

**TOWNSHIP COMMITTEE WORKSHOP MEETING**

**MAY 28, 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:

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

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

**ITEMS FOR DISCUSSION IN OPEN SESSION**

**COMMITTEE CALENDARS**

**EXECUTIVE SESSION**

**Res 26-200** Authorize an Executive Session Meeting

Offered by: \_\_\_\_\_ Seconded by: \_\_\_\_\_  
Vote: Lane \_\_\_\_\_ York \_\_\_\_\_ Acciani \_\_\_\_\_ Stroud \_\_\_\_\_ McMillan \_\_\_\_\_

**TOWNSHIP OF NEPTUNE**

**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; West Lake Redevelopment

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 May 28, 2026.

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William Bray, RMC  
Township Clerk

**TOWNSHIP COMMITTEE MEETING – MAY 28, 2026 – 7:00 P.M.**

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

**ROLL CALL:**

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

**MOMENT OF SILENCE AND FLAG SALUTE**

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

**APPROVAL OF MINUTES**

Motion offered by \_\_\_\_\_, seconded by \_\_\_\_\_, to approve the minutes of meetings of May 11, 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 \_\_\_\_\_

**PROCLAMATION**

**COMMENTS FROM THE DAIS**

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

**REPORT OF THE BUSINESS ADMINISTRATOR**

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

**PUBLIC COMMENTS ON RESOLUTIONS**

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

**ORDINANCES:**

**PUBLIC HEARING AND FINAL ADOPTION ORDINANCES**

**ORD. 26-15 – AN ORDINANCE TO REGULATE SMOKE SHOPS AND VAPE SHOPS**

**Explanatory Statement:** The purpose of the ordinance is to govern the registration and regulations of smoke and vape shops and any sale of smoking devices and paraphernalia.

Offered by: \_\_\_\_\_ Seconded by: \_\_\_\_\_  
Vote: Lane \_\_\_\_\_ York \_\_\_\_\_ Acciani \_\_\_\_\_ Stroud \_\_\_\_\_ McMillan \_\_\_\_\_

**ORD. 26-20** – AN ORDINANCE TO OF THE TOWNSHIP OF NEPTUNE TO AMEND AND SUPPLEMENT CHAPTER 16 SEWERS BY AMENDING SECTION 3 “SEWER RENTAL CHARGES”

**Explanatory Statement:** The purpose of this ordinance is to removed section 16-3.4 from the Township Code.

Offered by: \_\_\_\_\_ Seconded by: \_\_\_\_\_  
Vote: Lane \_\_\_\_\_ York \_\_\_\_\_ Acciani \_\_\_\_\_ Stroud \_\_\_\_\_ McMillan \_\_\_\_\_

**ORDINANCES FOR FIRST READING**

**ORD. 26-21** AN ORDINANCE TO AMEND VOLUME I, CHAPTER VII, SECTIONE 7-7.7 PARKING PROHIBITED AT ALL TIMES ON CERTAIN STREETS

**Explanatory Statement:** The purpose of the ordinance is to increase the no parking zone on Washington Avenue.

Offered by: \_\_\_\_\_ Seconded by: \_\_\_\_\_  
Vote: Lane \_\_\_\_\_ York \_\_\_\_\_ Acciani \_\_\_\_\_ Stroud \_\_\_\_\_ McMillan \_\_\_\_\_

**ORD. 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 ^^ AND GREEN GROVE ROAD IN THE TOWNSHIP OF NEPTUNE, COUNTY OF MONMOUTH, NEW JERSEY

**Explanatory Statement:** The purpose of the ordinance is to adopt a revision to the Redevelopment Plan for Block 3903, Lot 12 to allow for a Water Treatment Facility.

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 26-201 Authorize Payment of Bills
- Res 26-202 Approve Mary’s Place by the Sea Open House Celebration on June 8, 2026
- Res 26-203 Authorize Reclassification of Public Works Employee
- Res 26-204 Authorize Co-sponsorship of Juneteenth Celebration
- Res 26-205 Authorize Transfer of Taxi License Medallion
- Res 26-206 Renew Liquor Licenses
- Res 26-207 Authorize Hiring Summer Interns
- Res 26-208 Authorize Hiring Public Works Employees
- Res 26-209 Authorize Refund of Tax Overpayment
- Res 26-210 Authorize Final Payment and Bond Release for Riely Road Pole Barn Project
- Res 26-211 Award Contract for Wash Farm Park Project
- Res 26-212 Authorize Conditional Designation and Interim Cost Agreement with NJAWC

**Res 26-213 Authorize Hiring Part-Time Construction Code Employee**

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. 26-15**

**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, bongs, 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 31<sup>st</sup>. If your registration is applied for after September 1<sup>st</sup>, 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 30<sup>th</sup> annually to ensure time for the mercantile officer to receive the background results prior to December 31<sup>st</sup>. 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 jurisdiction 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.

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

<b>Motion/</b>	<b>Roll Call to Adopt on Second and Final Reading</b>					<b>Adopted on Second Reading</b>
<b>Second</b>		<b>YAY</b>	<b>NAY</b>	<b>ABSTAIN</b>	<b>ABSENT</b>	<b>Dated: May 28, 2026</b>
Moved	Robert Lane, Jr.					
	Rev. Tassie York					
	Bryan Acciani					_____
Second	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  
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.

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

<b>Motion/ Second</b>	<b>Roll Call to Adopt on Second and Final Reading</b>				<b>Adopted on Second Reading Dated: May 28, 2026</b>
	<b>YAY</b>	<b>NAY</b>	<b>ABSTAIN</b>	<b>ABSENT</b>	
	Robert Lane, Jr.				_____ William Bray, RMC Township Clerk
	Rev. Tassie York				
	Bryan Acciani				
	Derel Stroud				
	Kevin B. McMillan				

**Attest:**

William Bray, RMC  
Township Clerk

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Kevin B. McMillan  
Mayor

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**Date:** \_\_\_\_\_

**TOWNSHIP OF NEPTUNE**

**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 curblane

**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.

Motion/ Second	Roll Call to Adopt on First Reading				Adopted on First Reading Dated: May 28, 2026
	YAY	NAY	ABSTAIN	ABSENT	
	Robert Lane, Jr.				<hr/> William Bray, RMC Township Clerk
	Rev. Tassie York				
	Bryan Acciani				
	Derel Stroud				
	Kevin B. McMillan				

Motion/ Second	Roll Call to Adopt on Second and Final Reading				Adopted on Second Reading Dated: June 8, 2026
	YAY	NAY	ABSTAIN	ABSENT	
	Robert Lane, Jr.				<hr/> William Bray, RMC Township Clerk
	Rev. Tassie York				
	Bryan Acciani				
	Derel Stroud				
	Kevin B. McMillan				

**Attest:**

**William Bray, RMC  
Township Clerk**

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**Kevin B. McMillan  
Mayor**

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**Date:** \_\_\_\_\_



# NEPTUNE TOWNSHIP POLICE DEPARTMENT

25 Neptune Boulevard, Neptune, NJ 07753  
Phone: 732-988-8000 • Fax: 732-774-0982  
neptunepolice.org



**NJSACOP**  
*Accredited Agency*

**Anthony Gualario**  
*Chief of Police*

**Date:** May 12, 2026

**Chief Gualario**

The Veterans of Foreign Wars, 1511 Route 33 Neptune NJ, has respectfully requested an extension to the no parking zone on the north side of Washington Avenue directly behind their facility to allow for safe access to their parking lot.

Neptune Township Municipal Ordinance No. 07-52, passed on October 9<sup>th</sup> 2007, amended Volume 1, Chapter VII, Section 7-7.7 – Parking Prohibited at All Times on Certain Streets and added the following no parking area:

<u>Name of Street</u>	<u>Side</u>	<u>Location</u>
Washington Avenue	North	Between the Northeast intersection with Grant Avenue and a point 100 feet east of said curbline

It is recommended that the point be extended 245 feet east from the northeast intersection of Grant Avenue. The purpose of this revision is to facilitate the safe ingress and egress of motor vehicles at 1511 Route 33, specifically regarding traffic movement within the parking facility and its connection to Washington Avenue. An amended ordinance will not negatively impact any of the businesses or residences in the immediate area.

Respectfully,

  
Nicola Costagliola

Sergeant of Police

732-988-8000 ext. 438

NCostagliola@neptunepolice.org

*05/15/26  
Am 159*

**TOWNSHIP OF NEPTUNE**

**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.

**Motion/  
Second**

**Roll Call to Adopt on First Reading**

**YAY    NAY    ABSTAIN    ABSENT**

Robert Lane, Jr.  
Rev. Tassie York  
Bryan Acciani  
Derel Stroud  
Kevin B. McMillan

**Adopted on First Reading  
Dated: May 28, 2026**

---

William Bray, RMC  
Township Clerk

**Motion/  
Second**

**Roll Call to Adopt on Second and Final Reading**

**YAY    NAY    ABSTAIN    ABSENT**

**Adopted on Second Reading  
Dated: July 13, 2026**

Robert Lane, Jr.  
Rev. Tassie York  
Bryan Acciani  
Derel Stroud  
Kevin B. McMillan

\_\_\_\_\_  
William Bray, RMC  
Township Clerk

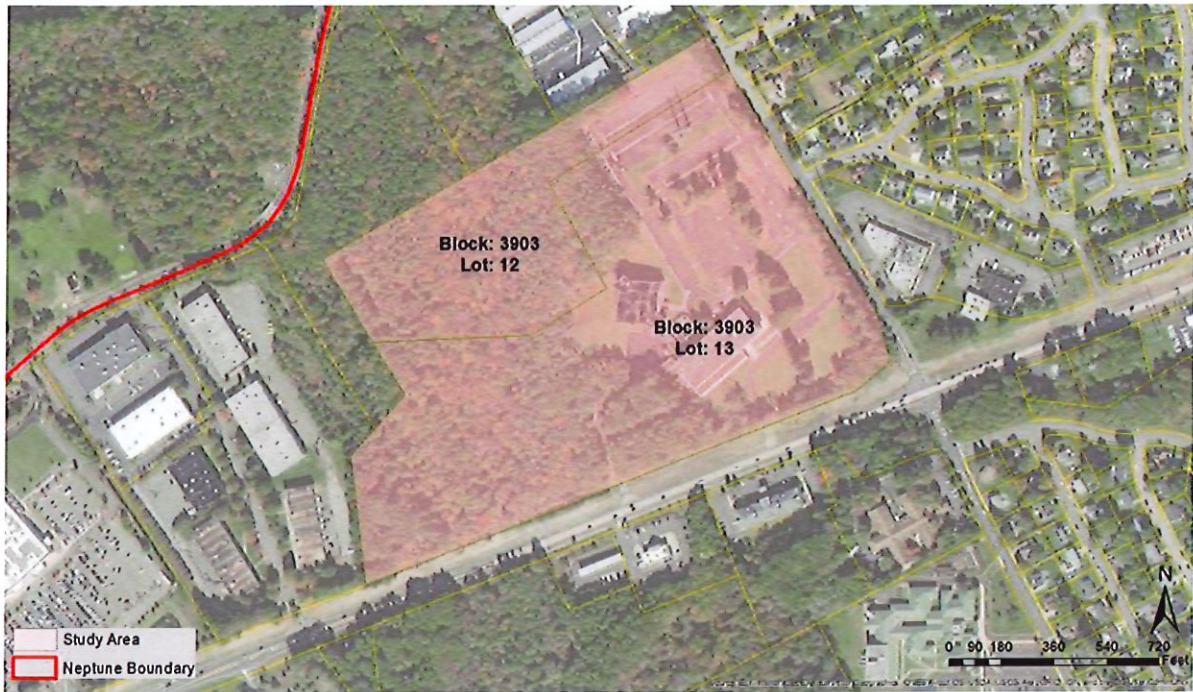
**Attest:**

William Bray, RMC  
Township Clerk

Kevin B. McMillan  
Mayor

\_\_\_\_\_  
Date: \_\_\_\_\_

**Attachment A (to the Ordinance)  
Amended Redevelopment Plan for Block 3903, Lot 12**



**Amended  
Redevelopment Plan  
Block 3903, Lot 12  
Township of Neptune  
Monmouth County, New Jersey  
Adopted: May 2026**

Prepared by:

**LEON S. AVAKIAN INC.**  
CONSULTING ENGINEERS

788 Wayside Road  
Neptune, New Jersey 07753  
(732) 922-9229

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## ACKNOWLEDGEMENTS

### **Mayor and Committee**

Mayor Kevin McMillan  
Deputy Mayor Derel M. Stroud  
Committeeperson Brian Acciani  
Committeeperson Tassie York  
Committeeperson Robert Lane

### **Planning Board**

Bishop Paul Brown, Chairman  
Committeeperson Brian Acciani  
Committeeperson Robert Lane  
Patrick Giliam  
Dyese Davis, Vice Chairperson  
Richard Culp  
Stephanie Oppgaard  
Roslyn Hurt-Steverson  
Lisa Boyd  
Richard Ambrosio, Alternate  
Mark Kitrick., Board Attorney  
Peter Avakian, PE, PP, PLS, Board Engineer  
Jennifer Beahm, PP, AICP, Board Planner  
Heather Kepler, Board Secretary

### **Township Administrator**

James Manning

## I. Background Information

The Township of Neptune has a land area of 8.67 square miles, of which, 8.2 square miles of it is land and 0.5 square miles (5.7%) of it is water. The Township is situated in the central easternmost part of Monmouth County, stretching from the Atlantic Ocean west to the Garden State Parkway. The southern border is the Shark River estuary, along with Neptune City and Wall Township, and the northern border is with the city of Asbury Park and Ocean Township.

The Township was formed in 1879, which is now comprised of several neighborhoods including Ocean Grove, Shark River Hills, Mid-Town, Bradley Park, the Gables, Seaview Island and West Neptune. Neptune Township is accessible from Garden State Parkway exits 100 and 102, with State Highways 18, 33, 35, 66 and 71 within its borders. Additional access is also available by New Jersey Transit trains (Bradley Beach/Neptune Station), major bus routes and local taxi service, and by ride sharing available through mobile applications such as Uber and Lyft. The Township is home to Jersey Shore Medical Center, the Regional Trauma Center for Central Jersey.

Since the road constructions in the early 20<sup>th</sup> century and transportation and infrastructure improvements over the years, the number of residents in Neptune began to rise. The construction of the Garden State Parkway between 1946 and 1957 resulted in significant population gains Neptune Township, with its greatest increase in population of 57.8 percent occurring between 1950 and 1960. Its second largest increase occurred between 1960 and 1970, with a population increase of 29.7 percent. The population has remained relatively unchanged since this time.

Neptune Township mainly consists of low and moderate density single-family homes, along with commercial areas concentrated west and north along the Tinton Falls Borough and Ocean Township municipal boundaries. The Township also contains environmentally sensitive areas, including several wetlands located throughout the municipality. As highlighted in its Master Plans and Reexamination Reports, Neptune Township has been approaching “build-out” with few remaining vacant developable lots, and both the 2009 Reexamination Report and the 2011 Master Plan highlight the importance of maintaining open space and creating better open space linkages. This established development pattern suggests that the Township’s future land use planning issues will revolve primarily around the community’s response to redevelopment of existing sites, rehabilitation, and/or adaptive reuse of existing buildings and sites.

As of the 2019 American Community Survey 5-year estimates, there were 27,563 people, a 1.35% decrease since its 2010 population. There were 11,402 households, 6,945 families residing in the Township. The racial makeup of the Township was 55.0% (15,158) white, 34.4% (9,482) black or African American, 0% Native American, 2.4% (672) Asian, 3.7% (1,014) from other races, and 4.5% (1,228) two or more races. Hispanic or Latino of any race were 10.6% (2,918) of the population. In the Township,



Figure 1. Municipal Boundaries

the population was spread out with 17.0% under the age of 18, 8.8% from ages 18 to 24, 24.5% from ages 25 to 44, 30.2% from ages 45 to 64, and 19.8% who were 65 years of age or older. The median age was 44.9 years. There were 11,402 households in Neptune Township, out of which 20.2% (2,299) had children under the age of 18 living with them, 12.5% (1,426) were married couples living together, 5.8% (663), 1.8% (210) had a male householder with no spouse present, and 0% were non-families. In the Township 32.8% of householders are living alone and 14.8% had someone living alone who was 65 years of age or older. The average household size was 2.4 and the average family size was 3.0.

The 2019 American Community Survey 5-year estimates showed that median household income was \$76,463 and the median family income was \$100,738. The per capita income for the Township was \$41,107 and about 7.7% of families were below the poverty line, including 15% of those under age 18 and 10.4% of those age 65 or over.



**Map A**  
**Continental Data Building**  
**Redevelopment Area**  
 Neptune Township, NJ

**LEON S. AVAKIAN, Inc.**  
 Consulting Engineers

Source: NJGIN Parcel Data

*Figure 2 Redevelopment Area*

## II. Basis for the Plan

This Redevelopment Plan has been prepared for an area that has been designated in need of redevelopment without condemnation for Block 3903, Lot 12 and 13 (in tax records, these lots have been merged into a single lot known as Lot 12). The redevelopment area is a corner lot with approximately 1,950 feet of frontage on Route 66 and 1,270 feet of frontage on Green Grove Road, located in the C-1 Planned Commercial Development Zone District. The lot has remained vacant for the past 20 years, with the exception of temporary uses. The lot was developed with two connected commercial office structures with associated parking in the eastern portion of the lot, however, the structures have been demolished. The western portion of the site remains wooded and precluded from development due to the presence of several environmentally sensitive features including Jumping Brook, an area of wetlands, and threatened species habitat.

A variety of land uses surround the redevelopment area. West of Green Grove Road, the uses around the redevelopment area and across Route 66 are generally commercial or industrial in nature. Land use patterns are strikingly different east of Green Grove Road, across the street from the redevelopment area, where single-family homes located in the R-2 Low Density Single-Family Residential Zone are the predominate use on both sides of Route 66. The Green Grove school is located within one of the residential neighborhoods across Route 66, and township-owned vacant conservation land comprised of wetlands is located directly north of the redevelopment area. Additional commercial uses located in the C-1 and C-3 Zones are also located north, past the wetland area. The New Jersey Department of Transportation has recently begun to widen Route 66 from Asbury Avenue to Jumping Brook Road. These improvements will continue into 20207.

The Mayor and Committee for the Township of Neptune requested the Planning Board conduct an investigation study to determine if Block 3903, Lot 12 met the criteria as an area in need of redevelopment (Resolution No. 2020-360). The Planning Board considered at a Public Hearing the findings of a report titled "Area in Need of Redevelopment Investigation Report" (the "Study") pertaining to those certain areas along Route 66 & Green Grove identified as Block 3903, Lot 12 and adopted a resolution which endorsed the findings of the Redevelopment Study and recommended to the Township Committee that the Amended Study Area be designated as an "area in need of redevelopment." The Mayor and Committee declared an area in need of redevelopment on March 22, 2021, Resolution No. 2021-05.

### III. Required Components of the Redevelopment Plan:

N.J.S.A 40A:12A-7 requires that a redevelopment plan include an outline for the planning, development, redevelopment, or rehabilitation of the Redevelopment Area sufficient to indicate the following:

1. Its relationship to definite local objectives as to appropriate land use, density of population and improved traffic and public transportation, public utilities, recreational and community facilities and other public improvements.
2. Proposed land uses and building requirements in the project area.
3. Adequate provisions for the temporary and permanent relocation, as necessary for residents in the project area, including an estimate of the extent of which decent, safe, and sanitary dwelling units affordable to displace residents will be available to them in the existing local housing market.
4. An identification of any property with the redevelopment area which is proposed to be acquired in accordance with the redevelopment plan.
5. Any significant relationship of the redevelopment plan to:
  - a) The master plans of contiguous municipalities;
  - b) The master plan of the county in which the municipality is located;
  - c) The State Development and Redevelopment Plan adopted pursuant to the "State Planning Act" P.L. 1985,c.398 (C.52:18A -196 et al.)
6. As of the date of the adoption of the resolution finding the area to be in need of redevelopment, an inventory of all housing units affordable to low and moderate income households, as defined pursuant to section 4 of P.L.1985, c.222 (C.52:27D-304), that are to be removed as a result of implementation of the redevelopment plan, whether as a result of subsidies or market conditions, listed by affordability level, number of bedrooms, and tenure.
7. A plan for the provision, through new construction or substantial rehabilitation of one comparable, affordable replacement housing unit for each affordable housing unit that has been occupied at any time within the last 18 months, that is subject to affordability controls and that is identified as to be removed as a result of implementation of the redevelopment plan. Displaced residents of housing units provided under any State or federal housing subsidy program, or pursuant to the "Fair Housing Act," P.L.1985, c.222 (C.52:27D-301 et al.), provided they are deemed to be eligible, shall have first priority for those replacement units provided under the plan; provided that any such replacement unit shall not be credited against a prospective municipal obligation under the "Fair Housing Act," P.L.1985, c.222 (C.52:27D-301 et al.), if the housing unit which is removed had previously been credited toward satisfying the municipal fair share obligation. To the extent reasonably feasible, replacement housing shall be provided within or in close proximity to the redevelopment area. A municipality shall report annually to the Department of Community Affairs on its progress in implementing the plan for provision of comparable, affordable replacement housing required pursuant to this section. The Township has been participating in the Round 4 Affordable Housing Process and will continue to provide it's Fair Share of low and moderate income households within the Township.
8. Proposed locations for public electric vehicle charging infrastructure within the project area in a manner that appropriately connects with an essential public charging network.

- b. A redevelopment plan may include the provision of affordable housing in accordance with the "Fair Housing Act," P.L.1985, c.222 (C.52:27D-301 et al.) and the housing element of the municipal master plan.
- c. The redevelopment plan shall describe its relationship to pertinent municipal development regulations as defined in the "Municipal Land Use Law," P.L.1975, c.291 (C.40:55D-1 et seq.). The redevelopment plan shall supersede applicable provisions of the development regulations of the municipality or constitute an overlay zoning district within the redevelopment area. When the redevelopment plan supersedes any provision of the development regulations, the ordinance adopting the redevelopment plan shall contain an explicit amendment to the zoning district map included in the zoning ordinance. The zoning district map as amended shall indicate the redevelopment area to which the redevelopment plan applies. Notwithstanding the provisions of the "Municipal Land Use Law," P.L.1975, c.291 (C.40:55D-1 et seq.) or of other law, no notice beyond that required for adoption of ordinances by the municipality shall be required for the hearing on or adoption of the redevelopment plan or subsequent amendments thereof.
- d. All provisions of the redevelopment plan shall be either substantially consistent with the municipal master plan or designed to effectuate the master plan; but the municipal governing body may adopt a redevelopment plan which is inconsistent with or not designed to effectuate the master plan by affirmative vote of a majority of its full authorized membership with the reasons for so acting set forth in the redevelopment plan.
- e. Prior to the adoption of a redevelopment plan, or revision or amendment thereto, the planning board shall transmit to the governing body, within 45 days after referral, a report containing its recommendation concerning the redevelopment plan. This report shall include an identification of any provisions in the proposed redevelopment plan which are inconsistent with the master plan and recommendations concerning these inconsistencies and any other matters as the board deems appropriate. The governing body, when considering the adoption of a redevelopment plan or revision or amendment thereof, shall review the report of the planning board and may approve or disapprove or change any recommendation by a vote of a majority of its full authorized membership and shall record in its minutes the reasons for not following the recommendations. Failure of the planning board to transmit its report within the required 45 days shall relieve the governing body from the requirements of this subsection with regard to the pertinent proposed redevelopment plan or revision or amendment thereof. Nothing in this subsection shall diminish the applicability of the provisions of subsection d. of this section with respect to any redevelopment plan or revision or amendment thereof.
- f. The governing body of a municipality may direct the planning board to prepare a redevelopment plan or an amendment or revision to a redevelopment plan for a designated redevelopment area. After completing the redevelopment plan, the planning board shall transmit the proposed plan to the governing body for its adoption. The governing body, when considering the proposed plan, may amend or revise any portion of the proposed redevelopment plan by an affirmative vote of the majority of its full authorized membership and shall record in its minutes the reasons for each

amendment or revision. When a redevelopment plan or amendment to a redevelopment plan is referred to the governing body by the planning board under this subsection, the governing body shall be relieved of the referral requirements of subsection e. of this section.

#### IV. Redevelopment Goals

The purpose of this plan is to provide certain development criteria that is cohesive with the varying adjacent land uses and with the goals and objectives of the 2009 Reexamination Report, the 2011 Master Plan, and the 2016 Monmouth County Master Plan. This plan seeks to create an area comprising of compatible uses with those of the C-1 Zone and with the overall development along Route 66.

#### V. Redevelopment Objectives

The Township is looking to promote development that would support the goals and objectives of the 2011 Master Plan. The objectives for this Redevelopment Plan are to:

1. Promote a balanced variety of residential, commercial, industrial, recreational, public, and conservation land uses.
2. Promote aesthetic and site improvements in the Township's major commercial and industrial areas.
3. Guide the development and redevelopment of the remaining large parcels and scattered vacant sites within neighborhoods to ensure proposed uses support existing uses without adverse impacts in terms of land use compatibility, traffic, economic and aesthetic impacts.
4. Provide a balanced land use pattern that preserves residential neighborhoods, strengthens the vitality of commercial districts, preserves parks and open spaces, protects environmentally sensitive natural features, accommodates community facilities, and enables local and regional circulation.
5. Encourage the adaptive reuse of the Township's older building stock.
6. Preserve, upgrade, and increase the vitality of existing commercial areas in an appropriate manner, while being sensitive to adjacent and existing uses.

#### VI. Definitions

Refer to Volume II Land Development Ordinance, Article II Definitions, of the Township of Neptune's General Ordinance for all definitions related to this redevelopment plan.

#### VII. Existing Zoning

The properties identified in the redevelopment area are all located within the C-1 Planned Commercial Development Zone and the Hospital Support Overlay. Refer to Volume II Land Development Ordinance Article IV Zoning District Regulations, of the Township of Neptune's General Ordinance for all requirements related to the existing zoning of the redevelopment area. It is the intention that this Redevelopment Plan supersede the General Ordinance requirements. However, in the instance where the regulations are silent the requirements of the General Ordinance will still govern.

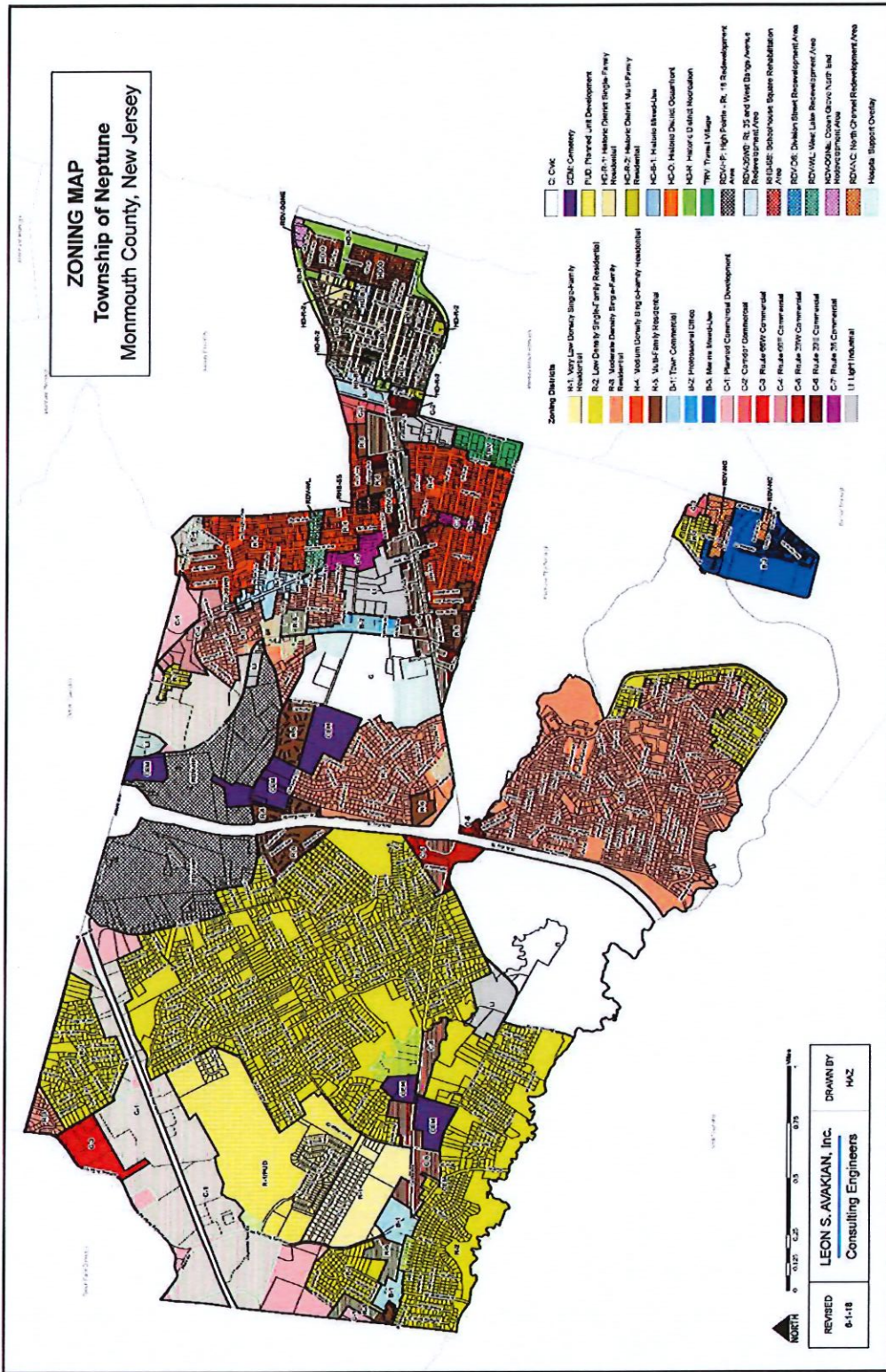


Figure 3. Township of Neptune Zoning Map

## VIII. Use and Bulk Requirements

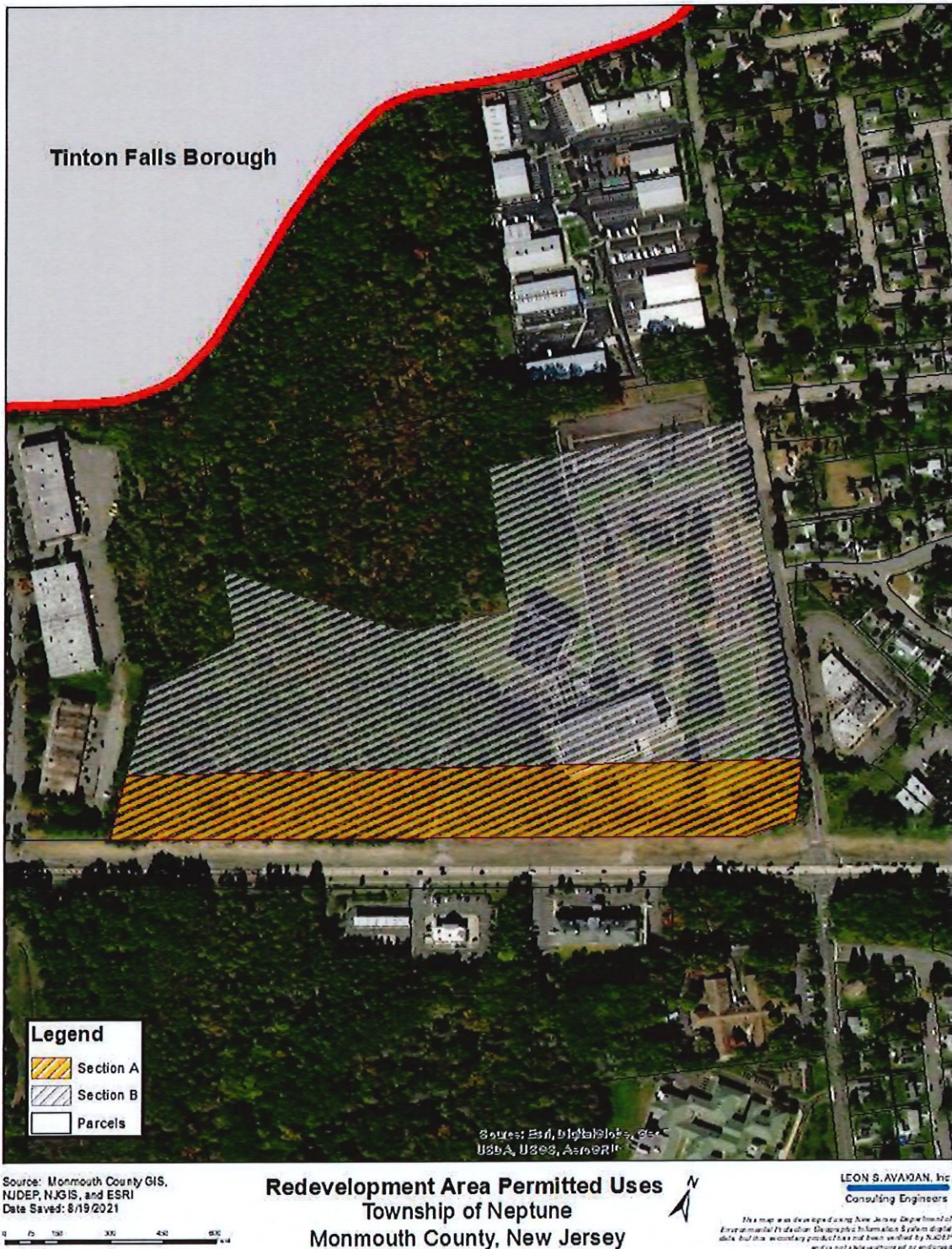


Figure 4. Redevelopment Area Permitted Uses

**PERMITTED LAND USES:**

The land uses permitted within the Redevelopment Area are listed below. Any land use that is not specifically included as a permitted use is prohibited unless determined by the Township Committee to be equivalent to a listed permitted use and consistent with the purposes and goals of this Plan:

**Section A:**

The portion of the site located along Route 66 (indicated in orange on Figure 4, above) will be governed by the requirements of §404.04 C-1 Planned Commercial Development Zone District and §424 H-S Hospital Support Zone Overlay. Permitted uses in this portion of the site will be those uses permitted in the C-1 Zone and the Hospital Support Zone Overlay. Section A shall be a minimum of 15,000 square feet. Infrastructure in the form of roadways and stormwater management facilities may be shared between Section A and Section B. The area, yard and building requirements of these zone districts will govern Section A as well.

**Section B:**

Permitted Uses for the portion of the site along Green Grove Road (depicted in gray on Figure 4, above):

<b>NAICS Code</b>	<b>NAICS Descriptor</b>
111419	All other Food Crops Grown Under Cover (including facilities for licensed cannabis cultivation)
2213	Public Utilities – Water, Sewerage and other systems
311	Food Processing Facilities
311412	Frozen Specialty Food Manufacturing
311812	Commercial Wholesale bakeries
312120	Brewery
312140	Distiller
323111/ 323113	Other Commercial Printing
323120	Prepress Services
325320/327110	All other miscellaneous chemical product and prep manufacturing
325411	Medicinal and Botanical Manufacturing
334419/ 335999	Other Electronic Component Manufacturing
334220	Radio, TV Broadcast & Wireless Communications Equipment
334512	Automatic Environmental Control Manufacturing
339112	Surgical and Medical Instrument Manufacturing
339116	Dental Laboratories
424590	Other Farm Product Raw Material Merchant Wholesalers (facilities for licensed cannabis packaging)
424590	All Other Good Crops Grown Under Cover (vertical farming)
424810	Beer and Ale Merchant Wholesalers
424820	Wine and Distilled Alcoholic Beverage Merchant Wholesalers

44111	New Car Dealers
4412	Other Motor Vehicle Dealers
4413	Automotive Parts, Accessories, and Tire Stores
442	Furniture and Home Furnishings Stores
443	Electronics and Appliance Stores
444	Building Material and Garden Equipment and Supplies Dealers
445	Food and Beverage Stores
446	Health and Personal Care Stores
446199	Medical equipment and supplies stores
44711	Gasoline Stations with Convenience Stores
448	Clothing and Clothing Accessories Stores
451	Sporting Goods, Hobby, Musical Instrument, and Book Stores
452	General Merchandise Stores
453	Miscellaneous Store Retailers
453998	<del>All other miscellaneous store retailers except tobacco stores</del>
493110	<del>General Warehousing and Storage</del>
493120	<del>Refrigerated Warehousing and Storage</del>
493190	<del>Other Warehousing and Storage</del>
511	Publishing Industries (except Internet)
512	Motion Picture and Sound Recording Industries
512240/ 512110	Film and Sound Recording Studios
518	<del>Data Processing, Hosting, and Related Services</del>
518210	<del>Data Center</del>
519	Other Information Services
522	Credit Intermediation and Related Activities
524	Insurance Carriers and Related Activities
531	Real Estate
5321	Automotive Equipment and Rental Leasing
5322	Consumer Goods Rental
541	Professional, Scientific, and Technical Services
541380	Testing Laboratories
541511	Custom Computer Programming Services
541512	Computer Systems Design Services
541513	Computer Facilities Management Services
541519	Other Computer Related Services
541711/541712	Research Laboratory
551	Management of Companies and Enterprises
561	Administrative and Support Services

6115	Technical and Trade School
6116	Other Schools and Instruction
611620	Sports & Recreation Instruction
621	Ambulatory Health Care Services (Includes physician's and dentist's offices, outpatient care, etc.)
622110	General Medical and Surgical Hospitals
6241	Individual and Family Services
621493	Freestanding Ambulatory Surgical and Emergency Care Center (urgent care facilities)
623110	Nursing Homes (nursing care facilities (skilled nursing facilities))
623312	Assisted Living Facilities for the Elderly (Assisted Living Facilities)
623311	Assisted living facilities with on-site nursing facilities
62410	Community Food Services
624120	Adult Day Care Facilities (adult care centers)
6243	Vocational Rehabilitation Services
6244	Child Day Care Services
711	Performing Arts, Spectator Sports, and Related Industries
712	Museums, Historical Sites, and Similar Institutions
713	Amusement, Gambling, and Recreation Industries
713940	Fitness and Recreational Sports Centers (indoor/outdoor recreation facilities)
72111	Hotels (except Casino Hotels) and Motels
722	Food Services and Drinking Places (except Mobile Food Services)
811181	Automotive Oil Change and Lubrication Shops
811192	Car Washes
8114	Personal and Household Good Repair and Maintenance
8121	Personal Care Services
812910	Pet Care (except Veterinary) Services
81292	Photofinishing
8132	Grantmaking and Giving Services
8133	Social Advocacy Organizations
8134	Civic and Social Organizations
8139	Business, Professional, Labor, Political, and Similar Organizations
92	Public Administration

**BULK REQUIREMENTS:**

1. Minimum Lot Area: 2.5 acres
2. Minimum Lot Width: 500 feet
3. Minimum Lot Frontage: 500 feet
4. Minimum Lot Depth: 600 feet

5. Minimum Front Yard Setback: 30 feet
6. Minimum Side Yard Setback: 50 feet
7. Min. Combined Side Yard Setback: 50 feet
8. Minimum Rear Yard Setback: 40 feet
9. Maximum Building FAR: 1.0
10. Maximum Percent Building Coverage: 30%
11. Maximum Percent Total Lot Coverage: 65%
12. Maximum Number of Stories: 3
13. Maximum Principal Building Height: 60 feet
14. Maximum Accessory Structure Height 50 feet

#### **SIGNAGE**

Permitted Signage will be on a per use basis, at the discretion of the Township Redevelopment Committee.

#### **DESIGN STANDARDS:**

1. A 70 foot buffering zone, which may include detention basins, sound berms, or landscaping is required when loading areas are directly adjacent to residential zones.
2. Nonresidential driveways are permitted to be 20 feet minimum and 25 feet maximum
3. No access from any use within Section B shall be permitted onto Green Grove Road without such terms in a negotiated Redevelopment Agreement or as specifically approved by the Neptune Township Planning Board. All other access is required to utilize a driveway out to State Highway 66.
4. Landscaping islands are required every 8-parking space. If landscaping islands are not reasonably practicable in a parking area, the same calculated number of plantings are permitted to be relocated to the perimeter of the parking lot, driveway or truck court area.
5. Pedestrian access to the front portion of the site will be via a controlled crosswalk at the Princeton Avenue intersection to sidewalk on the west side of Green Grove Avenue.
6. All development must meet the design standards set forth in Article V, §502 Architectural Design Standards of the Township's Land Development Ordinance.

## IX. Consistency with Other State and Local Plans and Regulations:

### STATE DEVELOPMENT AND REDEVELOPMENT PLAN

In reviewing the New Jersey State Development and Redevelopment Plan Volumes 1-4, the following information pertains to goals and policies for a program of rehabilitation which discusses the development and redevelopment policies.

While a small portion of the Township is designated as a County Park, the majority of Neptune is designated as a Planning Area 1 (PA1) or Metropolitan Planning Area in the State Development and Redevelopment Plan. This is the most urban of the State's five (5) planning area classifications, and communities with this designation generally exhibit mature settlement patterns with a diminished supply of vacant land. In established communities such as Neptune, and other municipalities located proximate to the Township, the reuse of existing properties will be the major form of new construction. The land use policy objectives of Metropolitan Planning Areas are to:

- (1) Promote redevelopment and development in cores (i.e., downtowns) and neighborhoods through cooperative regional efforts.
- (2) Promote diversification of land use, including housing where appropriate in single use developments, and enhance their linkages to the rest of the community.
- (3) Ensure efficient and beneficial utilization of scarce land resources to strengthen its diversification and compact nature. Consequently, the Township's Master Plan recognizes this designation and will support the intent and principles of the State Plan. Further, the overall objectives and policies of the Neptune Master Plan shall be consistent with these goals.

The Redevelopment Plan helps advance these land use policy objectives and encourages the provision of diverse and compatible land uses, especially through the redevelopment of the current abandoned building. The Redevelopment Plan is in conformance with the State Development and Redevelopment as well as the Monmouth County Cross Acceptance Report.

### MONMOUTH COUNTY MASTER PLAN

Monmouth County adopted a new Master Plan in 2016. The 2016 Land Use Element of the Monmouth County Master Plan designates the Township of Neptune as a Suburban Area, as well as a Priority Growth Investment Area (PGIA), which are areas with either existing or planned infrastructure that lend to development and redevelopment opportunities. The Township also has areas designated as Priority Growth – Reinvestment Area/Site (PG-RAS), which are areas where more intense or significant development, redevelopment, revitalization, and hazard mitigation investments are highly encouraged. The Master Plan theme is focused on redevelopment, revitalization, and rediscovery, recognizing many county municipalities have an established physical form and character that they now seek to maintain and/or enhance it in a time characterized by limited growth and constrained public finance. The Redevelopment plan furthers this general theme and aligns with the following relevant goals and objectives of the County Master Plan:

1. Promote in-fill development and the adaptive reuse of substandard, underutilized, or abandoned structures that complement or improve adjacent land uses and support or enhance neighborhood character resulting in healthier places to live, work, learn, and recreate.
2. Encourage the redevelopment and revitalization of highway commercial corridors that incorporate multi-purpose uses, higher design standards, are located outside Special Flood Hazard Areas (SFHA) and improve circulation both on and off-site.
3. Encourage development of a high quality, diversified tax base to provide superior economic resiliency when confronted with unanticipated changes in the overall economy.
4. Support policies and investment in priority growth areas and locations that promote safe, healthy, sustainable, and resilient communities.

The Redevelopment Plan encourages the redevelopment and reuse of vacant structures to further economic development, especially along the heavily-trafficked highway commercial corridor of Route 66. The creation of new commercial space will expand employment opportunities, improve business investment, and add value to Neptune Township's and Monmouth County's tax base. Through economic revitalization and the creation of diverse and compatible land uses, the Redevelopment Plan will enhance the overall quality of life in Monmouth County.

Given Monmouth County's overall focus on redevelopment, revitalization, and rediscovery, and as seen by the relevant goals and objectives identified above, the Redevelopment Plan is consistent with the goals, objectives and policies stated in the Monmouth County Master Plan.

#### **TOWNSHIP OF NEPTUNE PLANNING DOCUMENTS**

The Township of Neptune has previously emphasized establishing a balance of uses that benefit the residents and visitors of Neptune Township, protect environmentally sensitive features, are compatible with nearby land uses from other municipalities, and that align with the goals and objectives of the Monmouth County Master Plan. These initiatives are reflected in and are consistent with the following relevant goals and objectives from the 2009 Reexamination Report and the 2011 Master Plan as they pertain to this redevelopment plan:

#### **2009 REEXAMINATION REPORT, DRAFT**

1. Promote a balanced variety of residential, commercial, industrial, recreational, public, and conservation land uses.
2. Guide the development and redevelopment of the remaining large parcels and scattered vacant sites within neighborhoods to ensure proposed uses support existing uses without adverse impacts in terms of land use compatibility, traffic, economic and aesthetic impacts.
3. Promote the preservation of natural systems and environmentally sensitive areas, particularly wetland, woodland, coastal, flood hazard and aquifer recharge areas.
4. Reclaim underutilized and/or constrained parcels for productive use.

## **2011 COMPREHENSIVE MASTER PLAN**

5. Promote a balanced variety of residential, commercial, industrial, recreational, public, and conservation land uses.
6. Promote aesthetic and site improvements in the Township's major commercial and industrial areas.
7. Guide the development and redevelopment of the remaining large parcels and scattered vacant sites within neighborhoods to ensure proposed uses support existing uses without adverse impacts in terms of land use compatibility, traffic, economic and aesthetic impacts.
8. Promote the preservation of natural systems and environmentally sensitive areas, particularly wetland, woodland, coastal, flood hazard and aquifer recharge areas.
9. Provide a balanced land use pattern that preserves residential neighborhoods, strengthens the vitality of commercial districts, preserves parks and open spaces, protects environmentally sensitive natural features, accommodates community facilities, and enables local and regional circulation.
10. Encourage the adaptive reuse of the Township's older building stock.
11. Preserve, upgrade, and increase the vitality of existing commercial areas in an appropriate manner, while being sensitive to adjacent and existing uses.
12. Promote the establishment of a hospital support zone proximate to Jersey Shore University Hospital, while maintaining adequate buffering to preserve existing residential neighborhoods.

This Redevelopment Plan furthers the identified goals, objectives, and principals of Neptune's planning documents.

## **NEIGHBORING COMMUNITIES PLANNING DOCUMENTS**

The municipalities sharing boundaries with Neptune are Wall Township, Tinton Falls, Ocean Township, Asbury Park, Bradley Beach, Avon By The Sea, Neptune City, and Belmar Township. The zoning and land uses that have been adopted for lands bordering Neptune Township in Neptune City, Avon By The Sea, and Bradley Beach appear to be consistent with the planning principles that have been adopted for proximate areas of Neptune. In sum, these areas have been zoned for residential and commercial uses, which are consistent with the lands within Neptune that border these municipalities.

## **X. Affordable Housing Units Inventory**

Currently, there are no housing units affordable to low and moderate income households to be removed as a result of implementation of the redevelopment plan.

## **XI. Implementation Tools**

### **1. REDEVELOPMENT POWERS**

The designation of this Redevelopment Plan as a "Non-Condensation Redevelopment Plan" deliberately excludes the exercise of the taking of property by eminent domain. One of the redevelopment policies of the

Township is that the present owners of property in designated redevelopment parcels be given every opportunity to participate in the redevelopment program through the reinvestment, rehabilitation, and/or redevelopment of their properties in accordance with the land uses and building and design requirements of this Plan.

**2. REDEVELOPER DESIGNATION BY TOWNSHIP COMMITTEE – REDEVELOPMENT AGREEMENT**

In order to assure that the vision of this Redevelopment Plan and the redevelopment agreement(s) will be successfully implemented in an effective, comprehensive and timely way, and in order to promptly achieve the public purpose goals of the Plan, the Township Committee, acting as the Redevelopment Entity, will select one or more redeveloper(s) in the area governed by this Redevelopment Plan. Any party not specifically designated as the “redeveloper” and a party to a redevelopment agreement with the Township, shall not have the standing to proceed before the Planning Board for site plan or other approvals.

3. All designated redeveloper(s) will be required to execute a Redevelopment Agreement satisfactory to and authorized by the Township Committee. The Township may seek to enter into a Conditional Designation and Interim Cost Agreement to provide for the identification of issues to be negotiated before the redeveloper is designated and a redevelopment agreement is executed. Such CDICA may provide for sufficient escrows to defer some, or all of the expenses and costs incurred by the Township, including staff costs and the costs of professional consultants retained by the Township in connection with the negotiation of the redevelopment agreement.

The Township may also seek to negotiate the reimbursement by the redeveloper of some or all of the costs incurred by the Township in undertaking the redevelopment process.

### 3.1 PROCEDURAL AND SUBSTANTIVE STANDARDS FOR REDEVELOPER DESIGNATION

- A. The procedural and substantive standards described here will guide redeveloper selection. The Township Committee reserves all options available to it under the Local Redevelopment and Housing Law to designate one or more redevelopers to execute redevelopment agreements (and/or amendments thereof, as the case maybe) to implement this Plan. It may determine to issue Requests for Proposals for one or more parcels in the redevelopment area, or it may at any time, entertain unsolicited proposal(s) from a prospective redeveloper(s) for redevelopment of one or more parcels.
- B. The selection process will likely include the submission of some or all of the following materials (additional submission materials may be requested by the Township as deemed appropriate.):
  - a. Conceptual plans and elevations sufficient in scope to demonstrate that the design approach, architectural concepts, number and type of dwelling units, if any, retail and or commercial uses, parking, traffic circulation, flood mitigation, landscaping, open space, sustainability elements, construction schedule, including estimated pre-construction time period to secure permits and approvals, and other elements are consistent with the objectives and standards of this Redevelopment Plan.
  - b. Documentation evidencing the financial responsibility and capability of the proposed redeveloper with respect to carrying out the proposed redevelopment, including but not limited to: type of legal entity, disclosure of ownership interest, list of comparable projects successfully completed, list of references with name, address and phone information, list of any general or limited partners, financing plan, and financial profile of the redeveloper entity and its parent, if applicable.
- C. Following execution of a Redevelopment Agreement, and having been unsuccessful in its efforts to market Block 3903, Lot 12.01 for a warehouse use due to changing industry demands, Redeveloper proposes alternative uses for the property. In the event that the alternate uses does not acquire Block 3903, Lot 12.01 on or before the date which is ninety (90) days after adoption of this Amended Redevelopment Plan, or in the event that a public utility does not obtain site plan approval to develop Block 3903, Lot 12.01 for such use by the date that is eighteen (18) months from adoption of this Amended Redevelopment Plan, then the Permitted Uses in this Section B will revert back to the Permitted Uses that were permitted in the 2021 Redevelopment Plan **but only with specific** respect to General Warehousing and Storage, Refrigerated Warehousing and Storage and Other Warehousing and Storage, together with the associated permitted driveway width **and expressly excluding data centers**, except that the floor area of any proposed building, the number of truck bays, and the number of parking spaces in any proposed project at such property shall not exceed the floor area, number of truck bays, and number of parking stalls set forth in the Existing Site Plan Approval for such warehouse use on Block 3903, Lot 12.01 approved on May 22, 2024 and memorialized on August 28, 2024.

### **3.2 TOWNSHIP COMMITTEE REVIEW BEFORE APPLICATION TO THE PLANNING BOARD**

The Township Committee, or its designee, shall review and approve, in a manner consistent with this Redevelopment Plan and all proposed redevelopment projects within the Redevelopment Area to ensure that such project(s) is consistent with the Redevelopment Plan and any relevant Redeveloper Agreement(s). Such review shall occur prior to the submission of an application for approval of the redevelopment project(s) to the Planning Board. In addition, the review may address the site and building design elements of the project to ensure that the project adequately addresses the goals and objectives of this Plan and the redevelopment agreement.

### **3.3 PLANNING BOARD REVIEW PROCESS**

After the Township Committee review process noted above is completed, all development applications shall be submitted to the Township of Neptune Planning Board through the standard site plan and subdivision procedures as outlined in N.J.S.A. 40:55D-1 et seq. The Planning Board shall deem any application for redevelopment for any property subject to this Redevelopment Plan incomplete if the applicant has not been designated by the Township Committee as a redeveloper(s), a redevelopment agreement has not been fully executed and the development application has not been approved by the Township Committee, its staff or consultant.

## **4. DEVIATIONS/VARIANCES**

The Neptune Township Planning Board, at the time of site plan review and without formal amendment to this Plan, may approve minor modifications from the bulk standards set forth herein if deemed to be in the interest of project implementation and in furtherance of the Route 66 Redevelopment Plan. Any material deviations from the uses provided and the overall goals of the Redevelopment Plan shall be by formal amendment to the Redevelopment Plan adopted by the Township Committee in accordance with the procedures set forth in the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq.

## **5. SEVERABILITY**

If a Court of competent jurisdiction finds any word, phrase, clause, section, or provision of this Redevelopment Plan to be invalid, illegal, or unconstitutional, the word, phrase, clause, section, or provision shall be deemed severable, and the remainder of the Redevelopment Plan and implementing Ordinance shall remain in full force and effect.

## **6. ADVERSE INFLUENCES**

No use or reuse shall be permitted which, when conducted under proper and adequate conditions and safeguards, will produce corrosive, toxic or noxious fumes, glare, electromagnetic disturbance, radiation, smoke, cinders, odors, dust or waste, undue noise or vibration, or other objectionable features so as to be detrimental to the public health, safety or general welfare.

## **7. RELOCATION REQUIREMENTS**

Implementation of this Redevelopment Plan may require the displacement and relocation of businesses located within the Redevelopment Area. At the time of property acquisition, the actual extent of displacement will be confirmed, and if it is necessary, a Workable Relocation Assistance Plan will be prepared and submitted to the New Jersey Department of Community Affairs for approval. The Township will comply with the requirements of the New Jersey State relocation statutes and regulations as applicable and will provide all benefits and assistance required under applicable law.

## **8. CERTIFICATES OF COMPLETION**

Upon completion of a project, the developer shall apply for a Certificate of Completion together with such documentation and information evidencing the satisfaction of all obligations set forth in a negotiated Redevelopment Agreement.

## **9. PROCEDURES FOR AMENDING THE PLAN**

This Redevelopment Plan may be amended from time to time upon compliance with the requirements of state law.

## **10. LAND USE MAP AMENDMENTS**

The adoption of this Redevelopment Plan or any amendments thereto shall automatically allow for any necessary modifications to the official Township Land Use Map to ensure consistency between the two documents.

## **11. REDEVELOPMENT PLAN DURATION**

The provisions of this Redevelopment Plan specifying the redevelopment of the Redevelopment Area and the requirements and restriction with respect thereto shall be in effect for a period of fifty (50) years from the date of adoption of this Redevelopment Plan by the Township Committee.

**TOWNSHIP OF NEPTUNE**  
**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
<b>Bill List Total</b>	<b>\$1,868,679.13</b>

**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 May 28, 2026.

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William Bray, RMC  
Township Clerk

**TOWNSHIP OF NEPTUNE**

**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.

**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 May 28, 2026.

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William Bray, RMC, CMR  
Township Clerk

**TOWNSHIP OF NEPTUNE**

**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>
	Public Works	Laborer	Class A CDL Driver	\$45,000.00	3/25/26

**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.

<u>Account Name</u>	<u>Account Number</u>
Solid Waste Collection S&W	01-201-26-305-010

\_\_\_\_\_  
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 May 25, 2026.

\_\_\_\_\_  
William Bray, RMC  
Township Clerk

## TOWNSHIP OF NEPTUNE

### 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.

#### 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 May 28, 2026.

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William Bray, RMC  
Township Clerk

**NEPTUNE TOWNSHIP**

**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 Mohamed Elgamal; and,

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

**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 May 28, 2026.

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William Bray, RMC  
Township Clerk

**TOWNSHIP OF NEPTUNE**

**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
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
1334-33-012-018	Hen Eatery Inc.	3548 Rt. 66
1334-33-018-014	Sea Crab, Inc.	25 South Main Street
1334-33-019-008	Brickhouse 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, DBA: MJ's	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.

**CERTIFICATION**

I, William Bray, Clerk of the Township of Neptune hereby certify that the foregoing is a true copy of a resolution duly adopted by the Township Committee of the Township of Neptune, Monmouth County, State of New Jersey at a meeting held on May 28, 2026.

\_\_\_\_\_  
William Bray, RMC  
Township Clerk

**TOWNSHIP OF NEPTUNE**

**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>
	Municipal Court	Summer Intern	\$15.92 per/hr	6/15 - 8/28/26
	Human Resources	Summer Intern	\$15.92 per/hr	6/15 - 8/28/26
	Library	Summer Intern	\$15.92 per/hr	6/15 - 8/28/26
	Code & Construction	Summer Intern	\$15.92 per/hr	6/15 - 8/28/26
	Code & Construction	Summer Intern	\$15.92 per/hr	6/15 - 8/28/26
	Clerk	Summer Intern	\$15.92 per/hr	6/15 - 8/28/26
	Tourism Office	Summer Intern	\$15.92 per/hr	6/15 - 8/28/26
	Senior Center	Summer Intern	\$15.92 per/hr	6/15 - 8/28/26

**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.

<b>Account Name</b>		<b>Account Number</b>

\_\_\_\_\_  
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 May 28, 2026.

\_\_\_\_\_  
William Bray, RMC  
Township Clerk

**TOWNSHIP OF NEPTUNE**

**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>
	Public Works	Class A CDL Driver	\$45,000.00	6/8/26
	Public Works	Class B CDL Driver	\$38,000.00	6/8/26
	Public Works	Class A CDL Driver	\$45,000.00	6/8/26

**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.

<u>Account Name</u>	<u>Account Number</u>
Solid Waste Collection S&W	01-201-26-305-010

\_\_\_\_\_  
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 May 28, 2026.

\_\_\_\_\_  
William Bray, RMC  
Township Clerk

**TOWNSHIP OF NEPTUNE**

**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.

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

**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 May 28, 2026.

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William Bray, RMC  
Township Clerk

**TOWNSHIP OF NEPTUNE**

**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.

<b>Account Name</b>	<b>Account Number</b>
Ord 21-33 Various Sewer Improvements	08-215-55-581-020

\_\_\_\_\_  
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 May 28, 2026.

\_\_\_\_\_  
William Bray, RMC, CMR  
Township Clerk

**TOWNSHIP OF NEPTUNE**

**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.

**Account Name**

Ord 24-36 Development of Welsh Farm  
Property

**Account Number**

04-215-55-937-020

\_\_\_\_\_  
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 May 28, 2026.

\_\_\_\_\_  
William Bray, RMC  
Township Clerk

**TOWNSHIP OF NEPTUNE**

**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.

#### **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 May 28, 2026.

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William Bray, RMC, CMR  
Township Clerk

**TOWNSHIP OF NEPTUNE**

**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.

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

**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.

<b>Account Name</b>	<b>Account Number</b>

\_\_\_\_\_  
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 May 28, 2026.

\_\_\_\_\_  
William Bray, RMC  
Township Clerk