

TOWNSHIP COMMITTEE WORKSHOP MEETING
SEPTEMBER 28, 2026 – 6:00 P.M.

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

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

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

ITEMS FOR DISCUSSION IN OPEN SESSION

COMMITTEE CALENDARS

EXECUTIVE SESSION

Res 26-317 Authorize an Executive Session Meeting

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

TOWNSHIP OF NEPTUNE

RESOLUTION 26-317

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 – Finance, Police, DPW, Senior Center, Tax

Attorney Client Privilege/ Litigation –

Contract Negotiations – West Lake Avenue Redevelopment

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

4. This Resolution shall take effect immediately.

CERTIFICATION

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

William Bray, RMC
Township Clerk

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

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

ROLL CALL:

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

MOMENT OF SILENCE AND FLAG SALUTE

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

APPROVAL OF MINUTES

Motion offered by _____, seconded by, _____, to approve the minutes of meetings of September 14, 2026 meetings.

AMEND COMMITTEE AGENDA

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

Motion to Amend the

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

PROCLAMATIONS -

PRESENTATION – West Lake Avenue Redevelopment – Joanne Vos, Township Redevelopment Attorney

COMMENTS FROM THE DAIS

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

REPORT OF THE BUSINESS ADMINISTRATOR

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

PUBLIC COMMENTS ON RESOLUTIONS

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

ORDINANCES:

PUBLIC HEARING AND FINAL ADOPTION ORDINANCES

ORDINANCE 26-34 - AN ORDINANCE PROVIDING FOR THE SALE OF PROPERTY, KNOWN AS BLOCK 1103, LOT 1, WITH AN ADDRESS OF 1825 CORLIES AVENUE OWNED BY THE TOWNSHIP OF NEPTUNE, NO

LONGER NEEDED FOR THE PUBLIC USE

Explanatory Statement: The purpose of this ordinance is authorize the sale of Block 1103, Lot 1 1825 Corlies Avenue to the County of Monmouth for \$2,825,000.00.

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

ORD. 26-35 - AN ORDINANCE TO AMEND VOLUME I, CHAPTER VII OF THE CODE OF THE TOWNSHIP OF NEPTUNE BY ADDING AND OR REMOVING A RESIDENT ONLY HANDICAPPED PARKING ZONE

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

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

ORD. 26-36 - ORDINANCE OF THE TOWNSHIP OF NEPTUNE, IN THE COUNTY OF MONMOUTH, NEW JERSEY, APPROPRIATING \$180,000, INCLUDING A GRANT IN THE AMOUNT OF \$130,800 FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY AND \$49,200 FROM THE CAPITAL IMPROVEMENT FUND, TO PROVIDE FOR THE SOUTH RIVERSIDE FLOOD MITIGATION (PHASE I) PROJECT

Explanatory Statement: The purpose of this ordinance is appropriate \$180,000, including a grant in the amount of \$130,800 from the Federal Emergency Management Agency and \$49,200 from the capital improvement fund, to provide for the South Riverside Flood Mitigation (Phase I) Project.

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

ORD. 26-37 - ORDINANCE OF THE TOWNSHIP OF NEPTUNE, IN THE COUNTY OF MONMOUTH, NEW JERSEY, APPROPRIATING \$500,000, INCLUDING A GRANT IN THE AMOUNT OF \$462,000 FROM THE NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION GREEN ACRES PROGRAM AND \$38,000 FROM THE CAPITAL IMPROVEMENT FUND, TO PROVIDE FOR THE DEVELOPMENT OF THE DIVISION STREET PROPERTY

Explanatory Statement: The purpose of this ordinance is appropriate \$500,000, including a grant in the amount of \$462,000 from the New Jersey Department of Environmental Protection Green Acres Program and \$38,000 from the capital improvement fund, to provide for the development of the Division Street property.

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

ORDINANCES FOR FIRST READING

ORD. 26-38 – AN ORDINANCE ADOPTING AN AMENDMENT OF THE WEST LAKE AVENUE REDEVELOPMENT PLAN FOR BLOCK 611, LOTS 1, 38, 39, 40 AND 41 AND BLOCK 610, LOT 14, LOCATED ON WEST LAKE AVENUE IN THE TOWNSHIP OF NEPTUN, COUNTY OF MONMOUTH, STATE OF NEW JERSEY

Explanatory Statement: The purpose of this ordinance adopted the amended West Lake Avenue Redevelopment Plan.

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

ORD. 26-39 – 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 authorize a Financial Agreement for a Payment in Lieu of Taxes for the West Lake Avenue Redevelopment Agreement.

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

CONSENT AGENDA

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

- Res 26-318 Authorize Payment of Bills
- Res 26-319 Authorize Execution of West Lake Avenue Redevelopment Agreement
- Res 26-320 Approve Change order & Final Payment for Improvements to Public Works Facility Phase II
- Res 26-321 Approve 2027 Marina Fee Schedule
- Res 26-322 Award Contract for Police & OEM Radios
- Res 26-323 Request Award Extension - Jumping Brook Road Improvement 13 Grant
- Res 26-324 Authorize Contract for Acquisition of 1515 West Lake Ave. Lot 15, Block 602
- Res 26-325 Authorize Refund of Tax Overpayment
- Res 26-326 Authorize Final Payment and Bond Release for 2024 Road Improvement Program
- Res 26-327 Approve Liquor License Renewal – VPK
- Res 26-328 Authorize Sewer Service Agreement with Tinton Falls & Triangle Tinton Falls LLC
- Res 26-329 Authorize Various Liens
- Res 26-330 Authorize Duplicate Tax Sale Certificate
- Res 26-331 Approve Performance Bond Release – Pink Balloon

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

PRIVILEGE OF THE FLOOR/PUBLIC COMMENTS

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

CLOSING COMMITTEE COMMENTS

ADJOURNMENT

Offered by: _____ Seconded by: _____

Time Adjourned: _____

TOWNSHIP OF NEPTUNE

ORDINANCE 26-34

AN ORDINANCE PROVIDING FOR THE SALE OF PROPERTY, KNOWN AS BLOCK 1103, LOT 1, WITH AN ADDRESS OF 1825 CORLIES AVENUE OWNED BY THE TOWNSHIP OF NEPTUNE, NO LONGER NEEDED FOR THE PUBLIC USE

BE IT ORDAINED, BY THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF NEPTUNE IN THE COUNTY OF MONMOUTH THAT:

WHEREAS, the Township of Neptune is the owner of the real property and improvements known as known as Block 1103, Lot 1, with an address of 1825 Corlies Avenue and incorporated by reference ("subject property"); and

WHEREAS, the subject properties are not needed for public use by the Township; and

WHEREAS, N.J.S.A. 40A:12-13(b)(1) authorizes a municipality to sell and convey, by private sale, municipally-owned lands not needed for public use, to any "political subdivision of" the State of New Jersey, including a county; and

WHEREAS, the Township Committee has determined it is in the best interests of the Township to sell and convey the subject properties to the County of Monmouth for the sum of \$2,825,000.00. The subject property is being sold by the Township "as is".

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

1. The subject properties known as Block 1103, Lot 1, with an address of 1825 Corlies Avenue incorporated by reference, are not needed for public use by the Township.
2. The Township Committee reserves the right to reject all bids.
3. Pursuant to N.J.S.A. 40A:12-13(b)(1), the sale and conveyance of the subject properties to the County of Monmouth for the sum of \$2,825,000.00 is hereby authorized.
4. The bidder is advised that the sale is made subject to all applicable laws, statutes, regulations and ordinances of the United States, State of New Jersey and Township of Neptune.
5. The bidder is further advised that it must abide by appropriate zoning, subdivision, health and building regulations and codes and stipulate that this sale will not be used as grounds to support any variance from the regulations.

6. The Mayor is hereby authorized to execute and the Township Clerk to attest to all documents necessary to effectuate the sale and conveyance of the subject properties to the County of Monmouth as approved herein.

7. All ordinances and parts of ordinances inconsistent herewith are hereby repealed.

8. This ordinance shall take effect following its final passage by the Township Committee, approval by the Mayor, and 20 days after publication as required by law.

9. Pursuant to N.J.S.A. 40A:12-13(b), within five days following the adoption of this ordinance, this ordinance shall be advertised in the Township's official newspapers. The affidavits of such publication and a copy of this ordinance shall be filed with the Division of Local Government Services in the Department of Community Affairs.

10. The sale of the subject property shall be advertised in the Township's official newspapers. The affidavits of such publication and a copy of this ordinance shall be filed with the Division of Local Government Services in the Department of Community Affairs.

Motion/ Second	Roll Call to Adopt on First Reading	YAY	NAY	ABSTAIN	ABSENT	Adopted on First Reading Dated: September 14, 2026
Second	Robert Lane, Jr.	X				
	Rev. Tassie York	X				
	Bryan Acciani	X				
Moved	Derel Stroud	X				William Bray, RMC Township Clerk
	Kevin B. McMillan	X				

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

Attest:
William Bray, RMC
Township Clerk

Kevin B. McMillan
Mayor

Date: _____

TOWNSHIP OF NEPTUNE

ORDINANCE NO. 26-35

**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>Side</u>	<u>Location</u>
Mt Tabor Way	North	68 feet west of the intersection of Mt. Tabor Way and New Jersey Avenue.
Asbury Avenue	North	10 feet east of the intersection of Asbury Avenue and Mt. Zion Way

SECTION 2. This ordinance shall take effect upon publication in accordance with law.

Motion/ Second	Roll Call to Adopt on First Reading	YAY	NAY	ABSTAIN	ABSENT	Adopted on First Reading Dated: September 14, 2026
	Robert Lane, Jr.	X				
Second	Rev. Tassie York	X				
	Bryan Acciani	X				
Moved	Derel Stroud	X				
	Kevin B. McMillan	X				
						William Bray, RMC Township Clerk
Motion/ Second	Roll Call to Adopt on Second and Final Reading	YAY	NAY	ABSTAIN	ABSENT	Adopted on Second Reading Dated: September 28, 2026
	Robert Lane, Jr.					
	Rev. Tassie York					
	Bryan Acciani					
	Derel Stroud					
	Kevin B. McMillan					
						William Bray, RMC Township Clerk
Attest:						
William Bray, RMC Township Clerk					Kevin B. McMillan Mayor	

Date: _____

TOWNSHIP OF NEPTUNE

ORDINANCE 26-36

ORDINANCE OF THE TOWNSHIP OF NEPTUNE, IN THE COUNTY OF MONMOUTH, NEW JERSEY, APPROPRIATING \$180,000, INCLUDING A GRANT IN THE AMOUNT OF \$130,800 FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY AND \$49,200 FROM THE CAPITAL IMPROVEMENT FUND, TO PROVIDE FOR THE SOUTH RIVERSIDE FLOOD MITIGATION (PHASE I) PROJECT

BE IT ORDAINED BY THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF NEPTUNE, IN THE COUNTY OF MONMOUTH, NEW JERSEY, AS FOLLOWS:

Section 1. The Township of Neptune, in the County of Monmouth, New Jersey (the "Township"), hereby appropriates \$180,000, including a grant in the amount of \$130,800 from the Federal Emergency Management Agency and \$49,200 from the capital improvement fund, to provide for the South Riverside Flood Mitigation (Phase I) Project, including, but not limited to, site investigation, survey, engineering design and preliminary permitting for the south riverside flood pumps, and further including all work, materials, inspection and legal services necessary therefor and incidental thereto.

Section 2. The Township hereby certifies that it has adopted a capital budget or a temporary capital budget, as applicable. The capital or temporary capital budget of the Township is hereby amended to conform with the provisions of this ordinance to the extent of any inconsistency herewith. To the extent that the purposes authorized herein are inconsistent with the adopted capital or temporary capital budget, a revised capital or temporary capital budget has been filed with the Division of Local Government Services.

Section 3. This ordinance shall take effect after final adoption and publication and otherwise as provided by law.

Motion/ Second	Roll Call to Adopt on First Reading	YAY	NAY	ABSTAIN	ABSENT	Adopted on First Reading Dated: September 14, 2026
Moved	Robert Lane, Jr.	X				
	Rev. Tassie York	X				
	Bryan Acciani	X				
Second	Derel Stroud	X				William Bray, RMC
	Kevin B. McMillan	X				Township Clerk

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

Attest:
William Bray, RMC
Township Clerk

Kevin B. McMillan
Mayor

Date: _____

TOWNSHIP OF NEPTUNE

ORDINANCE 26-37

ORDINANCE OF THE TOWNSHIP OF NEPTUNE, IN THE COUNTY OF MONMOUTH, NEW JERSEY, APPROPRIATING \$500,000, INCLUDING A GRANT IN THE AMOUNT OF \$462,000 FROM THE NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION GREEN ACRES PROGRAM AND \$38,000 FROM THE CAPITAL IMPROVEMENT FUND, TO PROVIDE FOR THE DEVELOPMENT OF THE DIVISION STREET PROPERTY

BE IT ORDAINED BY THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF NEPTUNE, IN THE COUNTY OF MONMOUTH, NEW JERSEY, AS FOLLOWS:

Section 1. The Township of Neptune, in the County of Monmouth, New Jersey (the "Township"), hereby appropriates \$500,000, including a grant in the amount of \$462,000 from the New Jersey Department of Environmental Protection Green Acres Program and \$38,000 from the capital improvement fund, to provide for the development of the Division Street property, including, but not limited to, the construction and installation of walking paths, benches, fencing, gardens and landscaping features and other related improvements, and further including all work, materials, engineering, permitting, inspection and legal services necessary therefor and incidental thereto.

Section 2. The Township hereby certifies that it has adopted a capital budget or a temporary capital budget, as applicable. The capital or temporary capital budget of the Township is hereby amended to conform with the provisions of this ordinance to the extent of any inconsistency herewith. To the extent that the purposes authorized herein are inconsistent with the adopted capital or temporary capital budget, a revised capital or temporary capital budget has been filed with the Division of Local Government Services.

Section 3. This ordinance shall take effect after final adoption and publication and otherwise as provided by law.

Motion/ Second	Roll Call to Adopt on First Reading	YAY	NAY	ABSTAIN	ABSENT	Adopted on First Reading Dated: September 14, 2026
	Robert Lane, Jr.	X				
	Rev. Tassie York	X				
Second	Bryan Acciani	X				
Moved	Derel Stroud	X				William Bray, RMC Township Clerk
	Kevin B. McMillan	X				

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

Kevin B. McMillan

Attest:

William Bray, RMC

Township Clerk

Kevin B. McMillan

Mayor

Date: _____

TOWNSHIP OF NEPTUNE

ORDINANCE 26-38

**AN ORDINANCE ADOPTING AN AMENDMENT OF
THE WEST LAKE AVENUE REDEVELOPMENT PLAN FOR BLOCK 611, LOTS 1, 38, 39, 40 AND 41
AND BLOCK 610, LOT 14, LOCATED ON WEST LAKE AVENUE IN THE TOWNSHIP OF NEPTUNE,
COUNTY OF MONMOUTH, STATE OF 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 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 prepared by Insite Engineering and dated September 12, 2025, revised through September 4, 2026 (the "Project Site"), be redeveloped in accordance with the West Lake Avenue Redevelopment Plan (the "Redevelopment Plan", including as same may be amended); and

WHEREAS, the Project Site is owned by the Township and IPG at Westlake Urban Renewal, LLC ("IPG") desires to purchase, remediate, and redevelop the Project Site; and

WHEREAS, as authorized by Resolution No. 22-456 of the Township Committee of the Township of Neptune ("Township Committee"), Ironbound Property Group, LLC, ("Ironbound") an affiliate of IPG, was conditionally designated as the Redeveloper of the Project Site in the Conditional Designation and Interim Cost Agreement dated October 26, 2022; and

WHEREAS, Ironbound proposed to implement a mixed-use project upon the Project Site comprising a restaurant on the Northern Parcel (Block 610, Lot 14) and a mix of residential, commercial, retail and office use on the Southern Parcel (Block 611, Lots 1, 38, 39, 40 and 41) all in accordance with applicable laws, including the Redevelopment Plan, and the terms and conditions of a Redevelopment Agreement (the "Original Project"); and

WHEREAS, it was thereafter discovered that a Deed Restriction on Block 610, Lot 14 prohibited the sale or consumption of alcohol on the property and the Parties agreed that the restaurant could be located on the eastern end of the Southern Parcel and reconfigured the uses to accommodate the change ("Amended Project"); and

WHEREAS, the Amended Project consists of a mixed-use structure on the Northern Parcel with retail uses on the first floor and one and two-bedroom apartments on the second and third floor and the Southern Parcel will consist of a mixed-use structure, with a restaurant and retail

(including live/work retail) on the first floor, rooftop terrace related to the restaurant on the second floor, and office and residential uses on the second and third floors; and

WHEREAS, as set forth in the Redevelopment Agreement between the Township and IPG, an amendment of the Redevelopment Plan is necessary to accommodate the Amended Project and as such, this ordinance authorizing same is simultaneously presented to the Township Committee with a Resolution authorizing the execution of the Redevelopment Agreement; and

WHEREAS, upon passage of this Ordinance Adopting the Amended Redevelopment Plan, the Amended Redevelopment Plan shall amend and supersede the Redevelopment Plan for the West Lake Avenue Redevelopment Area; and

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

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

WHEREAS, the Township Committee has determined that the Amended Project will further the overall goals and objectives of the Redevelopment Plan and that the Amended Redevelopment Plan complies with the statutory requirements of the Act, 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 Amended Redevelopment Plan, a copy of which is attached hereto as **Attachment A**, is in conformance with the provisions of the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq.
2. The Township Committee has received the comments of the Planning Board and has determined that adopting and implementing the Amended Redevelopment Plan is in the best interest of the Township.

SECTION 2.

Upon full adoption of this Ordinance, the Amended Redevelopment Plan shall fully supersede and replace the West Lake Avenue Redevelopment Plan.

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.

SECTION 5.

Township Staff and consultants are hereby authorized and directed to take all actions to implement this Ordinance as are necessary or appropriate to accomplish its goals and intent.

SECTION 6.

This Ordinance shall become final upon adoption and publication in the manner prescribed by law.

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

Motion/ Second	Roll Call to Adopt on Second and Final Reading				Adopted on Second Reading Dated: November 9, 2026
	YAY	NAY	ABSTAIN	ABSENT	
	Robert Lane, Jr.				
	Rev. Tassie York				
	Bryan Acciani				
	Derel Stroud				
	Kevin B. McMillan				_____ William Bray, RMC Township Clerk

Attest:

William Bray, RMC
Township Clerk

Kevin B. McMillan
Mayor

Date: _____

Attachment A (to the Ordinance)
Amended Redevelopment Plan for West Lake Avenue

TOWNSHIP OF NEPTUNE

ORDINANCE 26-39

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 **September 9, 2025, revised through September 10, 2026** (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 26, 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 2,700 square foot restaurant with rooftop seating, two (2) retail units, approximately 2,200 square feet of ground floor retail, two (2) live/work retail units, no more than eighteen (18) residential units, with a residential lobby and bike storage for no less than eighteen (18) bikes, and approximately 9,300 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 thirteen (13) residential units, two of which will be Affordable Housing Units (one (1) low income unit and one (1) moderate income unit), 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-eight (98) parking spaces, sixteen (16) 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, public art, and public seating area; and

WHEREAS, further, Ironbound will contribute Seventy-Five Thousand Dollars (\$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; an additional lump sum amount of Fifty Thousand Dollars (\$50,000.00), to be utilized by the Township for recreation purposes, and Redeveloper will also reimburse the Township the amount of Fifty Thousand Dollars (\$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 25-379 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 \$153,710.00 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				Adopted on First Reading Dated: September 28, 2026
	YAY	NAY	ABSTAIN	ABSENT	
	Robert Lane, Jr.				
	Rev. Tassie York				
	Bryan Acciani				
	Derel Stroud				
	Kevin B. McMillan				_____ William Bray, RMC Township Clerk

Motion/ Second	Roll Call to Adopt on Second and Final Reading				Adopted on Second Reading Dated: November 9, 2026
	YAY	NAY	ABSTAIN	ABSENT	
	Robert Lane, Jr.				
	Rev. Tassie York				
	Bryan Acciani				
	Derel Stroud				
	Kevin B. McMillan				_____ William Bray, RMC Township Clerk

Attest:

William Bray, RMC
Township Clerk

Kevin B. McMillan
Mayor

Date: _____

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

TOWNSHIP OF NEPTUNE

**RESOLUTION 26-318
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:

September 28, 2026 BILL LIST

Current Fund	\$604,814.93
Grant Fund	\$38,021.05
Trust Other	\$221,154.73
General Capital	\$41,333.89
Sewer Operating Fund	\$90,988.51
Sewer Capital Fund	\$53,579.78
Marina Operating Fund	\$4,834.04
Marina Capital Fund	\$2,610.19
Animal Control Trust	\$0.00
Library Trust	\$292.23
UDAG Reciprocal Trust	\$0.00
Payroll Fund	\$0.00
Bill List Total	\$1,057,809.35

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 September 28, 2026.

William Bray, RMC
Township Clerk

TOWNSHIP OF NEPTUNE

RESOLUTION 26-319

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 September 12, 2025, revised through September 4, 2026, 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; 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 proposal includes a total of 31 residential units, two (2) of which will be Affordable Housing Units, one low-income unit and one moderate-income unit; and

WHEREAS, the Redeveloper will take measures, including providing internships, scholarships, and apprenticeships, as well as hiring no less than 15% of its Construction Labor Force from Local Labor, to provide opportunities to local residents; and

WHEREAS, the Redeveloper will provide a one-time contribution in the lump sum amount of Seventy-Five Thousand Dollars (\$75,000.00), to be utilized by the Township towards the rehabilitation and/or maintenance of any nearby public park or greenspace, an additional lump sum amount of Fifty Thousand Dollars (\$50,000.00), to be added to the Township's Recreation program, as well as reimburse the Township the amount of Fifty Thousand Dollars (\$50,000.00) for costs and fees incurred in connection with the development of the Redevelopment Plan; 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, public art, 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 26, 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 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 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 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 \$1,750,000.00. The Township has applied for funding via the Hazardous Discharge Site Remediation Fund for the investigation and potential remediation of the UST on Lot 40. However, IPG shall have the obligation to conduct any necessary environmental remediation, including with regard to the Underground Storage Tank ("UST") upon the North Parcel, if not removed by the Township prior to closing, 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 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 \$1,750,000.00 and subject to all terms set forth in the Redevelopment Agreement.
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 September 28, 2026.

William Bray, RMC
Township Clerk

TOWNSHIP OF NEPTUNE

RESOLUTION 26-320

AUTHORIZING THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF NEPTUNE TO EXECUTE CHANGE ORDER #3 and FINAL PAYMENT FOR WITH DUTCHMAN CONTRACTING, INC. FOR "IMPROVEMENTS TO THE PUBLIC WORKS FACILITY PHASE II- POLE BARN CONSTRUCTION"

WHEREAS, Dutchman Contracting, LLC was issued a contract on April 29, 2024 in the amount of \$2,365,245.00 for the DPW Expansion – Phase II Pole Barn Construction project ("Project"); and

WHEREAS, the bid specifications included, in part, design build specifications for the renovation work; and

WHEREAS, because the design for the renovation work was not complete at the time that bids were solicited, CME, consulting engineer, prepared a rough estimate based on the limited design that had been prepared at that point, and an allowance of \$280,000.00 was included in the contract, with the understanding that the final contract price for the renovation work would be determined at the point that the design was finalized;

WHEREAS, Change Order No. 1 in the amount of \$31,629.50 adjusting the contract amount to \$2,396,874.50 was approved on March 24, 2025; and

WHEREAS, Change Order No. 2 in the amount of \$181,631.29 adjusting the contract amount to \$2,578,505.79 was approved on March 24, 2025; and

WHEREAS, CME Associates, the engineering consultant for this capital project, and the Township Engineer have reviewed and recommend approval of Change Order No. 3 decreasing the cost of the project by \$4,440.48 for a total cost of \$2,574,065.31; and

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

WHEREAS, the Township Engineer recommends the release of the performance bond contingent upon the posting of a Maintenance Bond in the amount of \$643,516.33, an amount equal to 25 percent of the final contract price, inclusive of any change orders; and

WHEREAS, the contractor has submitted a Final Application for Payment, indicating that all work has been completed and the final payment due is \$53,490.31, 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. 3 (Final), increasing the contract amount by \$4,440.48, is hereby approved, adjusting the total contract amount to \$2,574,065.31;
2. The project is hereby accepted as complete, and the Performance Bond is released contingent upon the posting of the Maintenance Bond in the amount of \$643,516.33;
3. Final payment to the contractor in the amount of \$53,490.31 is hereby authorized in accordance with the Final Application for Payment.

Certification of Funds

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

Account Name

Ord 23-14/ 21-32 Phase II Public Works Facility

Account Number

08-215-55-575-020

Nicole Schnurr, Chief Financial Officer

Date

CERTIFICATION

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

William Bray, RMC
Township Clerk

TOWNSHIP OF NEPTUNE

**RESOLUTION 26-321
AUTHORIZING MARINA RATE FEE SCHEDULE**

BE IT RESOLVED, that the Township Committee of the Township of Neptune hereby approves the following Marina Rate Fee Schedule effective October 1, 2026 and in effect until otherwise amended by subsequent resolution of the Township Committee:

Summer Dockage Fees (April 1st to December 1st)

RESIDENT SLIP RATES 2027

(PROOF OF RESIDENCY IS REQUIRED AND A COPY SUBMITTED TO THE MARINA OFFICE)

<u>Slip Size</u>	<u>Season Rate</u>	<u>Length Overage Rate</u>
18'	\$1,719.00	\$82.50/ft over 18 ft but less than 23 ft
20'	\$1,910.00	\$82.50/ft over 20 ft but less than 23 ft
21'	\$2,006.00	\$82.50/ft over 21 ft but less than 23 ft
23'	\$2,356.00	\$88.50/ft over 23 ft but less than 26 ft
25'	\$2,561.00	\$92.00/ft over 25 ft but less than 30 ft
28'	\$2,982.00	\$92.00/ft over 28 ft but less than 30 ft
30'	\$3,334.00	\$96.00/ft over 30 ft but less than 37 ft

NON-RESIDENT SLIP RATES 2027

<u>Slip Size</u>	<u>Season Rate</u>	<u>Length Overage Rate</u>
18'	\$1,805.00	\$82.50/ft over 18 ft but less than 23 ft
20'	\$2,006.00	\$82.50/ft over 20 ft but less than 23 ft
21'	\$2,106.00	\$82.50/ft over 21 ft but less than 23 ft
23'	\$2,474.00	\$88.50/ft over 23 ft but less than 26 ft
25'	\$2,689.00	\$92.00/ft over 25 ft but less than 30 ft
28'	\$3,131.00	\$92.00/ft over 28 ft but less than 30 ft
30'	\$3,501.00	\$96.00/ft over 30 ft but less than 37 ft

- I. A 25% deposit is due no later than December 15th of the prior season.
- II. If deposits are not received by December 15th, the slip will be considered vacant and available for lease.
- III. Payment in full is due no later than March 15th.
- IV. A late fee of 1.5% per month will be charged starting on March 16th.
- V. One (1) Bathroom Access Card is issued and permitted per slip rental.
 - Lost or Stolen cards will be replaced for \$25.00.

Extended Season (December 1-December 10)

- I. \$300.00/ per slip
- II. Must be paid in full by November 30th.
- III. Failure to pay by November 30th, will result in the customer being charged per 'Wet Winter Storage Fees'.

Boat Ramp Fees

- I. Daily: \$15.00 (Single Use)/ \$30.00 (Round Trip)
- II. Annual (Discount): \$185.00 (Paid on or before March 15th for unlimited use).
 - One Ramp Access Card is issued at time of purchase.
 - Lost or Stolen cards will be replaced for \$25.00.
- III. Annual: \$225.00 (Paid on or after March 15th for unlimited use)
 - One Ramp Access Card is issued at time of purchase.
 - Lost or Stolen cards will be replaced for \$25.00.
- IV. Ramp fees will not be prorated.

Dry Winter Storage Fees (September 15th to May 15th)

- I. Dry Winter Storage: **Resident** - \$25.00/per foot with customer trailer (plus sales tax); **Non-Resident** - \$26.50/ per foot with customer trailer (plus sales tax)
- II. Travel Lift Utilization: **Resident** - \$35.00/ per foot (plus sales tax); **Non-Resident** - \$37.00 (plus sales tax). (Both rates are inclusive of hauling, blocking, power washing, and spring launch.)
- III. A 25% deposit is due upon execution of the winter storage contract.
- IV. Full payment is due no later than 24 hours prior to service being provided.
- V. Boats will not be accepted for storage until all fees are paid in full.
- VI. Boats not removed by May 15 may be relocated by marina personnel, at the expense of the boat owner, and will be subject to a daily fee of \$10.00 per foot.

Wet Winter Storage Fees (December 1st to March 15th)

- I. Wet Winter Storage: \$30.00/ per foot.
- II. 25% deposit due upon execution of customer contract.
- III. Full payment is due no later than November 30th.
- IV. Late fee charged after December 1st.

Miscellaneous Fees

- I. Dry Land Storage (April 1st to December 1st): **Resident** - \$37.00/ per foot (on trailer with ramp access); **Non-Resident** - \$40.00/ per foot (on trailer with ramp access)
- II. Slip Transfer Fee (on and after April 1st): \$100.00
- III. Trailer Storage (April 1st to December 1st): \$300.00/ per season.
 - All trailers must register with the Marina Office and have the issued permit sticker displayed.
 - All trailers must be removed by December 1st.
 - Trailers not removed by December 1st shall be subject to relocation by Marina personnel and a \$25.00/ per day fee.
- IV. Power Washing of Exterior Hull: \$6.50/ per foot.

Winter Storage Overdue Fees

Any boat in the water after December 1st without a wet winter storage contract OR an executed agreement for extended summer dockage will be charged \$8.00/ per foot/ per day.

Launching/Haul-Out Fees (Based on Length Overall)

Launch From Trailer/Haul-Out to Trailer	\$7.00 per foot
Short Haul-Out (Slings)/ (24 Hour Max)	\$6.00 per foot
Haul-Out and Blocking (Including Re-Launch)	\$13.00 per foot
Emergency Haul-Out/Blocking	\$20.00 per foot

Land Storage Fees

Short-Term Land Storage (Up To 14 Days)	\$25.00/ per day
Short-Term Land Storage (15 To 30 Days)	\$30.00/ per day
Daily Land Storage (More Than 30 Days)	\$10.00/ per foot/ per day
Kayak/ Canoe/ Paddleboard	Storage Payment Due by January 1 st
Double Spot	\$300.00/ Annually
Single Spot	\$ 250.00/ Annually

Late Fees

Any balance due after the deadline date for storage and dockage will be charged a late fee at an annualized rate of 18% (1.5% per month) and may result in loss of access to Neptune Township Marina facilities and services.

Prorated Fees

- I. Prorated fees shall be offered to **NEW CUSTOMERS ONLY** and are calculated daily based upon the number of days remaining in the season.
- II. The season is defined as April 1st through December 1st, consisting of 245 days for Summer Dockage Slips and 365 days for Kayak/Canoe Storage.
- III. Prorated fees will apply to Summer Dockage Slips only.

Insurance Requirements

- I. Proof of Current up-to-date and Proper Liability insurance must be provided to the Marina Office prior to engaging in any services with the exception of kayak/paddle board storage.
- II. Failure to comply will result in your slip/services being revoked and future slip rental/services suspended.

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

CERTIFICATION

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

William Bray, RMC
Township Clerk

TOWNSHIP OF NEPTUNE

RESOLUTION 26-322

**RESOLUTION AUTHORIZING PURCHASE OF MULTI BAND RADIOS AND ACCESSORIES FOR POLICE & OEM
VIA STATE CONTRACT #25-TELE-132990 FOR \$441,865.65**

WHEREAS, the Township of Neptune wishes to purchase Multi Band Radios and Accessories from PMC Associates, 8 Crown Plaza, Ste 106, Hazlet, NJ 07730 via New Jersey State contract #25-TELE-132990 for \$441,865.65; 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 to award a contract via New Jersey State contract #25-TELE-132990 to purchase Multi Band Radios and Accessories for \$441,865.65 from PMC Associates, 8 Crown Plaza, Ste 106, Hazlet, NJ 07730.

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 above named contract.

Account Name	Account Number
Ord. 26-33 Acquisition of Public Safety Equipment	04-216-26-033-020

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 September 28, 2026.

William Bray, RMC
Township Clerk

TOWNSHIP OF NEPTUNE

RESOLUTION 26-323

**AUTHORIZING THE TOWNSHIP COMMITTEE TO SUBMIT AN AWARD EXTENSION REQUEST FOR
LA-2025 MA NEPTUNE TOWNSHIP JUMPING BROOK ROAD IMPROVEMENTS 13 TO THE NEW
JERSEY DEPARTMENT OF TRANSPORTATION.**

WHEREAS, additional time is required for LA-2025 MA Neptune Township Jumping Brook Road Improvements 13 due to the right-of-way acquisition schedule associated with the coordinated Jumping Brook Road TAP project.

NOW, THEREFORE, BE IT RESOLVED that the Township Committee of the Township of Neptune formally approves the request for a six (6) month award extension for the above-referenced project.

BE IT FURTHER RESOLVED that the Mayor and Township Clerk, or those authorized on their behalf, are authorized to submit a formal request for a six (6) month award extension for the above-referenced project to the New Jersey Department of Transportation.

BE IT FURTHER RESOLVED that the Mayor and Township Clerk are hereby authorized to sign the six (6) month award extension request on behalf of the Township of Neptune and that their signatures constitute acceptance of the terms and conditions of the grant agreement.

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 September 28, 2026.

William Bray, RMC
Township Clerk

TOWNSHIP OF NEPTUNE

RESOLUTION 26-324

RESOLUTION AUTHORIZING THE EXECUTION OF A CONTRACT TO ACQUIRE ALPHA LIQUORS LOCATED AT 1515 WEST LAKE AVENUE (LOT 15, BLOCK 602) AND THE ADJACENT LOT LOCATED AT 1509 WEST LAKE AVENUE (LOT 14, BLOCK 602) IN THE TOWNSHIP OF NEPTUNE FOR THE PURCHASE PRICE OF \$650,000

WHEREAS, on July 26, 2024, A J Lehman Appraisal, LLC determined the fair market value of the Alpha Liquors Store parcel located at 1515 West Lake Avenue (Lot 15, Block 602) and the adjacent lot located at 1509 West Lake Avenue (Lot 14, Block 602) in the Township of Neptune (collectively, the "Property" to be \$600,000; and

WHEREAS, on September 23, 2024, the Township Committee adopted Bond Ordinance Number 24-35, appropriating \$700,000 and authorizing the issuance of bonds or notes in the amount of \$665,000 for the purpose, *inter alia*, of acquiring the Property; and

WHEREAS, pursuant to the provisions of Local Redevelopment and Housing Law N.J.S.A. 40A:112-6(c), on October 28, 2024, the Township Committee of the Township of Neptune adopted Ordinance Number 24-40 authorizing the acquisition of the Property, which is located in the West Lake Avenue Redevelopment Area, by voluntary purchase or by condemnation, if negotiations were unsuccessful, in an amount not to exceed \$600,000, "...except as such amount may be modified from time to time by a resolution subsequently adopted by the Township Committee"; and

WHEREAS, as the result of extensive negotiations with counsel for the owners of the Property, Kusumaker Reddy Kuchaculla and Veena Reedy Kuchaculla (the "Owners"), the Owners have executed a Contract for Sale of Real Estate to sell the Property to the Township of Neptune for the purchase price of \$650,000, (the "Contract"), a copy of which is on file in the office of the Clerk of the Township of Neptune; and

WHEREAS, pursuant to the terms of the Contract, all fixtures, personalty, inventory, equipment and appliances, as well as the Plenary Retail Distribution License No.1334-022-002 (the "ABC License") are excluded from the purchase of the Property; and

WHEREAS, the Owners of the Property have also waived Relocation Assistance and have also waived claims resulting for the diminution of the value of the ABC License; and

WHEREAS, the Township Committee recognizes that an increase of \$50,000 for the negotiated purchase of the Property is reasonable, appropriate and in the best interests of the Township in consideration of the following: (i) the voluntary purchase avoids the uncertainty and risk of an increase in the award of value for the Property that could result from litigation in condemnation, (ii) it avoids the further expenditure of professional fees and other costs of extended litigation, (iii) the waiver by the Owners of Relocation Assistance results in cost savings to the Township, (iv) the waiver by the Owners of claims resulting from any diminution of the value of the ABC License avoids the expense and risk of litigating that issue, and (v) the

enhancement of the opportunity to implement the redevelopment of future phases of the West Lake Avenue Redevelopment Plan, as the result of the ownership and control of the Property; and

WHEREAS, the Parties entered into a Purchase for Sale of Real Estate on November 21, 2025, which was subject to Due Diligence Period. An underground storage tank ("UST") was discovered on the Property, with unknown remediation required. At the conclusion of the Due Diligence Period, the Township cancelled the agreement; and

WHEREAS, the Parties have begun negotiations again, whereby the Seller has agreed to remove the UST at its expense and allow the Township to conduct soil testing and investigation to determine the impact on the property prior to Closing; and

WHEREAS, the Township wishes to enter into a revised Purchase for Sale of Real Estate agreement, subject to the removal of the UST.

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

1. The Township Committee hereby determines that it is reasonable, appropriate and in the best interests of the Township to authorize the purchase of the Property in the amount of \$650,000, subject to the removal of the underground storage tank, for the reasons set forth herein.
2. The Mayor is hereby authorized to execute the Contract for the purchase of the Property in the amount of \$650,000 and in accordance with all the terms and conditions of the Contract.
3. Township Staff and consultants are hereby authorized and directed to take all actions to implement this Resolution as are necessary or appropriate to accomplish its goals and intent.
4. This Resolution shall be effective immediately in accordance with law.

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
Ord 24-35 West Lake Ave Redevelopment	04-215-55-936-020

Nicole Schnurr,
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 September 28, 2026.

William Bray, RMC
Township Clerk

TOWNSHIP OF NEPTUNE

**RESOLUTION 26-325
AUTHORIZE THE REFUND OF TAXES AS A RESULT OF OVERPAYMENT**

WHEREAS the properties listed below reflect overpayments; and

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

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

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

BLOCK	LOT	ASSESSED TO	ADDRESS	YEAR	AMOUNT
1402	3 C1602	BARKSDALE	1602 ALPINE TRAIL	2026	\$3931.33
5501	10	WELLINKSY	111 SEAVIEW COURT	2026	\$2831.08
516	23	ALLEN	109 ATKINS AVE	2026	\$2019.88
811	7	ZUNIGA	1805 OLDEN AVE	2026	\$2692.01

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 September 28, 2026.

William Bray, RMC
Township Clerk

TOWNSHIP OF NEPTUNE

RESOLUTION 26-326

**RESOLUTION OF THE TOWNSHIP OF NEPTUNE AUTHORIZING APPROVAL OF CHANGE ORDER NO. 1
(FINAL) FINAL PAYMENT, ACCEPTANCE OF THE PROJECT, RELEASE OF PERFORMANCE AND POSTING OF
MAINTENANCE BONDS FOR THE 2024 ROAD IMPROVEMENT PROGRAM**

WHEREAS, on September 22, 2025, the Township Committee adopted Resolution 25-325 which awarded a contract to P&A Construction, Inc. of Colonia NJ, in the amount of \$1,147,555.00 for the 2024 Road Improvement Program; and,

WHEREAS, Change Order No. 1 (Final) has been submitted to reflect a reduction in as-built quantities, resulting in a deduction of \$1,914.61 and bringing the final contract amount to \$1,145,640.39; and

WHEREAS, ARH Associates, the engineering consultant for this capital project, and the Township Engineer have reviewed and recommend approval of Change Order No. 1 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 #7-Final, indicating that all work has been completed and the final payment due is \$24,676.81, with no retainage held; and

WHEREAS, the Township has received a duly executed Maintenance Bond, Bond No. PB11518100028, issued by Philadelphia Indemnity Insurance Company in the amount of \$172,133.25, covering a two-year maintenance period from the date of acceptance, which was August 24, 2026; 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. 1 (Final), reducing the contract amount by \$1,914.61, is hereby approved, adjusting the total contract amount to \$1,145,640.39;
2. The project is hereby accepted as complete, and the Performance Bond is released;
3. The Maintenance Bond, Bond No. PB11518100028, in the amount of \$172,133.25, is hereby accepted, effective August 24, 2026, for a two-year term;
4. Final payment to the contractor in the amount of \$24,676.81 is hereby authorized in accordance with the Final Application for Payment.

Account Name
Ord 24-45 2025 Road Repaving &
Improvement Program

Account Number
04-215-55-939-020

Nicole Schnurr, Chief Financial Officer

Date

CERTIFICATION

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

William Bray, RMC, CMR
Township Clerk

TOWNSHIP OF NEPTUNE

RESOLUTION 26-327

AUTHORIZE RENEWAL OF LIQUOR LICENSES FOR THE 2026-2027 LICENSING YEAR

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

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

1334-44-022-002	VPK, Inc.	1515 West Lake Ave.
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BE IT FURTHER RESOLVED, that a certified copy of this resolution be filed electronically with the Division of Alcoholic Beverage Control and in the file of each Licensee in the Office of the Municipal Clerk.

CERTIFICATION

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

William Bray, RMC
Township Clerk

TOWNSHIP OF NEPTUNE

RESOLUTION 26-328

**AUTHORIZE AGREEMENT SEWER SERVICE AGREEMENT WITH THE BOROUGH OF TINTON FALLS,
TRIANGLE TINTON FALLS LCC AND THE NEPTUNE TOWNSHIP SEWER AUTHORITY**

WHEREAS, the Borough of Tinton Falls has made a request to the Township of Neptune to provide sewer service to a property located at 1151 Green Grove Road, Block 128.03, Lot 39.01 owned by Triangle Tinton Falls, LLC of Iselin NJ; and

WHEREAS, the Borough of Tinton Falls has approved the development of 17,560 square foot flex space facility on the property; and

WHEREAS, the Township Sewer system is only viable method to provide sewer service to the property and improvements via existing utility easement to Green Grove Road; and

WHEREAS, the property is located within the Neptune Township Sewer Authority's sewer service area and the Authority has no objection to providing service to the property and improvements; and

WHEREAS, Triangle Tinton Falls, LCC shall be obligated to construct, maintain and operate sewer infrastructure on the property including but not limited to force mains, pumping station and gravity sewer lines and appurtenance as may be required; and

WHEREAS, the Township Committee of the Township of Neptune is desirous to enter into this agreement.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Township Committee of the Township of Neptune, County of Monmouth and State of New Jersey, that the Mayor and Clerk are hereby authorized to execute Agreement between the Township of Neptune, Neptune Township Sewer Authority, the Borough of Tinton Falls and Triangle Tinton Fall, LLC.

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 September 28, 2026.

William Bray, RMC
Township Clerk

TOWNSHIP OF NEPTUNE

**RESOLUTION 26-329
PLACE LIEN ON PROPERTY**

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 lien be placed against the property.

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 property:

Block	Lot	Address	Amount
5606	2	1401 Rt 35	\$2,975.00
301	8	200 Atkins Ave	\$350.00
222	3	144 Embury Ave	\$350.00
273	5	139 Franklin Ave	\$350.00
715	15	1937 Bangs Ave	\$350.00
1003	3	121 Route 35	\$350.00
2601	6	3136 West Bangs Ave	\$700.00
2601	9	3122 West Bangs Ave	\$700.00

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 September 28, 2026.

William Bray, RMC
Township Clerk

TOWNSHIP OF NEPTUNE

RESOLUTION 26-330

**RESOLUTION AUTHORIZING ISSUANCE OF DUPLICATE TAX SALE CERTIFICATE PURSUANT TO
CHAPTER 99 OF PUBLIC LAWS OF 1997**

WHEREAS, MTAG Custodian for FIG Capital Investments NJ13, LLC has purchased a Tax Sale Certificate comprising a lien on the following property:

Certificate #	Block	Lot	Address	Property Owner
2017-188	1611	2	707 Berkeley Ln	Quezada-Mejia Luz

WHEREAS, MTAG Custodian for FIG Capital Investments NJ13, LLC has filed a duly executed affidavit swearing that they are still the lawful owner of said certificate but have lost the same;

NOW, THEREFORE, BE IT RESOLVED that the Tax Collector be and is hereby authorized to issue a duplicate certificate to be marked "Duplicate Certificate" to, MTAG Custodian for FIG Capital Investments NJ13, LLC upon the payment of the fee of \$100.00 per certificate.

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 September 28, 2026.

William Bray, RMC
Township Clerk

TOWNSHIP OF NEPTUNE

RESOLUTION 26-331

AUTHORIZE RELEASE OF PERFORMANCE BOND FOR PINK BALLOON LLC, BLOCK 3601 AND LOT 4

WHEREAS, in 2024, Pink Balloon LLC, posted Performance Bond No. 7901110832 in the amount of \$59,621.40 to guarantee the faithful completion of required site improvements at 3536 NJ State Highway Rt. 66, Block 3601, Lot 4, in the Township of Neptune; and

WHEREAS, Pink Balloon LLC has requested the release of said performance bond; and

WHEREAS, the Township Board Engineer has reviewed the matter, conducted a site inspection, found no discrepancies, and has recommended the release of the performance bond, subject to the posting of a Maintenance Bond in the amount of \$32,765.75, together with an additional \$1,000.00 inspection escrow for required inspection of site work during and/or prior to the completion of the maintenance bond period; and

WHEREAS, all required improvements have been completed to the satisfaction of the Township Board Engineer, subject to the conditions set forth herein;

NOW THEREFORE, BE RESOLVED, by the Township Committee of the Township of Neptune, County of Monmouth, State of New Jersey, Performance Bond No. 7901110832 in the amount of \$59,621.40, posted by Pink Balloon, LLC, is hereby released, subject to the posting of the required Maintenance Bond and inspection escrow as recommended by the Township Board Engineer; and

BE IT FURTHER RESOLVED, remaining balances in the applicant's escrow accounts, after payment of all outstanding professional fees and required inspection holds, shall be processed and refunded in accordance with Township procedures.

BE IT FURTHER RESOLVED, that a copy of this resolution be forwarded to Pink Balloon, LLC, Acting Chief Financial Officer, and Township Board Engineer.

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 September 28, 2026.

William Bray, RMC
Township Clerk