

TOWNSHIP COMMITTEE WORKSHOP MEETING

November 24, 2025 – 6:00 P.M.

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

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

Mayor Lane announces "the notice requirements of R.S. 10:4-18 have been met through the publication of the required advertisement in The Coaster and Asbury Park Press, posting on the Municipal Complex board, and filing with the Municipal Clerk. Additionally, the meeting agenda is available on the Township website (www.neptunetownship.org).".

ITEMS FOR DISCUSSION IN OPEN SESSION

COMMITTEE CALENDARS

EXECUTIVE SESSION

Res 25-376 Authorize an Executive Session Meeting

Offered by: _____ **Seconded by:** _____

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

TOWNSHIP OF NEPTUNE

RESOLUTION 25-376

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:
County EMS
Personnel
Township Marina
Cannabis
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, Clerk of the Township of Neptune hereby certify that the foregoing is a true copy of a resolution duly adopted by the Township Committee of the Township of Neptune, Monmouth County, State of New Jersey at a meeting held on November 24, 2025.

William Bray, RMC, CMR
Township Clerk

TOWNSHIP COMMITTEE MEETING – NOVEMBER 24, 2025 – 7:00 P.M.

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

CALL TO ORDER

Mayor Lane calls the November 24, 2025 Township Committee Meeting to order.

OATH OF OFFICE- ELECTED TOWNSHIP COMMITTEE MEMBERS

Township Committeemen Elect Bryan Acciani will be sworn into office.

ROLL CALL:

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

MOMENT OF SILENCE AND FLAG SALUTE

The Clerk states, "Fire exits are located in the rear of the room and to my right. In the event of a fire, you will be notified by fire alarm and/or public address system, then proceed to the nearest smoke-free exit."

Mayor Lane announces that the notice requirements of R.S. 10:4-18 have been satisfied by the publication of the required advertisement in The Coaster and the Asbury Park Press, posting the notice on the Board in the Municipal Complex, and filing a copy of said notice with the Municipal Clerk. In addition, the meeting agenda is posted on the Township web site (www.neptunetownship.org).

APPROVAL OF MINUTES

Motion offered by _____, seconded by _____, to approve the minutes of meetings of November 10, 2025

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: York _____ Acciani _____ Stroud _____ McMillan _____ Lane _____

PROCLAMATION

Recognizing the Contributions of Committeeman Jason Jones

PRESENTATION

Annual Assessment Program - Dawn Crozier-Freeman; Neptune Township Tax Assessor
North End Redevelopment Plan Amendment – Jennifer Beahm; Neptune Township Planner

COMMENTS FROM THE DAIS

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

REPORT OF THE ACTING BUSINESS ADMINISTRATOR

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

PUBLIC COMMENTS ON RESOLUTIONS

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

ORDINANCES

PUBLIC HEARING AND FINAL ADOPTION ORDINANCES –

ORDINANCE NUMBER 25-28: Ordinance of the Township of Neptune Amending And Supplementing Chapter 5, Entitled “Animal Control” To Prohibit The Breeding Of Dogs And Cats

Explanatory Statement: The ordinance bans the for-profit breeding of dogs and cats by unlicensed people or businesses.

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

ORDINANCES FOR FIRST READING

ORDINANCE 25-29: An Ordinance Adopting the Second Amended Redevelopment Plan for Ocean Grove North End Located in the Township of Neptune, County of Monmouth, New Jersey

Explanatory Statement: The purpose of this ordinance is to amend the Ocean Grove North End Redevelopment Agreement. The Public Hearing for this Ordinance will be Dec. 22, 2025

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

ORDINANCE NUMBER 25-30: An Ordinance Authorizing the Execution of a Financial Agreement for Payments In Lieu Of Taxes With IPG At Westlake Urban Renewal, LLC Pursuant to the Long-Tax Exemption Law, N.J.S.A. 40a:20-1 Et Seq.

Explanatory Statement: The purpose of this ordinance is to authorize the Township to enter into a Long-term Tax Abatement for the West Lake Ave Redevelopment Project. The Public Hearing for this Ordinance will be Dec. 8, 2025

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

ORDINANCE 25-31: An Ordinance to Regulate Smoke Shops and Vape Shops

Explanatory Statement: *The purpose of this chapter is to protect the public’s health and general welfare by licensing and regulating pre-existing smoke and vape shops, the retail sale of smoking devises and paraphernalia, and to ensure that smoking devices and paraphernalia are not sold to minors.* The Public Hearing for this Ordinance will be Dec. 8, 2025

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

CONSENT AGENDA

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

- Res 25-377** Authorize Payment of Bills
- Res 25-378** Authorize Settlement Barrett vs Neptune
- Res 25-379** Authorize West Lake Ave Redevelopment Agreement
- Res 25-380** Award Contract for Brush Removal
- Res 25-381** Award Contract to Purchase Police Vehicles
- Res 25-382** Support Route 33 Project
- Res 25-383** Approve Professional Service Contract RFP Addendum
- Res 25-384** Approve Change Order #2 & Final Closeout of Embury & Ridge Ave. Improvements

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

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 NUMBER 25-28

ORDINANCE OF THE TOWNSHIP OF NEPTUNE AMENDING AND SUPPLEMENTING CHAPTER 5, ENTITLED "ANIMAL CONTROL" TO PROHIBIT THE BREEDING OF DOGS AND CATS

WHEREAS, the Township of Neptune (the "Township") previously established Chapter 5, entitled "Animal Control" of "The Code of the Township of Neptune" (also referenced as the "Township Code"); and

WHEREAS, the Township now desires to create a new Section 5-1.12-5.1-15 of the Township Code to be entitled "Ban on Breeding of Dogs and Cats";

WHEREAS, the provisions to be revised are more specifically identified below.

NOW, THEREFORE, BE AND IT IS HEREBY ORDAINED, by the Mayor and City Council of the Township of Neptune, in the County of Monmouth and State of New Jersey, as follows:

Section 1. The Township Code is hereby amended and supplemented to create a new § 5-1.12 – 5.1-15 to read as follows:

§ 5-1.12 BAN ON BREEDING OF DOGS AND CATS

§ 5-1.13 The Deliberate Breeding of Dogs and Cats for Profit is Prohibited. It shall be unlawful for any person to deliberately breed any dog or cat for profit. Violation of this subsection by any person or corporation shall be an infraction, punishable by a fine of not more than one thousand dollars (\$1,000) per litter deliberately bred. Anyone found guilty of this provision may cure this fine by providing proof to the animal control officer that all of the animals bred and their offspring have been spayed or neutered, via inspection of the animals in question and/or veterinary records, and that all breeding activity on the property has ceased.

§ 5-1.14 Advertisement and Sale of Dogs and Cats is Prohibited. It shall be unlawful for any person to sell or offer for sale any dog or cat. Violation of this subsection by any person or corporation shall be an infraction, punishable by a fine of not more than two hundred fifty dollars (\$250) per animal per day.

§ 5-1.15 Exceptions.

- a. Exception for Accidental Litters. The prohibition on the deliberate breeding of dogs or cats for profit in this Section shall not apply to litters of dogs or cats that were bred due to accident, provided that the person responsible for the animals provides proof to the animal control officer that the animals bred have been spayed or neutered.
- b. The prohibition on breeding shall not apply to any kennel or pet shop licensed by the Township on Neptune.

c. Exception for Rehoming Fees. The prohibition on the advertisement and sale of dogs and cats in this Section shall not apply to rehoming fees required when adopting any dog or cat for the purposes of ensuring that the animal is adopted into a safe environment.

Section 2. All other provisions of Chapter 5 of the Township Code which are not referenced in this Ordinance shall remain unaffected/unchanged and remain in full force and effect.

Section 3. All parts and provisions of any Ordinance which are inconsistent with the provisions of this Ordinance shall be repealed to the extent of such inconsistency.

Section 4. The provisions of this Ordinance shall be severable. In the event that any portion of this Ordinance is found to be invalid for any reason by any Court of competent jurisdiction, such judgment shall be limited in its effect only to the portion of the Ordinance actually adjudged invalid and shall not be deemed to affect the operation of any other portion thereof, which shall remain in full force and effect.

Section 5. This Ordinance shall take effect upon final passage and publication in accordance with the law.

Motion/ Second	Roll Call to Adopt on First Reading	YAY	NAY	ABSTAIN	ABSENT	Adopted on First Reading Dated: November 10, 2025
Second	Rev. Tassie York	X				
	Jason Jones	X				
Moved	Derel Stroud	X				
	Kevin McMillan	X				
	Robert Lane, Jr	X				
						William Bray, RMC, CMR Township Clerk

Motion/ Second	Roll Call to Adopt on Second and Final Reading	YAY	NAY	ABSTAIN	ABSENT	Adopted on Second Reading Dated: November 24, 2025
	Rev. Tassie York					
	Bryan Acciani					
	Derel Stroud					
	Kevin McMillan					
	Robert Lane, Jr					
						William Bray, RMC, CMR Township Clerk

Attest:

William Bray, RMC, CMR
Township Clerk

Robert Lane, Jr.
Mayor

Date: _____

TOWNSHIP OF NEPTUNE

ORDINANCE NUMBER 25-28

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Motion/ Second	Roll Call to Adopt on First Reading	YAY	NAY	ABSTAIN	ABSENT	Adopted on First Reading Dated: November 10, 2025
Second	Rev. Tassie York	X				
	Jason Jones	X				
Moved	Derel Stroud	X				
	Kevin McMillan	X				
	Robert Lane, Jr	X				
						_____ William Bray, RMC, CMR Township Clerk

Motion/ Second	Roll Call to Adopt on Second and Final Reading	YAY	NAY	ABSTAIN	ABSENT	Adopted on Second Reading Dated: November 24, 2025
	Rev. Tassie York					
	Bryan Acciani					
	Derel Stroud					
	Kevin McMillan					
	Robert Lane, Jr					
						_____ William Bray, RMC, CMR Township Clerk

Attest:

William Bray, RMC, CMR
Township Clerk

Robert Lane, Jr.
Mayor

Date: _____

ORDINANCE NO. 25-29
AN ORDINANCE ADOPTING THE SECOND AMENDED REDEVELOPMENT PLAN FOR OCEAN GROVE NORTH END LOCATED 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") desires that the land located in an area which has been determined to be an area in need of redevelopment in accordance with the Act (the "Redevelopment Area"), currently designated on the Tax Map of the Township of Neptune as Block 1.01, Lots 3 and 4 and a portion of Lot 2 that is more commonly known collectively as "North End", as same is set forth on the survey prepared by Gallas Surveying Group and dated October 3, 2019 (the "Project Site"), be redeveloped in accordance with the Ocean Grove North End Redevelopment Plan (the "Redevelopment Plan", including as same may be amended); and

WHEREAS, the Project Site, which comprises approximately three (3) acres, is located within the Ocean Grove Historic District; and

WHEREAS, the Project Site is owned by the Ocean Grove Camp Meeting Association ("CMA"); and

WHEREAS, OG North End Development, LLC ("OGNED"), a joint venture entity which is comprised of MB2 Ocean Grove, LLC ("MB2"), an affiliate of MB1 Capital Partners, LLC ("MB1"), and Wesley Atlantic Village Enterprises, LLC ("WAVE"), entered into a Ground Lease Agreement with CMA providing OGNED the right to, *inter alia*, develop the Project Site; and

WHEREAS, as authorized by Resolution No. 19-335 of the Township Committee of the Township of Neptune ("Township Committee"), OGNED was designated as the exclusive Redeveloper of the Project Site and OGNED, and the Township entered into that certain Redevelopment Agreement dated September 9, 2019 (the "Original Redevelopment Agreement"); and

WHEREAS, as described in the Original Redevelopment Agreement, OGNED agreed to implement a mixed use project upon the Project Site comprising, *inter alia*, two (2) buildings, the first of which would include a new, iconic Victorian boutique hotel containing no more than forty (40) rooms, a residential condominium building containing no more than thirty (30) 2-bedroom condominiums at market rate, and approximately 7,600 sq. ft. of boardwalk retail; and a second building which would contain no more than nine (9) condominium units, of which approximately six (6) would be 2-bedroom residential condominiums and approximately three (3) would be 3-

bedroom residential condominiums; as well as ten (10) 3-bedroom single family homes on Spray Avenue ("Single Family Homes"); additionally, no more than twenty (20) surface parking spaces, and no less than one hundred and forty (140) parking spaces within a subterranean parking structure would be provided; the creation or improvement of certain public open space such as a promenade along Wesley Lake and the preservation of view corridors along Spray Avenue through to Wesley Lake, all in accordance with applicable laws, including the Redevelopment Plan, and the terms and conditions of a Redevelopment Agreement (the "Original Project"); and

WHEREAS, after obtaining site plan approval for the Original Project from the Planning Board of the Township of Neptune ("Planning Board") in 2020 (the "2020 Planning Board Approval"), OGNED submitted an application for a Certificate of Appropriateness ("COA") to the Historic Preservation Commission ("HPC") which included the detailed plans for the Original Project (the "Original Plans"), pursuant to the Redevelopment Plan and the terms of the Original Redevelopment Agreement; and

WHEREAS, in 2022, the HPC denied OGNED's application for a COA for a purported, *inter alia*, failure to comply with the Design Guidelines applicable to the Ocean Grove area of the Township; and

WHEREAS, the HPC's technical comments regarding its consideration of the Original Project and the design components were incorporated into the formal Resolution denying OGNED's application which was adopted by the HPC on October 25, 2022 ("HPC Resolution"); and

WHEREAS, on October 21, 2022, OGNED filed a Verified Complaint in Lieu of Prerogative Writ and Writ for Mandamus against the Township of Neptune and the Zoning Officer of the Township of Neptune in the Law Division of the Superior Court of New Jersey (Docket No. MON-L-2916-22) (the "Complaint" or the "Litigation") seeking to compel the issuance of a COA permitting the construction of the Original Project as it was reflected in the Original Plans; and

WHEREAS, OGNED alleged in its Complaint that the HPC failed to act on its application in the statutorily required timeframe and that, as such, the issuance of a permit to implement the Original Plans was merely ministerial in nature and should have been issued immediately; and

WHEREAS, the Township and OGNED agreed to hold the Complaint in abeyance in order to allow for an opportunity to resolve the matter, including the Redevelopment Plan and the specific design elements in the Original Plans and the related comments regarding same in the HPC Resolution; and

WHEREAS, in 2024, the Township and OGNED successfully reached a resolution and the parties agreed to enter into a Settlement Agreement and Amended and Restated Redevelopment Agreement (the "Settlement" or the "Amended Redevelopment Agreement"), in order to settle the Complaint without further delay and expense; and

WHEREAS, the Settlement required OGNED to, *inter alia*, construct the Project as it was specifically further negotiated and as demonstrated in the plans attached to the Amended Redevelopment Agreement as Exhibit F, including ten (10) Single Family Homes on Spray Avenue; and

WHEREAS, the Settlement required the Township to adopt an amended Redevelopment Plan that would allow for the negotiated Project to be constructed ("First Amended Redevelopment Plan"); and

WHEREAS, more specifically, the Settlement provided that upon execution of the Amended Redevelopment Agreement, OGNED would file a Stipulation of Dismissal without Prejudice, conditionally dismissing the Complaint; and

WHEREAS, the Settlement further provided that OGNED would file a Stipulation of Dismissal with Prejudice, fully and finally dismissing the Complaint forever, upon, among other things, (i) the full adoption of the First Amended Redevelopment Plan, and (ii) the issuance of an Amended Site Plan Approval by the Planning Board; and

WHEREAS, on February 26, 2024, the Township Committee adopted Resolution No. 24-141 authorizing the Settlement and the execution of the Amended Redevelopment Agreement; and on April 8, 2024, the Township Committee adopted Ordinance No. 24-10 adopting the First Amended Redevelopment Plan; and

WHEREAS, thereafter, OGNED pursued its application for the Amended Site Plan Approval from the Planning Board (the "Application") and an objection to the Application was filed which asserted that, *inter alia*, the Planning Board lacked jurisdiction because two (2) of the Single-Family Homes were located in an area where single-family homes are not a permitted use as set forth in the Amended Redevelopment Plan (the "Objection"); and

WHEREAS, the Objection alleged that, *inter alia*, the Amended Redevelopment Plan does not allow two (2) of the Single Family Homes in the area of Spray Avenue where they are slated to be built; and

WHEREAS, despite the pendency of the Objection and the uncertainty caused by it, on December 23, 2024, OGNED filed a Stipulation of Dismissal without Prejudice, conditionally dismissing the Complaint; and

WHEREAS, in order to obtain Amended Site Plan Approval, OGNED amended its Application to seek only Preliminary Amended Site Plan for the two (2) Single Family Homes which were the subject of the Objection, and Preliminary and Final Amended Site Plan for the remainder of the Project components; and

WHEREAS, on April 23, 2025, the Planning Board adopted Resolution No. 25-06 issuing Preliminary Amended Major Site Plan for Phase II (i.e. the two (2) Single Family Homes at issue), conditioned on a further amendment of the Redevelopment Plan, and Preliminary and Final Amended Major Site Plan for Phase I (i.e. the remainder of the Project) (the “2025 Planning Board Approval”); and

WHEREAS, on June 25, 2025, the objectors filed a Complaint in Lieu of Prerogative Writs against OGNED and the Planning Board, attacking the validity of the 2020 Planning Board Approval and the 2025 Planning Board Approval; and

WHEREAS, on or about July 16, 2025, OGNED sent a Notice of Default, Notice to Cure and Demand for Cooperation to the Township alleging that the Township was in default of the Settlement for failing to adopt an Amended Redevelopment Plan which allowed the Project to be built as required by the Amended Redevelopment Agreement and requesting that the Amended Redevelopment Plan be further amended accordingly; and

WHEREAS, in order to (i) fully address the Township’s obligations as they are described in the Settlement, (ii) clearly permit the required Project to be built as negotiated in the Amended Redevelopment Agreement, (iii) ensure that the underlying Litigation will not be continued but rather, will be fully dismissed with prejudice forever, (iv) avoid further delays in the implementation of the Redevelopment Plan (as amended), and (v) avoid substantial costs and demands that would naturally result from any litigation with the designated Redeveloper, the Township wishes to further amend the Redevelopment Plan as set forth in the attached amendment (“Second Amended Redevelopment Plan”); and

WHEREAS, the Second Redevelopment Plan accomplishes the following revisions: (i) expressly permits the construction of all Single-Family Homes as required in the Amended Redevelopment Agreement, and (ii) confirms that the View Corridor maintained by the Project is consistent with the Core Design Elements; and

WHEREAS, upon passage of this Ordinance Adopting the Further Amended Redevelopment Plan, the Second Amended Redevelopment Plan shall supersede the Redevelopment Plan for the Ocean Grove North End, as previously amended; and

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

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

WHEREAS, the Township Committee has determined that the Second Amended Redevelopment Plan will further the overall goals and objectives of the Redevelopment Plan for the Ocean Grove North End and that the Second Amended Redevelopment Plan meets the

statutory requirements of, and can be adopted consistent with, the applicable provisions of the Redevelopment Law.

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

SECTION 1.

1. The Township Committee has determined that the Second 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 Second Amended Redevelopment Plan is in the best interest of the Township.

SECTION 2.

Upon full adoption of this Ordinance, the Second Amended Redevelopment Plan shall fully amend, supersede and replace the Ocean Grove North End Redevelopment Plan, as same has been previously amended.

SECTION 3.

All ordinances or parts of ordinances heretofore adopted that are inconsistent with the terms and provisions of this Ordinance are hereby repealed to the extent of such inconsistency.

SECTION 4.

Upon full adoption, the Township Clerk shall transmit a copy of this Ordinance to the Planning Board of the County of Monmouth for filing, pursuant to N.J.S.A. 40:55D-16, and the Clerk shall further 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.

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.

Attachment A (to the Ordinance)
Amended Redevelopment Plan for Ocean Grove North End

Motion/ Second	Roll Call to Adopt on First Reading	YAY	NAY	ABSTAIN	ABSENT	Adopted on First Reading Dated: November 24, 2025
	Rev. Tassie York Bryan Acciani Derel Stroud Kevin McMillan Robert Lane, Jr					William Bray, RMC, CMR Township Clerk

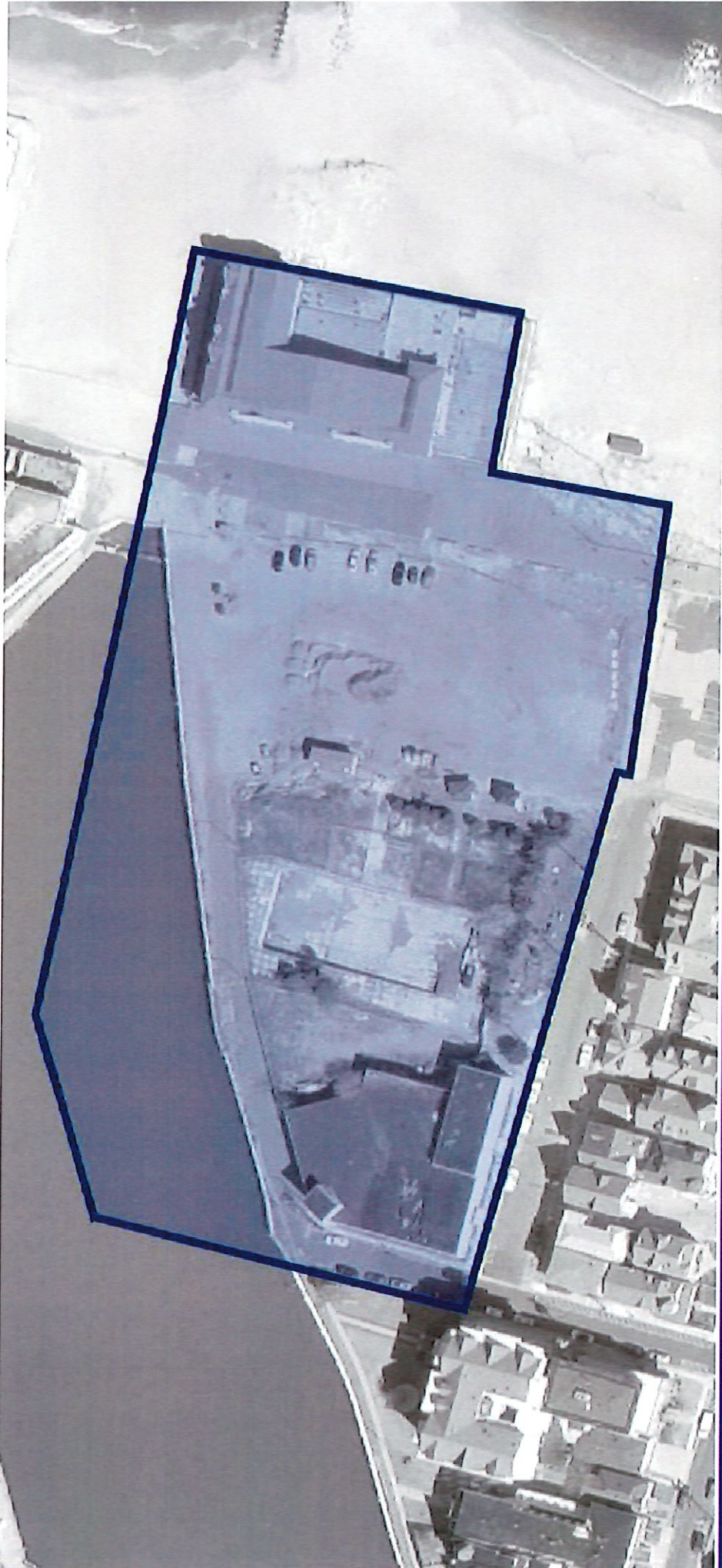
Motion/ Second	Roll Call to Adopt on Second and Final Reading	YAY	NAY	ABSTAIN	ABSENT	Adopted on Second Reading Dated: December 22, 2025
	Rev. Tassie York Bryan Acciani Derel Stroud Kevin McMillan Robert Lane, Jr					William Bray, RMC, CMR Township Clerk

Attest:

William Bray, RMC, CMR
Township Clerk

Robert Lane, Jr.
Mayor

Date: _____



Amended Redevelopment Plan Ocean Grove North End

Redevelopment Plan Ocean Grove North End

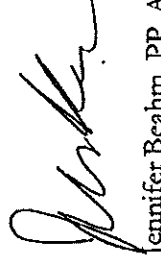
**Township of Neptune
Monmouth County, New Jersey**

Prepared for:

Neptune Township Planning Board

Prepared by:

Leon S. Avakian, Inc.
788 Wayside Road
Neptune, NJ 07753



Jennifer Beahm, PP, AICP
NJ Professional Planner
License No.: 5625

Revised November 13, 2025.

This original of this document has been signed and sealed in accordance with New Jersey Law.
Amendment Adopted by the Neptune Township Committee on _____, 2023



Neptune Township Committee

Mayor Robert Lane
Deputy Mayor Kevin McMillan
Committeeman Jason Jones
Committeewoman Rev. Tassie York
Committeeman Brian Aciani

Special Redevelopment Council

Joseph J. Maraziti Jr. Esq.
Joanne Vos, Esq.

Neptune Township Planning Board

Bishop Paul Brown, Chairman
Dyese Davis, Vice Chairwomen
Lisa Boyd
Richard Culp
Patrick Gilliam
Robert Lane, Jr., Mayor
Stephanie Oppegaard
Richard Schlossbach
Roslyn Hurt-Steverson

Ms. Heather Kepler, Administrative Officer
Mark Kitrick, Esq., Planning Board Attorney
Peter Avakian, P.E., Planning Board Engineer
Jennifer Beahm, P.P., AICP, Planning Board Planner

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Introduction

The Ocean Grove North End Redevelopment Plan provides a planning framework for the redevelopment and revitalization of the former North End Hotel site situated at the north end of the Ocean Grove oceanfront and boardwalk. The plan envisions the redevelopment of the site into a new mixed-use community with a hotel and combination of multifamily, single-family residential and commercial uses, including public spaces and amenities. The purpose of the plan is to reclaim the North End site as the northern anchor to Ocean Grove's oceanfront and the restoration of its historic use as a hotel and destination for the residents of and visitors to Ocean Grove, while providing for new opportunities for employment and housing within the Township, as well as enhanced public access to the Wesley Lake waterfront and the oceanfront and beach areas of the Township.

Because of the historic significance of Ocean Grove and viability and character of adjoining residential neighborhoods, the design standards of the Ocean Grove North End Redevelopment Plan have been carefully crafted to ensure that the

redevelopment of the site is compatible with the historic character of Ocean Grove and is consistent in scale and design to the surrounding area.

Given the importance of this site to Ocean Grove and its residents, this plan was developed in conjunction with an extensive community visioning process in which members of the public had an opportunity to comment on all aspects of the plan and its proposed design standards and requirements. Accordingly, the final plan and its core design elements reflect the input of the Ocean Grove community in creating a new vision for the North End.

Redevelopment Area Designation

On September 11, 2006, the Neptune Township Committee adopted Resolution No.06-520 which authorized the Neptune Township Planning Board to undertake a preliminary investigation to determine if the following properties meet the statutory criteria for "an area in need of redevelopment:"

- Block 1, Lot 1;
- Block 1, Lot 2;
- Block 1.01, Lot 3; and,
- Block 1.01, Part of Lot 1.

Resolution 06-520 was amended on September 25, 2006 by Resolution 06-548 to include the following properties:

- Block 146.03, Part of Lot 1; and,
- Block 146.03, Part of Lot 2.

The complete redevelopment study area is depicted in Figure 1.

A Community Forum was conducted by the municipality in Ocean Grove on November 9, 2006 to provide information to the citizens concerning the possible municipal actions and the process.

The Planning Board conducted public hearings on November 29, December 19, and December 27, 2006. During the hearings, the Planning Board reviewed the findings of the Redevelopment Study and Preliminary Investigation Report and provided an opportunity for extensive public comments.

The Planning Board recommended on December 27th that the Township Committee designate the subject properties within the study area in need of redevelopment. On June 11, 2007, the Neptune Township Committee by Resolution No. 07-310 agreed with the

Township of Neptune

Township Committee to review each report with representatives of each group.

The Township Committee approved revisions to the draft Redevelopment Plan at the January 7th workshop meeting and forwarded the revised plan to the Township Planning Board on January 14, 2008.

On January 23, 2008, the Planning Board provided its recommendations to the Township Committee, including an identification of areas where the proposed redevelopment plan was inconsistent with the Land Use Plan Element of the Master Plan. These inconsistencies are discussed in further detail in Master Plan Relationships.

Redevelopment Area

The area in need of redevelopment is located in the Ocean Grove section of Neptune Township, and is adjacent to the Township's border with the City of Asbury Park. The area has frontage on Spray Avenue, and extends from Beach Avenue eastward to include a beachfront property that is located East of Ocean Grove's Boardwalk promenade. Some of the northern portions of the area are situated within the area of Wesley Lake. In total, the redevelopment area consists of approximately 5.60 acres.

Table 1:
Ocean Grove North End
Redevelopment Area

Area Name	Acres
Block 101, Lot 4	1.99
Block 101, Lot 3	1.57
Subtotal	3.56
Boardwalk (Part of Block 1.01, Lot 1)	0.50
Beach Avenue, Lake Avenue and Wesley Lake (Part of Block 146.03, Lot 1)	1.54
Subtotal	2.04
Total Area	5.60

The area consists of a mix of vacant and commercial uses, as well as areas that serve as public access ways. Retail and restaurant uses are among the uses that are found in an existing commercial building east of the boardwalk promenade. The largest portion of the tract is the site of the former North End Hotel. The site is now primarily vacant with the deteriorated remnants of a swimming pool and a masonry building, both of which were associated with the prior hotel use. The remaining areas are occupied by Wesley Lake, Ocean Grove's boardwalk promenade, and the right-of-way of Lake Avenue.

Statutory Requirements

This Redevelopment Plan was written pursuant to Section 7 of the Local Redevelopment and Housing Law (LRHL) (N.J.S.A. 40A:12A-7), which provides that "no redevelopment project shall be undertaken or carried out except in accordance with a redevelopment plan adopted by ordinance of the municipal governing body." Pursuant to the requirements of the LRHL, the Redevelopment Plan shall include an outline for the planning, development, redevelopment, or redevelopment of the project area sufficient to indicate:

1. Its relationship to definite local objectives as to appropriate land uses, 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 provision for the temporary and permanent relocation, as necessary, of residents in the project area, including an estimate of the extent to which decent, safe, and sanitary dwelling units, affordable to displaced

- residents, will be available to them in the existing local housing market
4. An identification of any property within 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.)

Redevelopment Plan

Redevelopment Plan Objectives

The overall goal of the Ocean Grove North End Redevelopment Plan is the redevelopment of the site into a year round, mixed-use community with a hotel and combination of residential and commercial uses, including restaurants and public spaces and amenities. In support of this goal, the plan includes the following objectives:

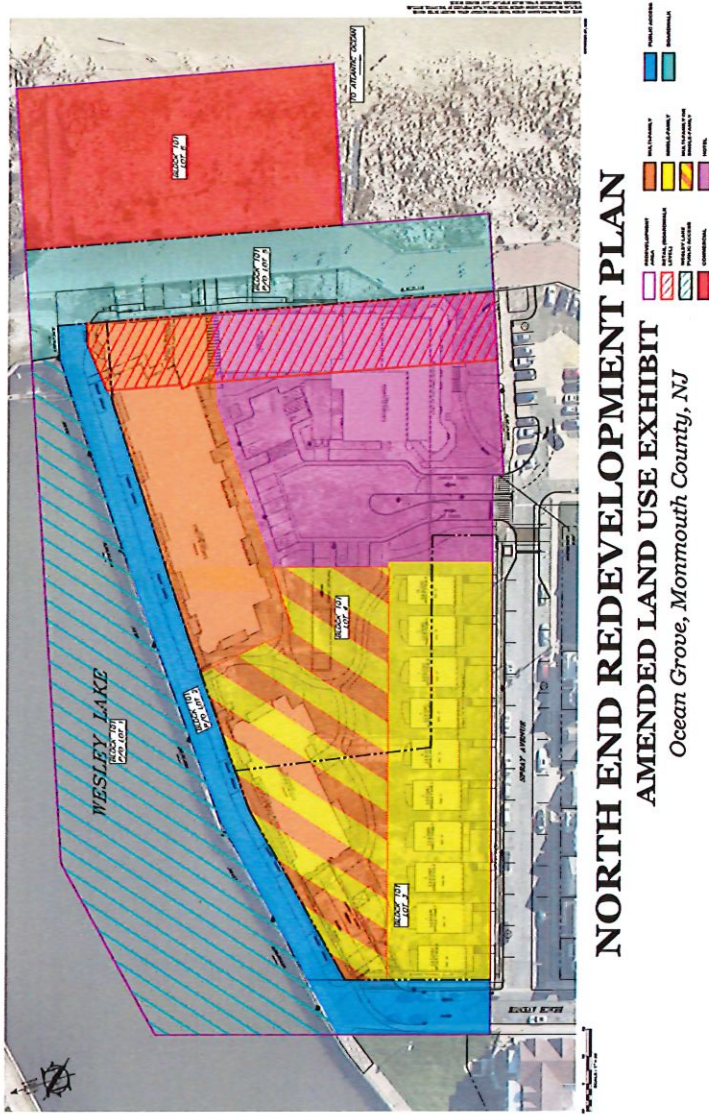
- Improve the aesthetics of the North End area through context-sensitive development
- Foster tourism and destination activities for Ocean Grove
- Promote development that is compatible to the scale and complementary to the historic character of Ocean Grove
- Improve public access to Wesley Lake and the oceanfront
- Rehabilitate and improve the Ocean Grove North End boardwalk
- Replace the lakefront retaining wall in a cost efficient manner
- Provide public amenities to create safe and aesthetically appealing public spaces and areas for pedestrians

North End Redevelopment District

In order to implement the vision for the area, this plan creates a North End Redevelopment District to regulate the uses and building requirements in the area.

The Plan's purpose is to create a mixed-use community and destination complimentary to the scale and historical context of Ocean Grove. The Plan is proposed to include single family detached residences, townhouses, multifamily condominium dwellings, a hotel of not more than 80 rooms and retail commercial space. The community will be year round, consistent with the change, which has occurred in Ocean Grove over the last several decades. The hotel and residential units will enjoy views of the Atlantic Ocean and Wesley Lake.

Figure 2: Land Use Plan



Land Use Plan

The land use plan for the Ocean Grove North End Redevelopment Plan Area is shown in Figure 2. The land use plan consists of several elements.

Plan Elements

Hotel: The first element of the land use plan is a proposed hotel. The proposed hotel will be located at the southeast corner of the portion of the tract west of the boardwalk and will be the most visible structure on the site. Accordingly, the architectural design, size, and mass of the building are critical. Therefore, the hotel should be designed as a grand or iconic structure consistent with the

historic use of the site and its role of the northern terminus of the grand public space consisting of the Boardwalk/Beach area of Ocean Grove. The building should be limited to 65 feet in height. The front ingress of the hotel will be situated at the terminus of Ocean Avenue and will include a public plaza and grand entrance into the development. Turrets will provide a landmark architectural design element. The hotel will be limited to no more than 80 rooms.

Residential: The second element of the land use plan is new residential development. The residential portion of the redevelopment area will be situated on the western side of Block 1 and the structures may be located along Spray Avenue, Lake Avenue, and Beach Avenue. The maximum height of the multifamily structures should be limited to forty-eight (48) feet.

Single-family detached dwellings are permitted, in accordance with the HD-O Zone District. Single-family detached dwellings shall be situated along the Spray Avenue frontage. The single-family land use will provide a transition between the new mixed-use development and the existing residential neighborhood.

A different architectural style for the hotel and the residences is required. Variation in the architectural styles of the residential structures, within the general Ocean Grove historic theme, is required along Spray Avenue to reduce uniformity. This is less of an issue on the North side of the development facing Asbury Park.

Specifically, the architecture of residential dwellings should provide an appearance of separate residential structures consistent with the character of Ocean Grove. This can be achieved through variation in heights, mass, architectural styles, trim and color palate, and building materials, as well as offsets in the building façade on Spray Avenue and other appropriate techniques (e.g., different rooflines, porch design, and fenestration) to suggest different building types. The architectural forms and treatments of residential dwellings shall be consistent with the Ocean Grove Historic District Architectural Design Guidelines, as may be set forth in a negotiated Redevelopment Agreement. Consistency with the Design Guidelines shall refer to the forms and treatment of the facades unless otherwise specifically negotiated in a Redevelopment Agreement.

Boardwalk: The site is bisected by the

boardwalk which provides pedestrian access {365772.DOCX.1}

Grove beachfront. The designated redeveloper will be required to enhance and improve this boardwalk area and create a gateway design feature at the north end of the boardwalk. Retail uses will be permitted along the boardwalk.

Pavilion: The final element of the land use plan is the existing pavilion building located on the beachfront and along the boardwalk. This is an existing building with two stories. The building contains several seasonal retail uses and a restaurant. The land use plan envisions the continued use of the building with commercial and restaurant uses, provided such uses are consistent with New Jersey coastal regulations.

The distribution of land uses by area is shown in Table 2.

Table 2: Proposed Land Use Areas

Land Use	Acres
Residential ¹	2.37
Hotel	0.53
Commercial (Pavilion)	0.66
Subtotal	3.56
Public Areas (Beach Avenue, Lake Avenue, Boardwalk, and Wesley Lake)	2.04
Subtotal	2.04
Total Area	5.60

Residential Density

A maximum of 85 residential units are permitted within the 2.37 acres of the site identified in the land use plan for residential development. This corresponds to a maximum net residential density of approximately 36 units per acre (85 units ÷ 2.37 acres = 35.86 units per acre). This compares to a maximum density of 48 units per acre permitted in the HD-R-2 Multi-Family Residential District in Ocean Grove.

Core Design Concepts

The core design concepts that should be addressed in any redevelopment project are as follows:

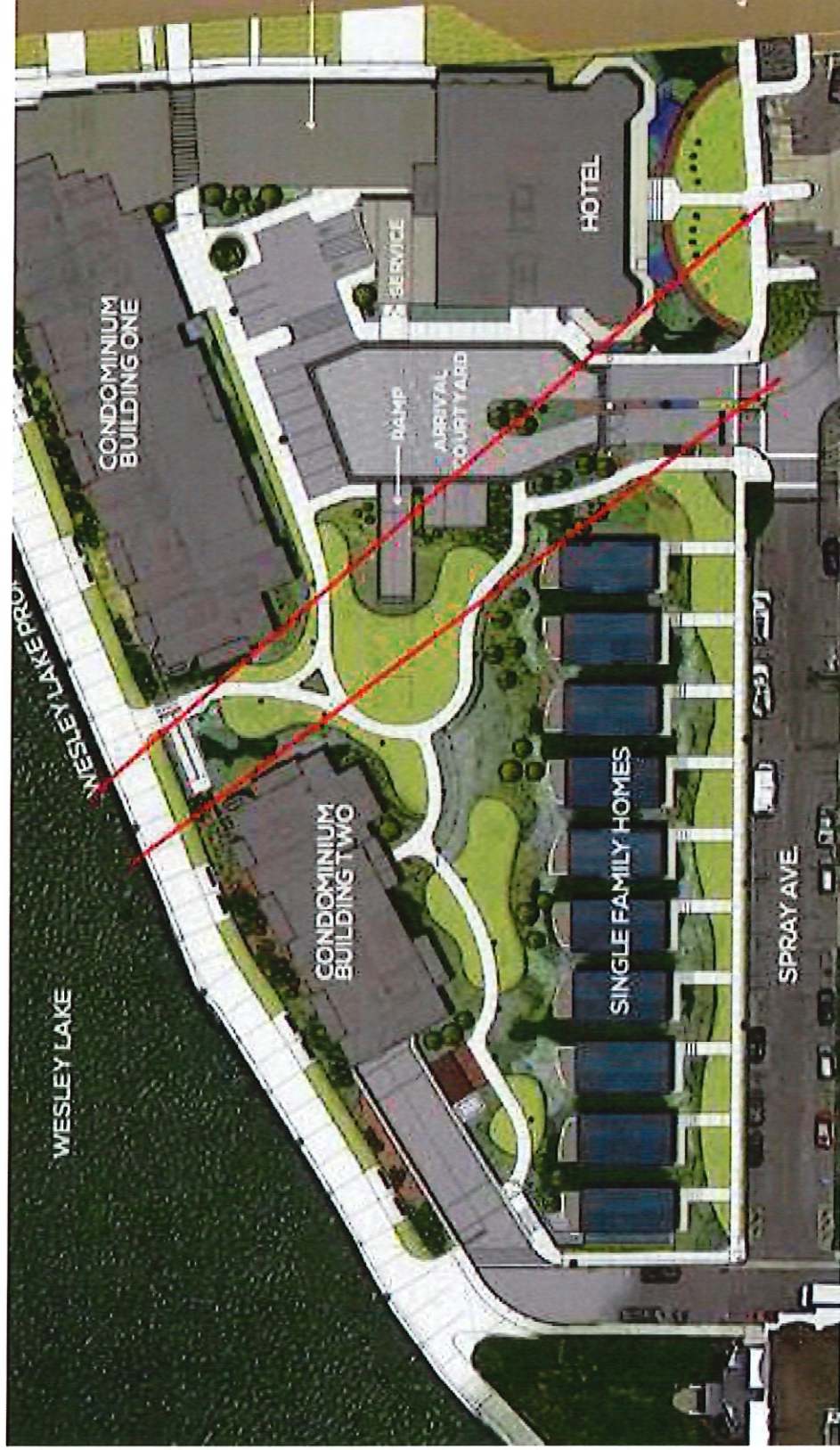
- 1. **Hotel:** The plan incorporates the concept of an iconic or grand hotel structure located at the boardwalk and at the end of Ocean Avenue, consistent with the historic use of the site. The hotel will provide a visible landmark anchoring the northern terminus of the grand public space situated at the juncture of the boardwalk, the beach and Ocean Avenue.

Township of Neptune

to Asbury Park to the North and the Ocean

With mixed-uses along the Boardwalk

Figure 3: Core Design Concepts



2. **Waterfront Promenade:** Pedestrian access must be provided along Wesley Lake. The promenade will be used by residents of the redevelopment area, Ocean Grove residents, and the public. Pedestrian access through the redevelopment project area shall also be provided.

3. **Scenic Water Views through Development:** The views of Wesley Lake are important to the residents and property owners that adjoin the redevelopment area. The redevelopment project shall maximize, where practical, the view of Wesley Lake from the south. The plan proposes a view corridor that could include a pedestrian access way, public open space, or midblock streets that extend the street grid.

4. **Architectural Features Consistent with the Ocean Grove Historic District:** Consistency with the architectural heritage of Ocean Grove is a critical design element of the project. The Ocean Grove Historic District is on the New Jersey and National Register of Historic Places. The design of all structures in the redevelopment plan area shall be consistent with the historic style and period of significance of Ocean Grove.

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As provided for herein, the Neptune Historic Preservation Commission may review the architectural plans for each building in the development to consider consistency with the historic design guidelines. Following its review, the Historic Preservation Commission may submit any recommendations to the Neptune Township Planning Board in advance of a public hearing before the Planning Board, as further set forth herein; provided however, that any single family homes to be constructed as part of a project shall continue to require a Certificate of Appropriateness from the HPC, notwithstanding anything to the contrary herein.

5. **Gateway Features:** The location of the North End Redevelopment Area represents the entrance to Ocean Grove from Asbury Park. As such, the development should contain a signature architectural design feature on the north end of the boardwalk to provide a visual landmark for Ocean Grove and a gateway to the Township from Asbury Park.

6. Off-Street Parking:

a. Sufficient on-site parking for

the hotel use and the residential component of the redevelopment project must be provided. To provide sufficient on-site parking, structured parking in the form of a below-grade and at-grade deck within the hotel and residential structures is permitted. However, the structured parking structure shall project more than 3.5 feet above street level² for the entire site. A maximum of twenty (20) surface parking spaces may be permitted provided such areas are fully screened from public view. Surface parking shall be limited to spaces for pick-up/drop off, valet, or loading-type activities. Such spaces shall not be credited toward the required off-street parking for the development.

- b. All off-street parking and delivery areas should be fully screened from public view.
- c. Off-street parking will be permitted on-site and the number of parking spaces should comply with the standards herein.
- d. Any existing on-street public parking spaces which are eliminated due to the redevelopment shall be provided on-site as replacement parking spaces.

² Minor variations may be permitted depending on final site grading; however, at no point along Spray Avenue shall the structure exceed 3.5 feet above street level.

Relationship to Definite Local Objectives

Master Plan

The 2000 Neptune Township Master Plan (amended in 2002) establishes certain township goals and objectives that are relevant to this redevelopment plan:

1. Promote a balanced variety of residential, commercial, industrial recreational, public and conservation lands.
2. Provide for the utilization of the Township waterfront for appropriate uses.
3. Guide the redevelopment and development 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, and economic and aesthetic impacts.
4. Reclaim underutilized and/or constrained parcels for productive use (Master Plan, Pg. 2).

Consistent with the Master Plan goals, the Ocean Grove North End Redevelopment Plan proposes a mixed use development with a balanced variety of land uses along Wesley Lake and near the beach. The development of this area, a significant portion of which is vacant and underutilized, will improve the utilization of the Township's waterfront and provide economic benefits and infrastructure improvements to Ocean Grove and Neptune Township. The plan and its enumerated core design concepts, is designed in a context-sensitive manner to be compatible with the adjoining Ocean Grove neighborhood.

The Township acknowledges that the Land Use Element of the Master Plan states that "multifamily residential development within the Ocean Grove Historic District" should be "limited to the areas already devoted to this uses." The North End Redevelopment Plan does not represent an expansion of any of the existing multifamily areas in Ocean Grove and is not a multifamily residential development as referenced in the Land Use Plan Element. Rather, the North End Plan is a mixed-use development plan that permits a variety of residential types in conjunction with commercial and hotel uses. The Plan promotes the development of this key tract

in the Historic District in a balanced manner consistent with the overall redevelopment and planning objectives of the community as enumerated above.

In addition, the goals and objectives of the Historic Preservation Element of the Master Plan address the issue of new construction within the historic content:

1. To preserve the historic character, livability and property values of historic structures and neighborhoods by maintaining and rehabilitating historic structures housing, preventing the deterioration and demolition of historic structures, and encouraging new construction that is compatible in scale and design to the physical character of the surrounding neighborhood.

The design standards of the Ocean Grove North End Redevelopment Plan have been carefully crafted to ensure that the proposed new construction within the Redevelopment Area is consistent with the Historic Preservation Design Guidelines and the overall historic character of Ocean Grove and is compatible in scale and design to the surrounding area and the overall historic district.

Land Development Ordinance

The Ocean Grove North End Redevelopment Plan Area delineated in Figure 1 shall be redeveloped in accordance with the permitted uses, development requirements, and design components set forth herein, and as may be further set forth in a negotiated in a Redevelopment Agreement. In order to implement the Redevelopment Plan consistent with the goals and objectives herein, the North End Redevelopment Plan supersedes the use, bulk and design standards, as well as the procedural provisions set forth in, the Township Land Development Ordinance as they relate to the area governed herein.

Any other Township regulations affecting development that are in conflict with this Redevelopment Plan are also superseded by this Redevelopment Plan. However, existing engineering standards, definitions and sections of the Land Development Ordinance that are not covered by the Plan or specified in this Plan shall apply.

Proposed Uses and Building Requirements

Permitted Uses

Principal Permitted Uses

Permitted uses shall be in accordance with the Land Use Plan.

1. East of the Boardwalk (Pavilion Building): Retail commercial uses including restaurants, coffee shops, art galleries, ice cream and candy shops, gift shops, sundries, clothing stores, and snack or beverage service
2. West of the Boardwalk:
 - a. Residential (maximum 85 units)
 - i. Detached single family residences in accordance with the Historic District Oceanfront yard and bulk requirements;
 - ii. Multi-family units
 - b. Hotel, no more than eighty (80) rooms
 - c. Buildings fronting on the boardwalk may include retail commercial uses including restaurants, coffee shops, art galleries, ice cream and candy shops, gift shops, sundries, clothing stores, and snack or beverage service

Accessory Uses

1. Accessory uses permitted in all portions of the Redevelopment Area:

- a. Multi-family housing management offices
- b. Common rooms
- c. Kitchen and dining facilities
- d. Maintenance and storage areas
- e. Accessory uses that are customarily incidental to the hotel use, such as coffee shops, gift shops, restaurants and banquet facilities, but no cocktail lounges or bars
- f. Below ground and screened surface off-street parking (West of the boardwalk only)
- g. Conservation areas, landscaped open spaces, and common property
- h. Street furniture
- i. Home occupations

3. East and West of the Boardwalk:

- a. Swimming pools and clubhouse facilities, available and accessible for the use of the residents of Ocean Grove
- b. Health clubs
4. Arcades and amusement uses are prohibited in the Redevelopment Plan Area
5. Playgrounds

Figure 4: Required Setback Flaring



j. Fences and walls

k. One (1) monument-style freestanding identification sign for each entrance provided the total display area of each sign shall not exceed 16 square feet and the height of the sign shall not exceed four (4) feet

- l. Stormwater management facilities (West of the boardwalk only)
- m. Other customary uses which are clearly incidental to the principal use and buildings
- n. Façade signs in compliance with the provisions of Section 416 of the

Neptune Township Land Development Ordinance

Alternate Land Use

In the event that the hotel or portions of the multifamily residential development cannot be constructed as shown in the Land Use Plan as the result of regulatory issues relating to the FEMA Velocity Zone and Coastal Area Facility Review Act (CAFRA) permitting requirements, boardwalk retail uses may be permitted in the portion of the tract impacted by the requirements.

However, any changes to the land use plan resulting from FEMA and CAFRA

permitting requirements shall require an amendment to this redevelopment plan as specified in the Administrative and Procedural Requirements section herein, with notice and public hearings.

Lot and Building Requirements

Bulk Standards

- 1. West of the Boardwalk:
 - a. The site shall be developed as a single tract
 - b. Maximum number of residential units: 85 residential dwelling units
 - c. Detached single family residences in accordance with the Historic District Oceanfront yard and bulk requirements; except that the front yard minimum setback shall be consistent with the flared setback required as set forth in "d.i." below and Figure 4.
- d. Minimum front yard setback:
 - i. Spray Avenue: Ten (10) feet at the western most corner of the tract increasing to thirty (30) feet at the southeastern corner of the tract at the Boardwalk as shown in Figure 4
 - ii. Beach Avenue: Ten (10) feet
 - iii. Boardwalk: zero (0) feet
 - iv. Wesley Lake side: thirty (30) feet from the bulkhead line
- e. Minimum distance between principal buildings except for single-family dwellings: Thirty (30) feet

- f. Maximum impervious surface: As permitted by CAFRA regulations
- g. Building height:
 - i. Single-family detached residential dwellings pursuant to HD-O District requirements;
 - ii. Multifamily Residential Buildings: Forty-eight (48) feet above finished grade;
 - iii. Hotel Buildings: Sixty-five (65) feet above finished grade.
 - iv. Turrets, clock towers, cupolas, and similar structures may exceed the height of the building by up to 10 percent of the permitted height, except that the total aggregate area covered by such features shall not exceed 20 percent of the roof area of the building of which they are a part. Such structures shall not contain habitable floor space.
- h. Minimum dwelling unit size. The minimum floor area of the multifamily dwellings in the redevelopment area shall comply with Table 3.

Table 3:
Minimum Floor Area by
Dwelling Unit Type

Unit Type	Minimum Floor Area
Studio/Efficiency	500 sq. ft.
One (1) Bedroom	850 sq. ft.
Two (2) Bedroom	1,000 sq. ft.
≥ Three (3) Bedrooms	1,150 sq. ft. & 150 sq. ft. per add. BR

Source: Section 516 of the Neptune Township Land Development Ordinance

- i. Minimum open space: 10% percent. Open space shall not include areas within Wesley Lake, Lake Avenue, Beach Avenue, or the Boardwalk. Open space shall include any portion of the tract that is dedicated, designated, or reserved for the common use or enjoyment of the public and owners, occupants and their guests. Open space may include landscaped areas and complementary structures and improvements, such as courtyards, common areas, plazas, and other similar facilities or amenities as are necessary and appropriate.

2. East of the Boardwalk (Pavilion)
 - a. Expansion of the Pavilion building on Lot 3, Block 1.01, if permitted under CAFRA and FEMA requirements, shall not be setback from the lot lines less than the building setbacks at the time of adoption of this Plan
 - b. Building height shall be limited to two and one-half stories; maximum height shall not exceed thirty-five feet based on the average elevation along the boardwalk frontage
 - c. Maximum impervious surface: As permitted by CAFRA regulations

Site Improvements

Streets, water supply, sanitary sewers, stormwater management facilities and other site improvements shall be subject to the New Jersey Department of Community Affairs, Residential Site Improvement Standards ("RSIS") as set forth in N.J.A.C. 5:21.

Promenade

Along the portion of the site which abuts Wesley Lake a minimum setback of 30 Feet is required. A paved or concrete walkway shall be provided. The walkway shall be designed to sustain emergency vehicles. Public amenities, such as benches, decorative street lighting, and similar elements shall be provided.

Required Offsite Improvements

The redeveloper shall reconstruct the structural retaining wall /bulkhead along the site's frontage on Wesley Lake. Plans for the improvement of the wall shall be in accordance with municipal and state requirements. The lakefront wall shall be completed prior to the issuance of any Certificate of Occupancy for the hotel or any residential dwelling.

The existing parking area at the northern terminus of Ocean Avenue shall be suitably improved to provide an efficient and safe parking and circulation pattern, as well as appropriate lighting and landscaping.

Maintenance of Common Elements

The developer shall submit proposals for ownership and maintenance of common elements including open space, recreation facilities, meeting rooms, parking areas, driveways, private streets and similar facilities. The proposal shall be reviewed and approved by the Redevelopment Entity prior to or as a condition of preliminary site plan approval, or as otherwise set forth in a negotiated Redevelopment Agreement.

Parking and Circulation

The following parking and circulation standards shall apply:

1. No off-street parking shall be located in the front of the buildings or in the minimum required front setback line for principal buildings. All parking areas shall be fully screened from all adjacent roadways and the lake.
2. Structured parking shall be permitted under each residential building, hotel and the courtyard to increase off-street parking, while limiting impervious coverage and to provide the maximum amount of open space and view corridors on the site. However, the parking structure shall not project more than 3.5 feet above the street level for the entire site. Minor variations may be permitted depending on final site

- grading. Sidewalks are required along Spray Avenue and Beach Avenue and shall be a minimum of four (4) feet in width
3. Parking spaces, driveways and aisles shall be clearly marked with directional signs and double space markings. Areas to be maintained for deliveries, loading firefighting or other emergency purposes shall be appropriately designated and designed in accordance with Township standards
4. The amount of off-street parking shall be as follows:
 - a. Residential uses: Pursuant to New Jersey Residential Site Improvement Standards (RSIS) requirements;
 - b. One (1) space for each hotel unit;
 - c. One (1) space for each 300 square feet of banquet, conference, or restaurant space in the proposed hotel structure; and
5. No additional off-street parking shall be required for the floor area within the existing footprint of the Pavilion building.
6. On-street parking shall be provided along Spray Avenue. This shall not be credited to the off-street parking requirement of the development.

7. Any existing on-street public parking spaces that are eliminated due to the redevelopment shall be provided on-site as replacement parking spaces.

Landscaping Standards

The following landscaping standards shall apply:

1. Landscaping is to be provided as part of the development to define entrances to buildings, soften building edges, provide an attractive streetscape, create an aesthetic courtyard and screen certain structures/activity areas, where necessary.
2. Landscaping may include trees, shrubs, ground cover, flowers, sculpture, art and similar materials, and shall be designed to provide aesthetic, buffering, environmental, ornamental, and other related functions. All landscaping plans shall be prepared by a New Jersey licensed landscape architect.
3. Landscaping shall permit adequate site distance for motorists and pedestrians entering and exiting a site and shall not interfere with circulation patterns.
4. Plantings in immediate proximity to buildings in front and side yards shall respect architectural lines (should be seen as extension of architectural walls).

5. All plantings shall be installed free from disease in a manner that ensures the availability of sufficient soil and water for healthy growth, and is not intrusive to underground utilities.
6. All other Township standards and requirements for landscaping not conflicting with those above shall apply.

Architectural Standards

Development shall comply with the following architectural standards:

Historic Consistency

In advance of or simultaneous with the submission of an application to the Planning Board, designated redevelopers for development in the North End Redevelopment Plan area must submit a copy of the proposed architectural plans to the Historic Preservation Commission (HPC), in accordance with the terms herein. The HPC may provide comments to the Planning Board in advance of or at any public hearing before the Planning Board for any proposed development application provided that any such comments shall be consistent with this Redevelopment Plan and the negotiated Redevelopment Agreement authorized by the Township Committee. Projects to be developed within the North End Redevelopment Plan area shall be

consistent with the *Ocean Grove Historic District Commercial Building Façade Architectural Design Guidelines* and *Ocean Grove Historic District Architectural Design Guidelines for Residential Structures*, as amended, and compliance with same shall be required to the extent set forth in a negotiated Redevelopment Agreement and authorized by Resolution of the Township Committee. In any event, unless otherwise set forth in a negotiated Redevelopment Agreement, a designated redeveloper shall not be required to obtain a Certificate of Appropriateness, with the exception of single family homes, as previously referenced herein, which shall also require all other applicable local approvals.

Building Massing and Scale:

Scale is the relationship between the size of the new structure and the size of adjoining permanent structures. Mass is the apparent size of the building in relation to the lot and street. Large scale building elements will appear imposing if they are situated in a visual environment that is smaller in scale. To reduce the apparent mass and scale of buildings, the following standards shall apply:

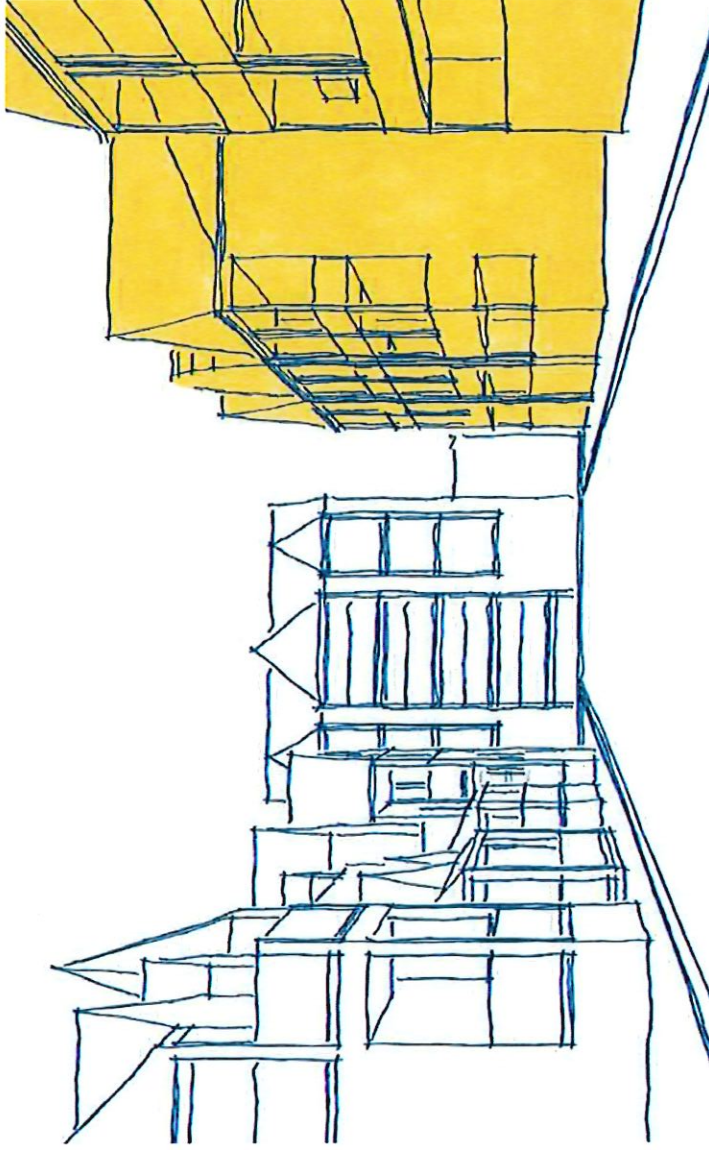
1. Dominant structures should be broken up by creating horizontal emphasis through the use of trim, adding awnings, eaves, windows, or architectural ornamentation, use of combinations of complementary colors and landscape materials.
2. Long horizontal facades should be broken down into segments having vertical orientation and tall, vertically-oriented facades shall be broken down into horizontal components through the use of appropriate design features
3. Buildings with expansive blank walls are prohibited.
4. Buildings should be designed so that facades are the prominent architectural feature and the roofs are visually less dominant in the total design. An exception may be made if the

architectural design incorporates a portion of the floor area within the slope of the roof.

Exterior Building Design:

1. **Multifamily** building façades are subject to a negotiated Redevelopment Agreement and the architectural plans described therein or attached thereto, this can be achieved through variation in building materials, as well as offsets in the building façades other appropriate techniques (e.g., different rooflines, porch design, and fenestration) to suggest different building types.
2. Buildings with exterior walls greater than 50 feet in horizontal length shall be constructed using a combination of architectural features and a variety of building materials and landscaping near the walls. Walls which can be viewed from public streets shall be designed using a variety of architectural features and landscaping, which may include decorative gardens. Landscaping shall be provided along the building for at least 50 percent of the wall length.

Figure 5: Rendered Architectural Standards



The Architectural Standards of the Ocean Grove North End Redevelopment Plan are designed to promote visually-appealing development with prominent facades, an emphasis on horizontality, and abundant architectural features.

3. The front elevation of any multifamily residential building shall have a minimum of four offsets of no less than four (4) feet each for every 100 feet along the front facade
4. Balconies and porches shall not encroach into the required setback

5. The architectural forms and treatments of any project to be developed within the North End redevelopment area shall be consistent with the Ocean Grove Historic District Architectural Design Guidelines, and as may be further set forth in a negotiated Redevelopment Agreement.

Architectural Features:

Architectural features include, but are not limited to, the following: recesses, projections, wall insets, balconies, window projections, landscape structures or other features that complement the design intent of the structure.

Roofs

1. The roofline at the top of the structures should incorporate varying heights, offsets, jogs, materials, and colors to reduce the monotony of any uninterrupted roof plane
2. All roof top equipment shall be screened from public view by parapets or other materials of the same nature as the main structure. Mechanical equipment shall be located below the highest vertical element of the building
3. Roofs should be designed to reduce the apparent exterior mass of a building, add visual interest and be appropriate to the architectural style of the building

Variations within an architectural style are highly encouraged. Visible rooflines and roofs that project over the exterior wall of a building enough to cast a shadow on the ground are highly encouraged. Overhanging eaves, sloped roofs and multiple roof elements are highly encouraged

- a. Gable, hip or combination roof types are permitted
- b. Roofs dormers are permitted

Trash / Recycling Enclosures

1. Trash and recycling receptacles shall be located in trash enclosures within or underneath each building
2. Details of the trash enclosures shall be drawn to scale and shall include construction details

Lighting

Lighting shall be installed along all street frontages and in the appropriate locations within the development project. All pole-mounted and building mounted lighting shall comply with the requirements and standards of the Neptune Land Development Ordinance.

Utilities

Utilities, including electric service, cable, and similar utilities shall be provided underground. Any reconfiguration of existing utility lines shall be designed to preserve current connections and service.

Creation of View Corridor

A view corridor for the purposes of this Plan shall be considered an unobstructed area to afford a view through the site to Wesley Lake from the south and to provide a "real" break in the building massing. Pedestrian walkways or "bridges" between buildings shall not be permitted in an area proposed as a view corridor. A pedestrian bridge shall be permitted over the boardwalk.

Alternate view corridor alignments or configurations may be permitted, so long as they meet the intent of the Plan. For example, a view corridor could be created by a mid-block through street or a pedestrian access way and associated public open space areas or plazas.

Traffic

A Traffic Impact Study shall be a required submission of the redeveloper at the time of submission of a development application to the redeveloper entity and the Planning Board. The Traffic Impact Study shall include an analysis of the traffic impacts of the proposed residential, hotel and commercial development on the community. The analysis should reflect seasonal nature of the surrounding area and therefore must include an inventory of traffic related concerns for the summer months and the balance of the year. The study should also include an analysis of the required and proposed parking for the new residential, hotel and commercial development.

Any traffic impact analysis should address traffic impacts during the construction phase, including the level and timing of truck traffic and construction equipment use associated with the development (e.g., soil movements, street closings, etc.). The traffic impact analysis should address issues related to loading and unloading operations and deliveries to the site post-development. The traffic impact study should address emergency access in terms of sufficient

width for access routes, minimum turning radius and vehicle height clearances.

Design Concept Statement

A written design concept statement shall be provided as part of any design review submission or application. The statement should identify the significant site features, supports the reasoning behind the proposed architectural design and site plan, and explains how and why the project design is consistent with the intent of this Redevelopment Plan and addresses the Land Use Plan and Core Design Concepts enumerated above.

Public Notice

In addition to any other statutory provisions for public notice, the redeveloper may be required to provide enhanced public notice for any development or redevelopment application in the area, as set forth in a negotiated Redevelopment Agreement. Notice should be provided to all property owners within 200 feet of the area, as well as published in the official newspaper and posted on the site and, if required, at various public locations as may be reasonable and practical within Ocean Grove.

{365772.DOCX.1}

Easements

Provisions should be made for an easement to allow access to the eastern parcel (Lot 3, Block 1.01) for services, garbage collection, and deliveries.

Property to be Acquired

No property for acquisition is identified in this Plan and no property acquisition is anticipated.

Neptune Township will limit its use of eminent domain to instances where there is a clear public purpose, such as roadway improvements, public access to the waterfront and other areas where public access may be required, public parks and open spaces, and other public improvements. The Township may use eminent domain, however, to eliminate any restrictive covenants, easements or similar property interests that could undermine the implementation of the plan. In addition, there are no existing residential dwellings in the redevelopment area. Therefore, no residential property owners will be displaced or relocated by any potential redevelopment.

Master Plan Relationships

Neptune Township Master Plan

Pursuant to the LRHL, “all provisions of the redevelopment plan shall be either substantially consistent with the municipal master plan or designed to effectuate the master plan” (N.J.S.A. 40A:12A-7d). As described in the prior sections, the Redevelopment Plan is substantially consistent with the Township’s Master Plan and Land Use Plan Element of the Master Plan and is designed to effectuate the goals and objectives of the Master Plan and its Land Use Plan Element. While the Township Committee recognizes that there may be inconsistencies relative to the multifamily expansion as referenced in the Land Use Plan Element, these inconsistencies must be balanced against the advancement of the overall goals of the Township’s redevelopment and land use planning policies and the manner in which the North End Redevelopment Plan advances these objectives.

The Township Committee also finds that:

1. While the purpose of the Master Plan recommendation limiting the expansion of multifamily housing in Ocean Grove

is intended to protect the predominantly single-family residential character of Ocean Grove, the North End Redevelopment Plan area is surrounded by a mix of both single-family and multifamily land uses and was historically used as a hotel and boardwalk commercial uses;

2. A year-round mixed-use community composed of a hotel, single-family, and multifamily residences and commercial uses is an appropriate land use at the North End of Ocean Grove based on the surrounding development, its boardwalk location, and the historical precedents;
3. Permitting a multifamily residential development component in the redevelopment plan, with appropriate limitations and design standards, will help support the viability of the overall development concept and reclaim the North End site as an anchor of Ocean Grove’s oceanfront;
4. The Master Plan recognized that there may exist “unique circumstances” along prominent avenues in the Historic District Oceanfront District where the preservation and adaptive reuse of a large historic structure is dependent on a mix of land uses not envisioned in the land use plan provided that the resulting

development does not have a negative impact on surrounding properties.

5. While the former hotel located on the North End site has been torn down and no longer can be preserved or adaptively re-used, the North End Redevelopment Area is a unique site in Ocean Grove that has had a historically important role as a vibrant and distinct destination at the north end of the Ocean Grove oceanfront. Therefore, the North End Redevelopment Plan area represents a “unique circumstance” as contemplated in the Master Plan based on its location, prior use and current condition, and would be an appropriate location for a mix of land uses as proposed in the redevelopment plan.
6. The North End Redevelopment Plan contains sufficient requirements and provisions to ensure that the redevelopment project will not have a negative impact on surrounding properties. These provisions and requirements include:
 - a. A requirement that residential land uses along Spray Avenue be limited to single-family residential uses across from existing single-family homes;

- b. Height limitations;
- c. Establishment of a flared setback along Spray Avenue;
- d. Building design guidelines to ensure compatibility with the existing community character; and,
- e. Subject to the provisions herein, and to the extent set forth in a negotiated Redevelopment Agreement, a collaborative role for the Historic Preservation Commission in review of proposed redevelopment projects to ensure consistency with Ocean Grove historic guidelines and applicable requirements.

Adjacent Municipalities

The subject tract is located in an area that is directly adjacent to the City of Asbury Park, where a large-scale waterfront redevelopment plan was adopted in 1984. Asbury Park's redevelopment plan targets the areas that are immediately adjacent to the North End of Ocean Grove for the creation of residential buildings and an entertainment district. The Ocean Grove North End Redevelopment Plan proposes development that is smaller in scale, but both similar and compatible with that which has been proposed for neighboring areas within Asbury Park.

Monmouth County

The Monmouth County Growth Management Guide (GMG), the county's master plan, provides goals and objectives and some limited geographic specificity in regard to future land uses. The North End of Ocean Grove is located within an area designated in the GMG Urban Center. An Urban center is defined in the GMG as a major concentration of mixed-use activities serving countywide needs. Urban center policies in the Monmouth County Growth management guide include encouragement

of redevelopment and reuse activities to address community revitalization. The Ocean Grove North End Redevelopment Plan is consistent with the County's GMG in that it proposes redevelopment to increase the viability of the Urban Center.

State Development and Redevelopment Plan

On March 1, 2001, the State Planning Commission ("SPC") adopted the new State Development and Redevelopment Plan ("SDRP"). The SDRP establishes a proposed statewide planning framework that is designed to maintain and revitalize existing cities and towns and organizing new growth in "centers" – compact, mixed-use communities that provide a variety of choices in housing, employment opportunities, entertainment, services, transportation and social interaction. The Ocean Grove North End Redevelopment Area is in Metropolitan Planning Area 1 (PA-1) in the SDRP. According to the State Plan, the intent of the Metropolitan Planning Area is to:

- Provide for much of the state's future development;
- Revitalize cities and towns;
- Promote growth in compact forms;

- Stabilize older suburbs;
- Redesign areas of sprawl; and,
- Protect the character of existing stable communities.

The State Plan recommends that these goals be addressed by strategies to "... upgrade and expand housing to attract a balanced and residential population..." and "... retain and expand employment opportunities..." The Ocean Grove North End Redevelopment Plan proposes a mixed-use development of the area, which includes the both the creation of new jobs and residences in an area where there is existing infrastructure to support such development.

The Redevelopment Plan will advance the State Plan's objectives not only for economic redevelopment, but also the overall revitalization of the Township. Therefore, the Ocean Grove North End Redevelopment Plan is consistent with the goals and objectives of the 2001 SDRP.

Administrative and Procedural Requirements

Amending the Redevelopment Plan

Upon compliance with the requirements of applicable law, the Township Committee may further amend, revise or modify the Redevelopment Plan in general or for specific properties within the area, as circumstances may make such changes appropriate. The review and approval of any proposed amendments shall be undertaken in accordance with the procedures set forth in the LRHL. However, any proposed changes in permitted uses, the land use plan, residential density, building height, or the core design concepts in this plan shall require notice and public hearings in a manner similar to the adoption of the original plan.

Redevelopment Powers

The Township may also use any and all redevelopment powers granted to it pursuant to the LRHL to effectuate this plan. The Township may enter into agreements with a designated redeveloper or redevelopers in connection with the construction of any aspect of the

Redevelopment Plan, including off-site improvements.

Duration of Plan

The Redevelopment Plan, as it may be amended from time to time, shall be in full force and effect upon its adoption by ordinance by the Township Committee. The Redevelopment Agreement may include provisions for a certificate of project completion in accordance with the Redevelopment Plan and applicable law.

Redeveloper Selection

The following restrictions and controls on redevelopment are hereby imposed in connection with the selection of a redeveloper for any property or properties included in the Ocean Grove North End Redevelopment Plan, and shall apply notwithstanding the provisions of any zoning or building ordinance, or other regulations now or hereafter in force:

1. The redeveloper will be obligated to carry out the specified improvements in accordance with the Redevelopment Plan
2. The redeveloper, its successors or assigns shall develop the property in

accordance with the uses and building requirements specified in the Redevelopment Plan

3. Until the required improvements are completed and a Certificate of Completion is issued, the redeveloper covenants provided for in the LRHL (N.J.S.A. 40A:12A-9) and imposed in any redeveloper agreement, lease, deed or other instrument shall remain in full force and effect
4. The redevelopment agreement(s) shall contain provisions to ensure the timely construction of the redevelopment project, the qualifications, financial capability and financial guarantees of the redeveloper(s) and any other provisions necessary to assure the successful completion of the project

Redevelopment Entity Review

The Township Governing Body acting as the Redevelopment Entity shall review all proposed redevelopment projects within the redevelopment area to ensure that such project(s) is consistent with the Redevelopment Plan and relevant redeveloper agreement(s). Such review shall occur prior to the submission of the redevelopment project(s) to the Planning

Board. As part of its review, the Redevelopment Entity may require the redeveloper to submit its proposed project to a technical review committee or subcommittee of the Redevelopment Entity. The technical review committee may include members of the Redevelopment Entity and any other members and/or professionals as determined necessary and appropriate by the Township including a representative of the Historic Preservation Commission. The technical review committee shall make its recommendations to the Redevelopment Entity.

Historic Preservation Commission Review

As may be requested by the Redevelopment Entity, preliminary architectural plans shall be submitted to the Neptune Township Historic Preservation Commission simultaneously with submission to the Redevelopment Entity. The Historic Preservation Commission shall provide the Redevelopment Entity with any comments regarding same within 45 days of the receipt of the proposed plans.

The Redevelopment Entity shall consider the comments of the Historic Preservation Commission in its review of the consistency

of the proposed plans with this Redevelopment Plan and the Township's goals and objectives as same are described herein.

Planning Board Review Process

Pursuant to N.J.S.A. 40A:12A-13, all development applications for development of sites governed by the Ocean Grove North End Redevelopment Plan shall be submitted to the Township's Planning Board for review and approval. The following provisions shall govern review of any proposed redevelopment and redevelopment projects for the area:

1. No building permit shall be issued by the construction or zoning official for any work resulting in a change of intensity of development or change of use for any properties or buildings within the area of the Redevelopment Plan without prior review and approval of the work by the Planning Board
2. Regular maintenance and minor repair shall not require Planning Board review and approval
3. The Planning Board shall conduct site plan and subdivision review, if applicable, pursuant to N.J.S.A. 40:55D-1 et seq. and the Township's Land Development Ordinance

4. As part of site plan approval, the Planning Board may require the redeveloper to furnish performance guarantees pursuant to N.J.S.A. 40:55D-53 and Article X of the Land Development Ordinance. The performance guarantees shall be in favor of the Township of Neptune, and the Township Engineer shall determine the amount of any performance guarantees
5. Any subdivision of lots or parcels of land within the Ocean Grove North End Redevelopment Plan area shall be in compliance with the Redevelopment Plan and reviewed by the Planning Board pursuant to the LRHL and N.J.S.A. 40A:55D-1 et seq
6. Once a property has been redeveloped in accordance with the Redevelopment Plan, it may not be converted to any use not expressly permitted in this Redevelopment Plan. No non-conforming use, building, or structure may be expanded or made more non-conforming in nature after adoption of this Redevelopment Plan. A use or structure not conforming to the requirements of this Redevelopment Plan may not be reconstructed in the event of its destruction. The Planning Board shall determine the issue of whether the non-conforming use or building structure has been "destroyed"
7. No variances, deviations or waivers may be granted by the Planning Board which will result in permitting a use prohibited or not expressly permitted within the Ocean Grove North End Redevelopment Plan or which will result in a density that exceeds the densities permitted in this Plan, a building height that exceeds that permitted in this plan, or is inconsistent with the land use plan or core design concepts of the plan. Any such change or deviation shall require an amendment to this plan.
8. The regulations and controls of this Redevelopment Plan shall be implemented, where applicable, by appropriate covenants, or other provisions and through agreements between the redeveloper and municipality pursuant to N.J.S.A. 40A:12A-8 and 40A:12A-9
9. Any and all definitions contained within the Ocean Grove North End Redevelopment Plan shall prevail. In the absence of a definition herein and in a negotiated Redevelopment Agreement, the definition found within the Township's Zoning Ordinance shall prevail. Any and all definitions in this Plan which are in direct conflict with N.J.S.A. 40A:12A-3 shall be considered invalid.
10. A redeveloper shall be required to pay all applicable escrow fees and other required charges in accordance with applicable provisions of the Township's Land Development Ordinance and New Jersey law. Additionally, a redeveloper shall be required to pay their proportional share of the cost of any studies, plans, reports, or analysis prepared by the Township or its designated redevelopment entity as part of the Ocean Grove North End Redevelopment Plan. Any such payments required to reimburse the Township shall be specified in the redeveloper agreement.

The above provisions are all subject to approval by ordinance and/or resolution according to law. If a Court of competent jurisdiction finds any word, phrase, clause, section, or provision of the Ocean Grove North End 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 ordinances shall remain in full force and effect.

Waivers

The Neptune Township Planning Board, at the time of site plan review and without the necessity for formal amendment to this Plan, may approve reasonable modifications from the standards set forth herein if deemed to be in the interest of project implementation and in furtherance of the Ocean Grove North End Redevelopment Plan, so long as such waivers or deviations are not inconsistent with the requirements and limitations specified in Item No. 7 in the “Planning Board Review Process” section of this Plan or the negotiated Redevelopment Agreement.

TOWNSHIP OF NEPTUNE

ORDINANCE NUMBER 25-30

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

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

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

WHEREAS, the Township desires that a portion of the land located in an area which has been determined to be an area in need of redevelopment in accordance with the Act, currently designated on the Tax Map of the Township of Neptune as Block 611, Lots 1, 38, 39, 40 and 41 and more commonly known as 1700-1718 West Lake Avenue (the “**South Parcel**”), and Block 610, Lot 14 and more commonly known as 1711 West Lake Avenue (the “**North Parcel**”), Neptune, New Jersey, as same is shown on the Conceptual Plan dated **April 30, 2025** (referred to herein as the “**Project Site**”), be redeveloped in accordance with the “West Lake Avenue Redevelopment Plan” which was adopted by Ordinance No. 06-51 of the Township Committee on November 27, 2006, which may be further amended from time to time (the “**Redevelopment Plan**”); and

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

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

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

WHEREAS, this Initial Proposal was subsequently revised to construct a restaurant on a portion of the South Parcel, with the remainder of the South Parcel being developed as a mixed use of office, retail and residential, and the North Parcel being developed as a Mixed-Use Building; and

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

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

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

WHEREAS, accordingly, and as authorized by Resolution No. 22-456 adopted by the Township Committee on October 11, 2022, the Township and the Redeveloper entered into a Conditional Designation and Interim Cost Agreement with Ironbound, an Affiliate of Redeveloper, (the "**Conditional Designation Agreement**") which, *inter alia*, designated said Affiliate as the Conditional Redeveloper, conditioned upon the successful negotiation of a redevelopment agreement setting forth all the terms and conditions of the implementation of the Project upon the Project Site; and

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

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

WHEREAS, the Redeveloper will redevelop the South Parcel with an approximately 3,000 square foot restaurant with rooftop seating, two (2) retail units, approximately 2,500 square feet of ground floor retail, two (2) live/work retail units, no more than sixteen (16) residential units, with a residential lobby and bike storage for no less than 18 bikes, and approximately 12,000 square feet of office space, , together with all related improvements and infrastructure, in accordance with the Redevelopment Plan and the terms herein (referred to herein as the "**South Parcel Project**"); and

WHEREAS, the Redeveloper will redevelop the North Parcel into three (3) retail units with approximately 3,800 square feet of retail and no more than twelve (12) residential units with a residential lobby and certain amenity space, as depicted in the Conceptual Plan, together with all related improvements and infrastructure, in accordance with the Redevelopment Plan and the terms herein (referred to herein as the "**North Parcel Project**"); and

WHEREAS, the South Parcel Project and the North Parcel Project are collectively referred to herein as the “Project”; and

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

WHEREAS, additionally, the Project will be supported by no less than ninety-six (96) parking spaces, fourteen (14) of which comprise existing on-street parking spaces and sixteen (16) of which shall be EV equipped; and

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

WHEREAS, further, Ironbound will contribute \$75,000.00 to the Township to be utilized for the rehabilitation and maintenance of any public park or greenspace nearby to the Project Site; and Redeveloper will also reimburse the Township the amount of \$50,000.00 for costs and fees incurred in connection with the development of the Redevelopment Plan; and

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

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

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

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

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

1. The Property currently generates \$0 in annual real estate tax revenue to the Township. The projected Annual Service Charge (defined hereinafter) will

generate net revenue to the Township of at least \$128,875.00 annually for the first ten (10) years with incremental increases thereafter.

2. It is estimated that the Project will create jobs during construction.
3. The Project should stabilize and contribute to the economic growth of existing local business and to the creation of new business, which will serve the new residents and attract additional people to the Township's West Lake Redevelopment Area.
4. The Project will further the redevelopment objectives of the Redevelopment Plan.
5. The Township has determined that the benefits of the Project significantly outweigh the costs to the Township.

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

1. The relative stability and predictability of the Annual Service Charge will render the Project feasible by reducing the significant risk to a more acceptable level and render the Project attractive to investors needed to finance the Project; and
2. The relative stability and predictability of the Annual Service Charge will allow stabilization of the Project operating budget, reduce the risk to investors which risk is rendered greater not only by the issue discussed above, but because of the substantial increase in development in the Township and the number of other units that will simultaneously be coming to market and require stabilization; and
3. The success of the Project will have a positive impact on the surrounding area.

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

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

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

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

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

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

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

NOW THEREFORE BE IT ORDAINED, that:

1. The Township Committee hereby authorizes the Mayor to execute the Financial Agreement between the Township and IPG at Westlake Urban Renewal, LLC, pursuant to the Long-Term Tax Exemption Law, N.J.S.A. 40A:20-1, et seq., in substantially the form attached hereto as **Exhibit A**.
2. The Township staff and professionals are authorized and directed to carry out the steps that may be necessary to effectuate the goal and intent of this Ordinance.
3. If any provision of this Ordinance shall be held invalid by any court of competent jurisdiction, the same shall not affect the other provisions of this Ordinance except so far as the provision so declared invalid shall be severable from the remainder of the portion thereof.
4. All Ordinances or parts of Ordinances inconsistent with this Ordinance are hereby repealed.
5. This Ordinance shall take effect immediately upon adoption and publication according to law.

**Motion/
Second**

Roll Call to Adopt on First Reading

YAY NAY ABSTAIN ABSENT

**Adopted on First Reading
Dated: November 24, 2025**

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

William Bray, RMC, CMR
Township Clerk

**Motion/
Second**

Roll Call to Adopt on Second and Final Reading

YAY NAY ABSTAIN ABSENT

**Adopted on Second Reading
Dated: December 8, 2025**

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

William Bray, RMC, CMR
Township Clerk

Attest:

William Bray, RMC, CMR
Township Clerk

Robert Lane, Jr.
Mayor

Date: _____

**Exhibit A (to the Ordinance)
Form of Financial Agreement**

TOWNSHIP OF NEPTUNE

ORDINANCE NUMBER 25-31

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 grandfather in, but shall be required to obtain a licenses to continue its operation and/or sale of smoking devices and 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 Smoking Devises and Paraphernalia

This chapter shall govern the licensing 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 and general welfare by licensing and regulating pre-existing smoke and vape shops, the retail sale of smoking devises and paraphernalia, and to ensure that smoking devices and paraphernalia are not sold to minors.

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 charges, 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.

License 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, manufacturers, 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.

Retail, Vaping and Smoking Establishment: A location at which a business entity has been licensed 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: Licensing Requirements

- A. No person and/or entity shall conduct, maintain or operate a Smoke Shop or Vape Shop without first obtaining a License from the Township. License Applications will be available _____
- B. No business shall sell smoking devices and/or paraphernalia without first obtaining a license as a Retail Vaping and Smoking Establishment from the Township. License Applications will be available from the Township Health Officer.
- C. No person and/or entity shall be issued a License under this Section if they are unable to pass a criminal background check.

Section 5: Application for License

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

- A. Name and contact information of the owner. If the applicant is a cooperation, or a partnership, then the names and addresses of each individual holding 10% or more interest in the corporation or partnership shall be provided.
- B. 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 electronic smoking devices.
- E. Provide a general inventory list of smoking devises and paraphernalia.

Section 6: Requirements for Licenses.

- A. All licenses 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 shine 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 health officer.
- C. There shall be no other signs or signage visible from the exterior advertising any products 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 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 cell, every purchaser shall produce photographic identification to confirm they are 21.
- 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 health 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

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

Section 8: Suspension and Revocation of License

Any license issued here under may be suspended by the Township health officer for any infraction or violation of the terms of the license, or any of the Township ordinances state and federal statutes or falsification and applying for the license. The suspension shall become effective immediately and shall state that opportunity for a hearing will be given at a time within 16 days of the date of notice of the suspension before the Township administrator which upon a finding of such violation may revoke the license and event of failure of the licensee to appear or the license shall automatically re revoked and cancelled.

Section 9: Conditions of License.

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

Section 10: Violations and Penalties:

Any person adjudicated as having violated any provision of this chapter shall be subject to the penalties set forth by the committee.

Section 11. The following fees are hereby established for smoke and vape shops sale of smoking devices licensed under this chapter of the Township code:

- A. annual fees associated with the licensing requirements for smoke shops and vape shops shall be \$1000.
- B. The annual fee associated with licensing requirements as a retail vaping establishment shall be \$1000.
- C. All licenses issued under this section shall be valid for one calendar year beginning January 1st and expiring on December 31st. If your license is issued after January 1st but before June 31st of that calendar year your license will expire on December 31st of that year. If your license is issued after June 31st, your license will be valid for the remainder of that current lender year and the year following.

- D. All applicants for license renewals shall be submitted to the Township no later than 60 days prior to the expiration of said license. Failure to do so may result in a non renewal.

Section 12 Repealer

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

Section 13 Severability

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

Section 14 Effective Date

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

Motion/ Second	Roll Call to Adopt on First Reading	YAY NAY ABSTAIN ABSENT	Adopted on First Reading Dated: November 24, 2025
	Rev. Tassie York		
	Bryan Acciani		
	Derel Stroud		
	Kevin McMillan		
	Robert Lane, Jr		
			William Bray, RMC, CMR Township Clerk
Motion/ Second	Roll Call to Adopt on Second and Final Reading	YAY NAY ABSTAIN ABSENT	Adopted on Second Reading Dated: December 8, 2025
	Rev. Tassie York		
	Bryan Acciani		
	Derel Stroud		
	Kevin McMillan		
	Robert Lane, Jr		
			William Bray, RMC, CMR Township Clerk

Attest:

William Bray, RMC, CMR
Township Clerk

Robert Lane, Jr.
Mayor

Date: _____

TOWNSHIP OF NEPTUNE
RESOLUTION 25-377
AUTHORIZING THE PAYMENT OF BILLS

BE IT RESOLVED, by the Township Committee of the Township of Neptune that the following bills be paid if properly certified:

November 24, 2025, BILL LIST

Current Fund	\$ 9,067,243.21
Grant Fund	\$45,041.64
Trust Other	\$8,180.79
General Capital	\$171,918.73
Sewer Operating Fund	\$689,084.95
Sewer Capital Fund	\$34,300.00
Marina Operating Fund	\$104,089.85
Marina Capital Fund	\$0.00
Dog Trust	\$25.20
Library Trust	\$0.00
UDAG Reciprocal Trust	\$0.00
Payroll Fund	\$0.00
Bill List Total	\$10,119,884.37

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

CERTIFICATION

I, William Bray, Township Clerk of the Township of Neptune hereby certify that the foregoing is a true copy of a resolution duly adopted by the Township Committee of the Township of Neptune, Monmouth County, State of New Jersey at a meeting held on November 24, 2025.

William Bray, RMC, CMR
Township Clerk

TOWNSHIP OF NEPTUNE

RESOLUTION 25-378

WHEREAS, Neptune Township ("Township") is party to a lawsuit captioned Christina Barrett, et al. v. Neptune Township, et al., MON-L-001059-25, pending in the Monmouth County Superior Court; and

WHEREAS, the parties have amicably resolved the dispute, and a settlement is now being recommended for approval by the Township Attorney; and

WHEREAS, the Chief Financial Officer has certified that the funds are available; and

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Township Committee of the Township of Neptune, that it authorized a settlement of litigation Christina Barrett, et al. v. Neptune Township, et al., MON-L-001059-25, pending in the Monmouth County Superior Court in accordance with all of the terms and conditions set forth in the settlement and release agreement as approved by the Township Attorney.

BE IT FURTHER RESOLVED, Mayor Robert Lane, Jr. is hereby authorized to execute the subject settlement agreement on behalf of Neptune Township.

BE IT FURTHER RESOLVED, that the Township Attorney, Township Administrator, and Chief Financial Officer are authorized to take any action necessary to carry out the purpose of this Resolution.

Certification of Funds

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

Account Name	Account Number
Legal Services	01-201-20-155-020

Nicole Schnurr, Acting 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 November 24, 2025.

William Bray, RMC, CMR
Township Clerk

TOWNSHIP OF NEPTUNE

RESOLUTION 25-379

AUTHORIZE THE EXECUTION OF A REDEVELOPMENT AGREEMENT FOR THE REDEVELOPMENT OF THE REAL PROPERTY DESIGNATED AS BLOCK 611, LOTS 1, 38, 39, 40 AND 41 AND BLOCK 610, LOT 14 ON THE TAX MAP OF THE TOWNSHIP OF NEPTUNE WITH IPG AT WESTLAKE, URBAN RENEWAL, LLC, AND THE TRANSFER OF BLOCK 611, LOTS 1, 38, 39, 40, AND 41, AND BLOCK 610, LOT 14 FROM THE TOWNSHIP TO IPG AT WESTLAKE, URBAN RENEWAL, LLC, ALL PURSUANT TO, INTER ALIA, THE LOCAL REDEVELOPMENT AND HOUSING LAW N.J.S.A. 40A:12A-1, ET SEQ.

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 of Neptune (the "Township") desires that the land located in an area which has been determined to be an area in need of redevelopment in accordance with the Act (the "Redevelopment Area"), currently designated on the Tax Map of the Township of Neptune as Block 611, Lots 1, 38, 39, 40 and 41 and Block 610, Lot 14, as same is set forth on the Preliminary and Final Site Plan, dated May 9, 2025, and prepared by Insite Engineering LLC, a copy of which is attached to the Redevelopment Agreement, as that term is defined herein, (the "Project Site"), be redeveloped in accordance with the West Lake Avenue Redevelopment Plan (the "Redevelopment Plan"); and

WHEREAS, the Township owns the Project Site consisting of Block 610 Lot 14 on the north side of West Lake Avenue and Block 611, Lots 1, 38, 39, 40 and 41 on the south side of West Lake Avenue; and

WHEREAS, capitalized terms not otherwise defined herein shall have the meaning set forth in the Redevelopment Agreement, the form of which is attached hereto; and

WHEREAS, on or about June 10, 2022, Ironbound Property Group, LLC ("Ironbound") submitted a Pre-Submission Form to the Township's Redevelopment Committee seeking to be designated as the Redeveloper of the Project Site; and

WHEREAS, the Pre-Submission Form sets forth the proposal for the redevelopment of the Project Site (the "Proposal") and outlines the intention to redevelop the Project Site; and

WHEREAS, the Proposal calls for the implementation of a mixed-use redevelopment project comprising, *inter alia*, residential units, retail and commercial units and a restaurant, with related parking, all in accordance with all Applicable Laws, the Redevelopment Plan and the terms and conditions of the Redevelopment Agreement (the "Project"); and

WHEREAS, the implementation of the Project would also result in the completion of certain additional public amenities, including but not limited to, streetscaping, to include curb extensions, landscaping, lighting and public seating areas, at no cost to the Township, as well as the generation of both temporary and permanent jobs for the development and construction and the operation of the Project; and

WHEREAS, as authorized by Resolution No. 22-456, the Township designated Ironbound as Redeveloper of the Project Site conditioned upon the successful negotiation of a Redevelopment Agreement setting forth all the terms and conditions of the implementation of a redevelopment project upon the Project Site; and

WHEREAS, on October 22, 2022, also as authorized by Resolution No. 22-456, the Township and Ironbound entered into the Conditional Designation Agreement which, *inter alia*, required the Redeveloper to reimburse all of the costs and fees incurred and to be incurred by the Township in connection with the review of the Proposal and the preparation and negotiation of the terms of a Redevelopment Agreement, among other such expenses; and

WHEREAS, the Township's Redevelopment Committee continued to vet the details comprising the Project and met with the Redeveloper on several occasions to further discuss the Proposal and the implementation of the Redevelopment Plan, generally; and

WHEREAS, additionally, the Township's Chief Financial Officer obtained and reviewed certain financial information from Ironbound, and determined that Ironbound possesses the financial strength and capability to finance and/or obtain such financing as may be necessary to fully implement the Project in accordance with, *inter alia*, the Redevelopment Plan; and

WHEREAS, thereafter, the Township and IPG, an affiliate of Ironbound, engaged in extensive negotiations and the Township has determined that in furtherance of the Township's goals and objectives to implement the redevelopment contemplated in the Redevelopment Plan, it is in the Township's best interests to enter into a Redevelopment Agreement, in substantially the form attached hereto as Attachment A, with IPG being designated as the Redeveloper of the Project Site; and

WHEREAS, IPG acknowledges and agrees that all uses to which the Project Site may be devoted are controlled by the Redevelopment Plan, the Redevelopment Agreement, and Governmental Approvals, as those terms are defined in the attached form of Redevelopment Agreement, and that under no circumstances shall the Redeveloper undertake any development or construction unless same is in accordance with the Redevelopment Plan, the Redevelopment Agreement and any Governmental Approvals; and

WHEREAS, the Township Committee anticipates adopting an Amendment to the Redevelopment Plan to accommodate the Project ("Amendment"), whereby the obligations under the Redevelopment Agreement will be conditioned upon the adoption and implementation of the Amendment; and

WHEREAS, the Township and the Redeveloper (collectively, the "Parties") desire to enter into the Redevelopment Agreement in substantially the form attached hereto, for the purpose of setting forth in greater detail their respective undertakings, rights and obligations in connection with the development and construction of the Project; and

WHEREAS, in order to facilitate the redevelopment, the Township desires to sell the six (6) parcels comprising the Project Site to IPG for the total purchase price of \$1,900,000.00. IPG shall thereafter have the obligation to conduct any necessary environmental remediation, including with regard to the Underground Storage Tank ("UST") upon the North Parcel and any other UST that may exist on or may have existed within the boundaries of the Project Site; and

WHEREAS, the UST Removal upon Lot 40 shall be diligently and promptly undertaken as a priority, over the removal of any other UST within the Project Site, if any, and Redeveloper shall seek any access from any neighboring properties as may be required in order to undertake the work described herein; and

WHEREAS, IPG shall release the Township and defend, indemnify and hold harmless the Township from any claims arising out of the environmental nature and condition of the Project Site; and

WHEREAS, the Parties further desire to execute all documents necessary for the transfer of the Project Sites from the Township to the Redeveloper, in their entirety.

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

1. The Mayor or his designee is hereby authorized and directed to execute a Redevelopment Agreement between the Township of Neptune and IPG at Westlake Urban Renewal, LLC in substantially the form attached hereto as Attachment A, conditioned upon IPG's payment of all Township Costs, including but not limited to, all legal and other professional fees incurred by the Township that may be due and owing, and the preparation of all documents necessary to transfer title of the Project Site, in its entirety or as individual lots, which is simultaneously presented herewith.
2. The Mayor or his designee is hereby authorized and directed to execute the title transfer documents transferring Block 611, Lots 1, 38, 39, 40 and 41 and Block 610, Lot 14 from the Township to IPG for the total purchase price of \$1,900,000.00 and subject to all terms set forth in the Redevelopment Agreement, in substantially the form attached hereto.

3. 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 November 24, 2025.

William Bray, RMC, CMR
Township Clerk

Attachment A (to Resolution)
Form of Redevelopment Agreement

TOWNSHIP OF NEPTUNE

**RESOLUTION 25-380
AWARD BID FOR REMOVAL OF BRUSH**

WHEREAS, on the Township of Neptune advertised for bids on November 5, 2025 for brush removals services; and

WHEREAS on November 18, 2025, the Purchasing Agent received bids for the award of a contract for removal of brush; and,

WHEREAS, said bids were reviewed by the Purchasing Agent who has recommended that the bid be awarded to the lowest bid submitted by Mazza Mulch, Inc., 3230 A Shafto Rd., Tinton Falls, NJ; and,

THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Neptune that a contract be awarded to Mazza Mulch, Inc., 3230 A Shafto Rd., Tinton Falls, NJ for removal of brush from the Public Works Yard for two years based on their lowest responsible bid of \$4.38 per cubic yard for 2026 and 2027; and,

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

Account Name
2026 Municipal Budget/Solid Waste Disposal OE

Account Number
01-201-32-465-020

Nicole Schnurr, Acting 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 November 24, 2025.

William Bray, RMC, CMR
Township Clerk



Memo

To: William Bray
From: Melissa Zucconi
CC:
Date: November 18, 2025
Re: November 18, 2025 Bid for Brush Removal
Please prepare a resolution for the following:

Vendor: Mazza Mulch Inc
3230 A Shafto Road
Tinton Falls, NJ 07753
Project: Brush Removal
Amount: 2026 - \$4.38 per Cubic Yard
2027 - \$4.38 per Cubic Yard
Funding: 2026 Budget
Solid Waste Disposal OE
01-201-32-465-020

Bids were advertised 11/05/2025. Three bids were handed out. Below are the results

Mazza – \$4.38, \$4.38

Britton – \$6.25, \$6.75

Rich's Tree Service – no response

TOWNSHIP OF NEPTUNE

RESOLUTION 25-381

RESOLUTION AUTHORIZING CONTRACT FOR PURCHASE OF FOUR (4) 2026 FORD INTERCEPTOR SUVs FROM WINNER FORD UNDER NEW JERSEY STATE CONTRACT #20-FLEET-01189 IN AN AMOUNT NOT TO EXCEED \$187,116.00

WHEREAS, the Township of Neptune is desirous to purchase Four (4) 2026 Ford Interceptor SUVs; and

WHEREAS, Winner Ford, having an address at 250 Haddonfield-Berlin Road Cherry Hill, NJ 08034 has been awarded under State Contract #20-FLEET-01189 for purposes of providing such vehicles; and

WHEREAS, N.J.S.A.40A:11-12 permits the purchase of goods and services without advertising for bids when purchased under contract for goods or services entered on behalf of the State by the Division of Purchase and Property in the Department of the Treasury.

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

1. The Purchase of Four (4) 2026 Ford Interceptor SUVs from Winner Ford Under New Jersey State Contract #20-FLEET-01189 in an Amount Not To Exceed \$187,116.00 is hereby approved.
2. All Township officials, including, but not limited to, the Mayor, Business Administrator, Public Works Director, and Municipal Clerk are hereby authorized and directed to take such ministerial actions as are necessary to effectuate the provisions of this resolution.
3. That a certified copy of this resolution be forwarded to the Chief Financial Officer, Assistant C.F.O., and Chief of Police.

Certification of Funds

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

Account Name
Ord. 25-18 2025 MCIA

Account Number
05-220-55-933-020

Nicole Schnurr, Acting 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 November 24, 2025.

William Bray, RMC, CMR
Township Clerk



Memo

To: William Bray
From: Melissa Zucconi
CC:
Date: 11/19/2025
Re:

Please prepare a resolution for the following:

Vendor: Winner Ford
250 Haddonfield-Berlin Road
Cherry Hill, NJ 08034
Contract: 20-FLEET-01189
Vehicle: Four (4) 2026 Ford Interceptor SUV
Amount: 46,779.00 each
\$187,116.00 total
Funding: Ord 25-18 2025 MCIA
05-220-55-933-020

TOWNSHIP OF NEPTUNE

RESOLUTION 25-382

**ENDORSEMENT IN SUPPORT OF THE STATE OF NEW JERSEY DEPARTMENT OF TRANSPORTATION
ROUTE 33 IMPROVEMENTS**

WHEREAS, a meeting was held on November 5, 2025 between the NJDOT and representatives of Neptune Township concerning the Route 33 project; and

WHEREAS, representatives of the Township of Neptune were in agreement with the Route 33 roadway safety improvements as shown on the NJDOT Alternative 5, Route 33, Wayside Road to Route 71 (Main Street) plans and as presented at the meeting held on November 5, 2025; and

WHEREAS, representatives of the Township of Neptune were not in agreement with the proposed storm water management facilities and fee take for Block 512 on the NJDOT Alternative 5, Route 33, Wayside Road to Route 71 (Main Street) plans and as presented at the meeting held on November 5, 2025; and requests that the department reconsider and investigate alternative options; and

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

1. The Township Committee authorizes and directs the Township Clerk to forward a letter to the NJDOT indicating support for the proposed improvements to the Route 33 project.
2. The Township Clerk is further directed to forward such a letter to be attached to this Resolution expressing its support for this project.

CERTIFICATION

I, William Bray, Township Clerk of the Township of Neptune hereby certify that the foregoing is a true copy of a resolution duly adopted by the Township Committee of the Township of Neptune, Monmouth County, State of New Jersey at a meeting held on November 24, 2025.

William Bray, RMC, CMR
Township Clerk

I, William Bray, Township Clerk of the Township of Neptune hereby certify that the foregoing is a true copy of a resolution duly adopted by the Township Committee of the Township of Neptune, Monmouth County, State of New Jersey at a meeting held on November 24, 2025.

William Bray, RMC, CMR
Township Clerk

TOWNSHIP OF NEPTUNE

RESOLUTION 25-383

AUTHORIZE ADDENDUM #1 for 2026 PSC RFQs

WHEREAS, the Neptune Township Committee adopted Resolution 25-360 on October 27, 2025 to authorize the solicitation of RFQs for several professional services for the 2026 calendar year; and

WHEREAS the RFQ packages have included specified rates for various services; and,

WHEREAS, the specified rates no longer reflect current market conditions and may deter qualified applicants from submitting proposals; and,

WHEREAS, the Township Committee wants to ensure they receive proposals from the greater number of qualified individuals and firms.

THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Neptune that the rates shall be removed from RFQ packages and shall not be considered a limiting factor when considering proposals from qualified individuals and firms.

CERTIFICATION

I, William Bray, Township Clerk of the Township of Neptune hereby certify that the foregoing is a true copy of a resolution duly adopted by the Township Committee of the Township of Neptune, Monmouth County, State of New Jersey at a meeting held on November 24, 2025.

William Bray, RMC, CMR
Township Clerk

TOWNSHIP OF NEPTUNE

RESOLUTION 25-384

RESOLUTION OF THE TOWNSHIP OF NEPTUNE AUTHORIZING APPROVAL OF CHANGE ORDER NO. 2 (FINAL), FINAL PAYMENT, ACCEPTANCE OF THE PROJECT, RELEASE OF PERFORMANCE AND MAINTENANCE BONDS FOR THE EMBURY AND RIDGE AVENUE IMPROVEMENTS PROJECT

WHEREAS, the Township of Neptune entered into a contract with Fernandes Construction, Inc. for the Embury and Ridge Avenue Improvements Project in the amount of \$355,124.65; and

WHEREAS, Change Order No. 1 in the amount of \$33,427.50 adjusting the contract amount to \$388,552.15 was approved on April 11, 2022; and

WHEREAS, CME Associates, the engineering consultant for this capital project, and the Township Engineer have reviewed and recommend approval of Change Order No. 2 reducing the cost of the project by \$38,506.00 for a total cost of \$350,046.15

WHEREAS, the Township Engineer and the project engineer have inspected the work which was substantially completed over two years ago and found no deficiencies that would require the posting of a maintenance bond and confirm that the project has been satisfactorily completed in accordance with the contract specifications; and

WHEREAS, the contractor has submitted a Final Application for Payment, indicating that all work has been completed and the final payment due is \$15,098.72, 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. Change Order No. 2 (Final), reducing the contract amount by \$38,506.00, is hereby approved, adjusting the total contract amount to \$350,046.15;
2. The project is hereby accepted as complete, and the Performance Bond is released;
3. The Maintenance Bond is not required;
4. Final payment to the contractor in the amount of \$15,098.72 is hereby authorized in accordance with the Final Application for Payment.

Account Name
Ordinance 19-38 Improvement to Embury-Ridge
Corridor

Account Number
04-215-55-938-020

Nicole Schnurr, Acting 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 November 24, 2025.

William Bray, RMC, CMR
Township Clerk