lot or parcel. No lot in a residential zone district shall contain more than one (1) principal building or structure.
2. Accessory Dwelling Unit (ADU): A self-contained residential unit, either attached to or detached from a primary dwelling, that includes independent living, sleeping, cooking, and sanitation facilities.
 - A. Permitted Zones: ADUs are permitted in the following zoning districts:
 1. R-1, Very Low Density Single-Family Residential; R-2, Low Density Single-Family Residential; R-3, Moderate Density Single-Family Residential; and R-4, Medium Density Single-Family Residential.
 2. ADUs proposed within the HD-R-1 Historic District Single-Family Residential zone shall additionally require review and approval by the Historic Preservation Commission in accordance with the Township's Historic Preservation regulations.
 3. Subject to compliance with the provisions of this Ordinance.
 - B. Occupancy:
 1. Either the primary dwelling or the ADU must be owner-occupied.
 2. ADUs may not be sold separately from the primary dwelling.
 - C. Size and Design Standards:
 1. Maximum ADU size shall not exceed 800 square feet or 50% of the primary dwelling's size, whichever is less.
 2. ADUs must meet all applicable building codes, including those related to safety, sanitation, and accessibility.
 3. ADUs must complement the architectural style and materials of the primary dwelling.
 - D. Setbacks:
 1. ADUs must maintain a minimum setback of 5 feet from side and rear lot lines.
 2. ADUs must comply with front yard setback requirements applicable to the primary dwelling in the relevant zone district.

E. Height:

- 1. Detached ADUs may not exceed 24 feet in height.
- 2. Attached ADUs must not exceed the height of the primary dwelling.

F. Parking:

- 1. One additional off-street parking space is required for the ADU unless waived in specific situations, such as within ½-mile proximity to a NJ Transit rail or bus rapid transit station.

G. Application:

- 1. Property owners must submit an ADU application to the Township’s Planning Board.
- 2. The application must include site plans, building plans, and proof of ownership.

H. Approval:

- 1. ADUs shall be subject to administrative review and approval by the Planning Board.
- 2. A conditional use permit may be required if additional variances are requested.

SECTION 2.

The validity or enforceability of any provision of this Ordinance shall not affect the remaining provisions of this Ordinance, which shall remain in full force and effect.

SECTION 4.

A copy of the Land Development Ordinance as amended is to be filed with the Monmouth County Planning Board in accordance with Section 40:55D-16 of the Municipal Land Use Law.

SECTION 5.

This ordinance shall take effect twenty (20) days after final passage and approval, as provided by law.

Motion/ Second	Roll Call to Adopt on First Reading	YAY NAY ABSTAIN ABSENT	Adopted on First Reading Dated: April 24, 2026
	Robert Lane, Jr. Rev. Tassie York Bryan Acciani Derel Stroud Kevin B. McMillan		_____ William Bray, RMC, CMR Township Clerk

Motion/ Second	Roll Call to Adopt on Second and Final Reading	YAY NAY ABSTAIN ABSENT	Adopted on Second Reading Dated: June 8, 2026
	Robert Lane, Jr. Rev. Tassie York Bryan Acciani Derel Stroud		_____ William Bray, RMC, CMR

Kevin B.
McMillan

Township Clerk

Attest:

William Bray, RMC, CMR
Township Clerk

Kevin B. McMillan
Mayor

Date: _____

TOWNSHIP OF NEPTUNE
RESOLUTION 26-170
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:

APRIL 27, 2026 BILL LIST

Current Fund	\$7,208,555.14
Grant Fund	\$26,536.83
Trust Other	\$261,388.28
General Capital	\$2,850.00
Sewer Operating Fund	\$168.84
Sewer Capital Fund	\$180,961.20
Marina Operating Fund	\$304.00
Marina Capital Fund	\$0.00
Dog Trust	\$400.00
Library Trust	\$331.42
UDAG Reciprocal Trust	\$0.00
Payroll Fund	\$0.00
Bill List Total	\$7,681,495.71

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

CERTIFICATION

I, William Bray, Township Clerk of the Township of Neptune hereby certify that the foregoing is a true copy of a resolution duly adopted by the Township Committee of the Township of Neptune, Monmouth County, State of New Jersey at a meeting held on April 27, 2026.

William Bray, RMC
Township Clerk

TOWNSHIP OF NEPTUNE

RESOLUTION 26-171

A RESOLUTION OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF NEPTUNE ACCEPTING RESIGNATIONS

WHEREAS, the Human Resources Director has received notification from employee(s) that they will be resigning their position; and,

THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Neptune that the resignation(s) of noted below are hereby accepted.

<u>NAME</u>	<u>DEPARTMENT</u>	<u>POSITION</u>	<u>DATE OF NOTIFICATION</u>	<u>EFFECTIVE DATE OF RESIGNATION</u>
Vonnell Brown	Police	Crossing Giard	4/15/26	4/14/26

BE IT FURTHER RESOLVED, that a copy of this resolution be forwarded to the respective departments, Business Administrator and Human Resources Director.

CERTIFICATION

I, William Bray, Township Clerk of the Township of Neptune hereby certify that the foregoing is a true copy of a resolution duly adopted by the Township Committee of the Township of Neptune, Monmouth County, State of New Jersey at a meeting held on April 27, 2026.

William Bray, RMC
Township Clerk

TOWNSHIP OF NEPTUNE

RESOLUTION 26-172

**A RESOLUTION OF THE TOWNSHIP OF NEPTUNE CO-SPONSORING
THE 51st ANNUAL NEPTUNE SOCCER ASSOCIATION SOCCER TOURNAMENT**

WHEREAS, it is desirous of the Neptune Township Police, Neptune Township Public Works, Neptune Township Recreation, and Neptune Emergency Services Departments to co-sponsor the 51st annual Neptune Soccer Association Tournament scheduled for June 26-28, 2026, and;

WHEREAS, to assist with the event, the Township of Neptune will provide:

- Place extra trash cans at Sunshine Village Park & Reynolds Field
- Transport Goals from Sunshine Village Park to Reynolds Fields (and return)
- Place additional No Parking signs (Sat-Sunshine/ Sun-Sunshine & Reynolds Fields)
- Deliver dumpster to Sunshine Village Park
- Remove Trash Sat-Sunshine / Sat & Sun – Reynolds Fields & Sunshine Village Park
- Add one way sign to Sunshine Village Park parking lot
- Add No Parking signs on Pine Drive, Maple Avenue, & Cotter Avenue
- Deliver load of topsoil to Sunshine Village Park
- Police presence at Sunshine Village Park & Reynolds Fields
- Provide EMS Services at Sunshine Village Park & Reynolds Fields

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

1. Permission for the event detailed above be granted and the host(s) are notified of requirements to comply with all rules and regulations regarding the activities intended to occur.
2. All licenses, permits and inspections that may be necessary to host such an event must be procured by the event organizer. This includes, but is not limited to games of chance, permits associated with Alcoholic Beverage Control, health inspection, fire inspections and mercantile registrations.
3. Fees associated with the labor required by the Township will be waived.

CERTIFICATION

I, William Bray, Township Clerk of the Township of Neptune hereby certify that the foregoing is a true copy of a resolution duly adopted by the Township Committee of the Township of Neptune, Monmouth County, State of New Jersey at a meeting held on April 27, 2026.

William Bray, RMC
Township Clerk

TOWNSHIP OF NEPTUNE

RESOLUTION 26-173

RESOLUTION AUTHORIZING THE TOWNSHIP OF NEPTUNE TO EXECUTE A DEED RESTRICTION FOR 1215 CORLIES AVENUE, KNOWN AS BLOCK 512, LOT 9 ON THE TAX MAP OF THE TOWNSHIP NEPTUNE IN ACCORDANCE WITH AMENDED GREEN ACRES PROJECT AGREEMENT WITH NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION

WHEREAS, on December 11, 2025, the Township of Neptune ("Township") entered into a Contract for the Sale of Real Estate with Isreal and Carmen Garriga for the purchase of 1215 Corlies Avenue, formally known as Block 512, Lot 9 in the Township of Neptune ("Property") as authorized by Ordinance 25-27, which was adopted by the Township Committee on November 10, 2025; and

WHEREAS, the Township intends to utilize the Property for public, recreational purposes in connection with the Division Street Park Project; and

WHEREAS, the Township entered into a Green Acres Project Agreement with the New Jersey Department of Environmental Protection, on December 30, 2024, for Project Number 1335-24-003, to obtain State Financial Assistance for the purchase of the Property, in the amount of \$258,000.00, as enabled by Resolution 24-441 on November 25, 2024; and

WHEREAS, the Township entered into an Amended Green Acres Project Agreement ("Project Agreement") with the New Jersey Department of Environmental Protection on April 13, 2026, for Project Number 1335-24-003, which included an increase of \$86,000.00, for the total grant amount of \$344,000.00, as enabled by Resolution 26-112 on February 24, 2026; and

WHEREAS, Section 5.c of the Project Agreement, states, "For each parcel of land in which any interest is acquired under this Project Agreement, the Local Government Unit shall record a deed containing the follow clause:

The lands being conveyed herein are being purchased with Green Acres funding and are subject to Green Acres restrictions as provided in N.J.S.A. 13:8C-1, et seq. and N.J.A.C. 7:36-1 et seq., as may be amended and supplemented, and the grantee herein agrees to accept these lands with the Green Acres restrictions, including restrictions against disposal or diversion to a use for other than recreation and conservation purposes;"

and

WHEREAS, the Township purchased the Property from Isreal and Carmin Garriga on or about February 23, 2026, by Deed which was recorded on March 2, 2026, in Book OR-9782, Page 2063 in the Monmouth County Clerk's Office; and

WHEREAS, the Township now desires to execute a Deed with the required clause, in compliance with the Project Agreement, which shall be recorded in the Monmouth County Clerk's Office.

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

1. The Mayor and Township Clerk are hereby authorized to execute the Deed with the restrictive clause on file with the Township Clerk's Office, subject to review and approval by the Township Attorney.
2. The Township Clerk is hereby authorized to record the executed Deed with the Monmouth County Clerk's Office and take all other necessary actions to effectuate the purpose of this Resolution, in compliance with the Project Agreement.
3. A copy of this Resolution and the Deed and Project Agreement shall be filed in the Office of the Township Clerk.
4. This Resolution shall take effect immediately upon adoption.

CERTIFICATION

I, William Bray, Township Clerk of the Township of Neptune hereby certify that the foregoing is a true copy of a resolution duly adopted by the Township Committee of the Township of Neptune, Monmouth County, State of New Jersey at a meeting held on April 27, 2026.

William Bray, RMC
Township Clerk

**TOWNSHIP OF NEPTUNE
RESOLUTION 26-174**

**AUTHORIZING OCEAN GROVE'S COMMUNITY ASSOCIATION'S COMMUNITY BLOCK PARTY-
AMERICAS 250 CELEBRATION AND TOWNSHIP CO-SPONSORSHIP**

WHEREAS, the Ocean Grove Community Association (OGCA), in coordination with JSAC and other local community organizations, has planned a community-wide event to be known as the "Ocean Grove Community Block Party, An America 250 Celebration"; and,

WHEREAS, the event is scheduled for August 30, 2026, from 4:00 P.M. to 8:00 P.M. at the Seaton Assisted Living Facility adjacent to Fletcher Lake; and,

WHEREAS, the event is intended to be open to the public, with no admission fee, and will include live music, children's activities, food vendors, and related community programming; and,

WHEREAS, the event organizers have requested Township consideration for co-sponsorship in connection with the Monmouth County "America 250" initiative, subject to approval by the Township Committee; and,

WHEREAS, the event will require the temporary closure of a portion of Fletcher Lake Avenue between Pilgrim Pathway and New York Avenue, along with the placement of police barricades, in order to ensure public safety during the event; and,

WHEREAS, the Police Chief and the Ocean Grove Fire Official have reviewed the proposed event and have provided approval for the event operations; and,

WHEREAS, the Office of Emergency Management and other applicable Township departments will coordinate as necessary to ensure adequate public safety support and compliance with all applicable regulations; and,

THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Neptune, that the, "Ocean Grove Community Block Party, An America 250 Celebration", is hereby authorized, subject to the conditions set forth herein:

Event Information

Event Name: Ocean Grove Community Block Party, An America 250 Celebration

Date: August 30, 2026

Time: 4:00 P.M. to 8:00 P.M.

Location: Seaton Assisted Living Facility Property, Adjacent to Fletcher Lake

Event Type: Community Social Event Featuring Live Music, Children's Activities, and Food Vendors

Estimated Attendance: Approximately 100-300 Attendees (Estimated)

BE IT FURTHER RESOLVED, that the event shall be subject to compliance with all applicable Township ordinances, including but not limited to noise regulations, fire safety requirements, and temporary food vendor permitting requirements, as applicable; and,

BE IT FURTHER RESOLVED, that a certified copy of this resolution shall be forwarded to the Chief of Police, Fire Official, Office of Emergency Management Coordinator, and the event organizers.

CERTIFICATION

I, William Bray, Township Clerk of the Township of Neptune hereby certify that the foregoing is a true copy of a resolution duly adopted by the Township Committee of the Township of Neptune, Monmouth County, State of New Jersey at a meeting held on April 27, 2026.

William Bray, RMC
Township Clerk

TOWNSHIP OF NEPTUNE

**RESOLUTION 26-175
AUTHORIZING CERTAIN PERSONNEL ACTIONS- TOURISM REPRESENTATIVES**

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; 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>
Jesse Thompson	Publicity and Tourism	PT Tourism Representatives	\$19.25	5/11/2026 to 10/15/2026

Certification of Funds

I, Nicole Schnurr, Chief Financial Officer of the Township of Neptune, do hereby certify to the Township Committee of the Township of Neptune that funds are available for the above noted personnel actions.

Account Name
Publicity & Tourism S&W

Account Number
01-201-30-412-010

Nicole Schnurr, Chief Financial Officer

Date

CERTIFICATION

I, William Bray, Township Clerk of the Township of Neptune hereby certify that the foregoing is a true copy of a resolution duly adopted by the Township Committee of the Township of Neptune, Monmouth County, State of New Jersey at a meeting held on April 27, 2026.

William Bray, RMC
Township Clerk

TOWNSHIP OF NEPTUNE

RESOLUTION 26-176

AUTHORIZING TEMPORARY STREET CLOSURES AND NO PARKING RESTRICTIONS IN CONNECTION WITH OCEAN GROVE CHAMBER OF COMMERCE SPRING AND SUMMER 2026 EVENTS

WHEREAS, the Ocean Grove Chamber of Commerce has scheduled a series of public events within Ocean Grove during the Spring and Summer seasons of 2026; and,

WHEREAS, such events require the temporary closure of certain streets and the imposition of temporary no parking restrictions to ensure public safety and the orderly conduct of the events; and,

WHEREAS, the Neptune Township Police Department has reviewed and approved the proposed closures and restrictions.

THEREFORE, BE IT RESOLVED, by the Township Committee, of the Township of Neptune, that the following temporary street closures and no parking restrictions be and are hereby authorized in connection with the Ocean Grove Chamber of Commerce Spring and Summer 2026 events:

A. Ocean Grove Spring Fling Arts & Crafts Show – May 2nd, 2026; 10:00 A.M. until 4:00 P.M.

- **Main Avenue:** Both sides, from Central Avenue to New York Avenue
- **Pilgrim Pathway:** Both sides, from Heck Avenue to Olin Avenue

Additional Traffic Regulation: No parking restrictions shall be posted around the perimeter of Auditorium Square Park.

B. Spring Flea Market – May 30th, 2026; 9:00 A.M. until 3:00 P.M.

- **Ocean Pathway:** Both sides, from Ocean Avenue to Central Avenue
- **Central Avenue:** Both sides, from McClintock Street to Ocean Pathway
- **Beach Avenue:** both sides, from Ocean Pathway to its endpoint

Additional Traffic Regulation: The segment of Central Avenue between Ocean Pathway and Bath Avenue shall be closed to through traffic but shall remain accessible for local parking.

C. Craft Show (Sand & Sea Arts Festival) – June 13th, 2026; 10:00 A.M. until 3:00 P.M.

- **Central Avenue:** Both sides, from McClintock Street to Ocean Pathway
- **Central Avenue:** Both sides, from McClintock Street to Ocean Pathway
- **Beach Avenue:** both sides, from Ocean Pathway to its endpoint

Additional Traffic Regulation: The segment of Central Avenue between Ocean Pathway and Bath Avenue shall be closed to through traffic but shall remain accessible for local parking.

BE IT FURTHER RESOLVED, that the appropriate municipal departments, including the Neptune Township Police Department and Department of Public Works, are hereby authorized to implement and enforce the above-referenced closures and restrictions; and

BE IT FURTHER RESOLVED, that a certified copy of this Resolution shall be forwarded to the Neptune Township Police Department, Department of Public Works, Ocean Grove Fire Official, and the Ocean Grove Chamber of Commerce.

CERTIFICATION

I, William Bray, Township Clerk of the Township of Neptune hereby certify that the foregoing is a true copy of a resolution duly adopted by the Township Committee of the Township of Neptune, Monmouth County, State of New Jersey at a meeting held on April 27, 2026.

William Bray, RMC
Township Clerk

TOWNSHIP OF NEPTUNE

RESOLUTION 26-177

A RESOLUTION AUTHORIZING THE REFUND OF TAXES AS A RESULT OF AN 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
226/16	WISNIK, ROBERT & EVA	69 WEBB AVE	2026	\$4,830.08
5306/14	ANTMAN, JOHN	113 FAIRVIEW PL	2026	\$2,716.30

CERTIFICATION

I, William Bray, Township Clerk of the Township of Neptune hereby certify that the foregoing is a true copy of a resolution duly adopted by the Township Committee of the Township of Neptune, Monmouth County, State of New Jersey at a meeting held on April 27, 2026.

William Bray, RMC
Township Clerk

NEPTUNE TOWNSHIP

RESOLUTION 26-178

AWARD CONTRACT FOR TRAP, NEUTER AND RELEASE SERVICES

WHEREAS, Neptune Township is desirous to retain Monmouth County SPCA to provide Trap, Neuter and Release services for feral and stray cats located within the township ; and,

WHEREAS, Monmouth County SPCA has proposed a rate of \$80.00 per cat with Neptune Township responsible for 50% or \$40.00 per cat; and,

THEREFORE BE IT RESOLVED, by the Township Committee of the Township of Neptune that the Mayor and Clerk be and are hereby authorized to execute an agreement with Monmouth County SPCA for Trap, Neuter and Release service for feral and stray cats for the year 2026 at a cost estimated not to exceed \$5,000.00.

BE IT FURTHER RESOLVED, that a certified copy of this resolution be forwarded to the Business Administrator, Chief Financial Officer, Registrar, Chief of Police and Assistant C.F.O.

Certification of Funds

I, Nicole Schnurr, Chief Financial Officer of the Township of Neptune, do hereby certify to the Township Committee of the Township of Neptune that funds are available for the personnel appointments detailed above.

Account Name	Account Number
Animal Control Reserve	12-200-56-604-6604

Nicole Schnurr, Chief Financial
Officer

Date

CERTIFICATION

I, William Bray, Township Clerk of the Township of Neptune hereby certify that the foregoing is a true copy of a resolution duly adopted by the Township Committee of the Township of Neptune, Monmouth County, State of New Jersey at a meeting held on April 27, 2025.

William Bray, RMC
Township Clerk