

TOWNSHIP COMMITTEE WORKSHOP MEETING
October 16, 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	
Jason A. Jones		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 25-336 Authorize an Executive Session Meeting

Offered by: _____ Seconded by: _____

Vote: York _____ Jones _____ Stroud _____ McMillan _____ Lane _____

TOWNSHIP OF NEPTUNE

RESOLUTION 25-336

AUTHORIZE AN EXECUTIVE SESSION AS AUTHORIZED BY THE OPEN PUBLIC MEETINGS ACT

WHEREAS, Section 8 of the Open Public Meetings Act, Chapter 231, P.L. 1975, permits the exclusion of the public from a meeting in certain circumstances; and,

WHEREAS, this public body is of the opinion that such circumstances presently exist,

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

1. The Public shall be excluded from discussion of and action upon the hereinafter specified subject matters.

2. The general nature of the subject matter to be discussed is as follows:

Personnel – Staffing & Compensation, Appointments – All Departments

Attorney Client Privilege – Professional Service Contracts, Contracts

Contract Negotiations/Litigation

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

4. This Resolution shall take effect immediately.

CERTIFICATION

I, William Bray, 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 October 16, 2025.

William Bray, RMC, CMR
Township Clerk

TOWNSHIP COMMITTEE MEETING – OCTOBER 16, 2025 – 7:00 P.M.

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

Township Committee	Present/ Absent	Professionals	Present/ Absent
Rev. Tassie York	_____	Stephanie Oppegaard, Bus. Admin	_____
Jason Jones	_____	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 September 22 and September 30, 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 _____ Jones _____ Stroud _____ McMillan _____ Lane _____

PRESENTATION

PROCLAMATION

COMMENTS FROM THE DAIS

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

REPORT OF THE 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 25-25 AN ORDINANCE OF THE TOWNSHIP OF NEPTUNE AMENDING AND SUPPLEMENTING CHAPTER 2, ADMINISTRATION, SECTION 2-5.7 ENTITLED "DUTIES" OF THE BUSINESS ADMINISTRATOR

Explanatory Statement: *The purpose of the Ordinance is the amend powers and responsibilities of the Business Administrator position.*

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

ORDINANCES FOR FIRST READING

Ordinance 25-26 An Ordinance to Amend Volume I, Chapter VII Of The Code Of The Township Of Neptune By Adding And Or Removing A Resident Only Handicapped Parking Zone

Explanatory Statement: *The purpose of this ordinance is to add one handicapped parking spots.*

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

Ordinance 25-27 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 OGNED Redevelopment Plan.*

Offered by: _____ Seconded by: _____
Vote: York _____ Jones _____ 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 25-324** Authorize Developer's Agreement – Harbor Freight
- Res 25-337** Authorize Payment of Bills
- Res 25-338** Approve JSAC 5K Run for the Arts
- Res 25-339** Award Contract for Atkins Ave. Pedestrian Improvements
- Res 25-340** Appoint Members to Municipal Alliance
- Res 25-341** Authorize Various Liens
- Res 25-342** Support Reduction in Speed Limit for Route 71

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

SEPARATED RESOLUTIONS

Res 25-XX

Offered by: _____ Seconded by: _____
Vote: York _____ Jones _____ 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 NO. 25-25

AN ORDINANCE OF THE TOWNSHIP OF NEPTUNE AMENDING AND SUPPLEMENTING CHAPTER 2, ADMINISTRATION, SECTION 2-5.7 ENTITLED "DUTIES" OF THE BUSINESS ADMINISTRATOR

BE IT ORDAINED by the Township Committee of the Township of Neptune, County of Monmouth, State of New Jersey, that Section 2-5.7 of the Township Code be amended to read as follows:

SECTION 1.

§ 2-5.7 Duties of the Business Administrator

a. **Chief Administrative Officer.** The Business Administrator shall be the Chief Administrative Officer of the Township, responsible to the Township Committee as a whole for the proper and efficient administration of Township business. Except for the purpose of inquiry, the Township Committee and its members shall deal with the administrative staff solely through the Business Administrator, and neither the Township Committee nor any member thereof shall give orders to any subordinates of the Business Administrator either publicly or privately.

b. **Supervision of Operations.** The Business Administrator shall supervise and coordinate the activities and functions of all departments, offices, and agencies of the Township to ensure effective administration, except as otherwise provided by law for officials with independent statutory authority.

c. **Policy and Recommendations.** The Business Administrator shall assist the Township Committee in determining policy, make recommendations regarding policies and measures in the best interests of the Township, and implement all policies established by the Township Committee.

d. **Reports and Information.** The Business Administrator shall keep the Township Committee informed as to the conduct of Township affairs, submitting periodic reports on departmental operations, finances, property, and such other matters as may be requested. An annual administrative report shall be submitted following the close of each fiscal year.

e. **Representation.** The Business Administrator shall represent the Township in its relations with Federal, State, County, and other local governments, subject to the direction of the Township Committee.

f. **Meetings.** The Business Administrator shall prepare the agenda for each meeting of the Township Committee, attend all Township Committee meetings, and participate in discussions. The Business Administrator shall also attend meetings of such boards, agencies, advisory committees, or other entities as may be directed by the Township Committee.

- g. **Budget Coordination.** The Business Administrator shall assist the Township Committee in the preparation of the annual operating and capital budgets, in coordination with the Chief Financial Officer, and shall monitor implementation as directed by the Township Committee.
- h. **Other Duties.** The Business Administrator shall perform such other duties as may be assigned by ordinance, resolution, or direction of the Township Committee.

SECTION 2.

BE IT FURTHER ORDAINED that all ordinances or parts of ordinances inconsistent with this ordinance are hereby repealed, and this ordinance shall take effect upon final passage and publication as required by law.

SECTION 3.

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

Motion/ Second	Roll Call To Adopt On First Reading					Adopted on First Reading
		YAY	NAY	ABSTAIN	ABSENT	Dated: September 22, 2025
Moved	Rev. Tassie York	X				
	Jason Jones	X				
	Derel Stroud	X				
Second	Kevin McMillan	X				William Bray, RMC, CMR Township Clerk
	Robert Lane, Jr	X				
Motion/ Second	Roll Call To Adopt On Second and Final Reading					Adopted on Second Reading
		YAY	NAY	ABSTAIN	ABSENT	Dated: October 16, 2025
	Rev. Tassie York					
	Jason Jones					
	Derel Stroud					
	Kevin McMillan					William Bray, RMC, CMR Township Clerk
	Robert Lane, Jr					

William Bray
Township Clerk

Robert Lane, Jr.
Mayor

Date: _____

TOWNSHIP OF NEPTUNE

ORDINANCE NO. 25-26

**AN ORDINANCE TO AMEND VOLUME I, CHAPTER VII OF THE CODE OF THE TOWNSHIP OF NEPTUNE BY
ADDING AND OR REMOVING A RESIDENT ONLY HANDICAPPED PARKING ZONE**

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

SECTION 1.

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

<u>Name of Street</u>	<u>No. Of Spaces</u>	<u>Location</u>
Broadway	1	25 feet west of the intersection of Broadway and Beach Avenue, along the median in the first parking stall from Broadway and Beach Ave.

SECTION 2.

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

Motion/ Second	Roll Call To Adopt On First Reading				Adopted on First Reading Dated: October 16, 2025	
		YAY	NAY	ABSTAIN		ABSENT
	Rev. Tassie York					
	Jason Jones					
	Derel Stroud					
Motion/ Second	Roll Call To Adopt On Second and Final Reading				Adopted on Second Reading Dated: November 10, 2025	
		YAY	NAY	ABSTAIN		ABSENT
	Rev. Tassie York					
	Jason Jones					
	Derel Stroud					
						William Bray, RMC, CMR Township Clerk
	Kevin McMillan					
	Robert Lane, Jr					
	Kevin McMillan					
	Robert Lane, Jr					

William Bray
Township Clerk

Robert Lane, Jr.
Mayor

Date: _____

ORDINANCE NO. 25-27

**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				Adopted on First Reading
	YAY	NAY	ABSTAIN	ABSENT	Dated: October 16, 2025
1. That the bill be read a second time.					
2. That the bill be read a third time.					
3. That the bill be passed.					

William Bray, RMC, CMR
Township Clerk

Motion/ Second	Roll Call To Adopt On Second and Final Reading				Adopted on Second Reading
	YAY	NAY	ABSTAIN	ABSENT	Dated: November 10, 2025

William Bray, RMC, CMR
Township Clerk

Robert Lane,
Mayor

Date: _____

NEPTUNE TOWNSHIP

RESOLUTION 25-324

RESOLUTION AUTHORIZING DEVELOPER'S AGREEMENT WITH THE TOWNSHIP OF NEPTUNE AND HARBOR FREIGHT TOOLS FOR PROPERTY LOCATED AT 15 HIGHWAY 35, BLOCK 1004, LOTS 5-15, NEPTUNE TOWNSHIP, NEW JERSEY.

WHEREAS, Harbor Freight is the owner of property located at 15 Highway 35, known as Block 1004, Lots 5-15, on the Tax Map of the Township of Neptune, which property is subject to Preliminary and Final Major Subdivision Approval with Variances and Design Waiver Relief by the Neptune Township Planning Board (the "Property"); and

WHEREAS, the Approval is for the construction of minor site improvements to the former Aldi grocery store building (15,800 square feet) through exterior concrete/stripping improvements and interior renovation; and

WHEREAS, Harbor Freight has agreed to enter into a Developer's Agreement with the Township of Neptune to guarantee the faithful performance of the obligations and representations associated with the Approval from the Planning Board of Neptune Township; and

WHEREAS, it is in the best interest of the citizens of the Township of Neptune for the Township to enter in this Developer's Agreement with Harbor Freight, to ensure the proper compliance and guaranteed performance of items and improvements made on said Property.

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

1. The Mayor and Clerk are hereby authorized to execute the aforesaid Developer's Agreement with Harbor Freight, a true copy of which is attached hereto as Exhibit "A" for compliance with the Planning Board of Neptune Township's Resolution No. 25-08, and representation upon submission and approval of all conditions arising from the aforesaid Resolution, and return the same to the Township Clerk.
2. The Business Administrator and Staff of the Township of Neptune are hereby authorized and directed to take all actions as shall be deemed necessary or desirable to implement this Resolution.
3. 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 October 16, 2025.

William Bray, RMC, CMR
Township Clerk

TOWNSHIP OF NEPTUNE

**RESOLUTION 25-337
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:

October 16, 2025, BILL LIST

Current Fund	\$ 603,996.71
Grant Fund	\$37,092.70
Trust Other	\$ 16,060.76
General Capital	\$344,252.85
Sewer Operating Fund	\$979,609.09
Sewer Capital Fund	\$0.00
Marina Operating Fund	\$2,425.23
Marina Capital Fund	\$0.00
Dog Trust	\$82.20
Library Trust	\$859.18
UDAG Reciprocal Trust	\$0.00
Payroll Fund	\$0.00
Bill List Total	\$1,984,378.72

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 October 16, 2025.

William Bray, RMC, CMR
Township Clerk

TOWNSHIP OF NEPTUNE

**RESOLUTION 25-338
APPROVING 5K RACE FOR RECOVERY ON OCTOBER 25, 2025**

WHEREAS, Market Street Mission, a non-profit, tax-exempt organization will be has applied to hold its annual 5K Race for Recovery on October 25, 2025 from 7 a.m. to 2 p.m. along the boardwalk, starting and stopping near the Ocean Grove Pavillion; and,

WHEREAS, Market Street Mission shall be required to abide by all conditions, restrictions, and fees imposed, by ordinance, which include:

- EMS Rate: Stand-by Coverage (Per ambulance/vehicle): \$150.00 per hour
- Application Fee: \$50.00 (Non-Refundable)

WHEREAS, the Police Department and EMS has reviewed and approved the noted activity.

THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Neptune approves the 5K Race for Recovery on October 25, 2025 from 7 a.m. to 2 p.m.

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 October 16, 2025.

William Bray, RMC, CMR
Township Clerk

TOWNSHIP OF NEPTUNE

RESOLUTION 25-339

**RESOLUTION OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF NEPTUNE AWARDING A
CONTRACT TO S BATATA CONSTRUCTION, INC FOR THE ATKINS AVE PEDESTRIAN IMPROVEMENT
PROJECT**

WHEREAS, on October 8, 2025, the Township Engineering Consultant received bids for the award of a contract for the Atkins Ave. Pedestrian Improvement Project; and,

WHEREAS, S. Batata Construction, Inc. of Parlin, NJ submitted a base bid of \$440,630.00; and

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

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

THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Neptune that a contract be awarded to S. Batata Construction, Inc. of Parlin, NJ in the amount of \$440,630.00 for the Atkins Ave. Pedestrian Improvement Project; and,

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

Account Name

Ord 24-06 Atkins Ave Pedestrian Improvements

Account Number

04-215-55-923-020

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 October 16, 2025.

William Bray, RMC, CMR
Township Clerk

TOWNSHIP OF NEPTUNE

RESOLUTION 25-340

**RESOLUTION OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF NEPTUNE APPOINTING
MEMBERS TO THE MUNICIPAL ALLIANCE TO PREVENT ALCOHOLISM AND DRUG ABUSE
COMMITTEE**

WHEREAS, the Township Committee is desirous to appoint members to the Municipal Alliance to Prevent Alcoholism and Drug Abuse Committee, to serve in their respective roles; and,

WHEREAS, the following members are also being appointed to the Municipal Alliance to Prevent Alcoholism and Drug Abuse Committee:

Position	Term	Appointment	Expiration	Name
Member	1 Year	1/1/2025	12/31/2025	Stephanie Englander
Member	1 Year	1/1/2025	12/31/2025	Candace Palmer

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 October 16, 2025.

William Bray, RMC, CMR
Township Clerk

TOWNSHIP OF NEPTUNE

**RESOLUTION 25-341
PLACE LIEN ON VARIOUS PROPERTIES**

WHEREAS, NJSA 40:48-2.13 and NJSA 40:48-2.13a allow municipalities to adopt ordinances to require the removal of brush, weeds, including ragweed, dead and dying trees, stumps, roots, obnoxious growths, filth, garbage, trash and debris within 10 days of notice to remove or destroy same; and

WHEREAS, section 12-1.2 of the Township of Neptune Municipal Code authorizes the Township Code Official to provide for the abatement of the violation of the property maintenance code and imposition of a lien in accordance with NJSA 40:48-2.14 to recover the costs for such abatement after providing the property owner or responsible party with proper notice and the opportunity to abate the violation; and

WHEREAS, the Director of Code Enforcement provided the 10-day notice to the property owner and/or responsible party who subsequently failed to abate the condition; and

WHEREAS, the violations were abated under the direction of the Director of Code Enforcement herein certifies the costs of abatement to the Township Committee and requests the below listed liens be placed against the properties.

THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Neptune that the Tax Collector be and is hereby authorized to place the following costs as a lien against the following properties:

Block	Lot	Address	Amount
417	6	1420 7 th Ave	\$ 500.00
308	3	1000 Corlies Ave	\$ 700.00
412	18	511 Atkins Ave.	\$ 420.00 * revised

BE IT FURTHER RESOLVED that a copy of this resolution along with the Director of Code Enforcement certification be forwarded to the Tax Collector.

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 October 16, 2025.

William Bray, RMC, CMR
Township Clerk

TOWNSHIP OF NEPTUNE

RESOLUTION 25-342

**RESOLUTION OF SUPPORT FOR THE TRAFFIC REGULATION ORDER (TRO) TO REDUCE THE
EXISTING SPEED LIMIT ALONG ROUTE 71 IN THE TOWNSHIP OF NEPTUNE**

WHEREAS, the Mayor and Township Committee of the Township of Neptune, County of Monmouth, State of New Jersey received a recommendation from the New Jersey Department of Transportation to reduce the speed limit on Route 71; and

NOW THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Neptune that in accordance with N.J.S.A. 39:4-8, the Commissioner of Transportation be requested to adopt a regulation to affect the speed limit along Route 71:

Speed Limits along Route 71, Township of Neptune, for both directions of traffic:

- (a) 25 MPH: from Bradley Beach Borough – Township of Neptune corporate line (Fletcher Lake) to the Township of Neptune – City of Asbury Park corporation line (Wesley Lake) (approximate mileposts (7.48-7.93))

Repealer Clause: The Township of Neptune concurs that any approved traffic regulations in conflict with or inconsistent with the provisions of this resolution be rescinded upon approval of the Traffic Regulation Order.

BE IT FURTHER RESOLVED, that a certified copy of this resolution be forwarded to the New Jersey Department of Transportation.

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 October 16, 2025.

William Bray, RMC, CMR
Township Clerk