

TOWNSHIP COMMITTEE WORKSHOP MEETING
September 22, 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).".

PROCLAMATIONS Joseph Dunbar
 Hunger Action Month

ITEMS FOR DISCUSSION IN OPEN SESSION

Ocean Grove Pedestrian Bridge Gates

COMMITTEE CALENDARS

EXECUTIVE SESSION

Res 25-322 Authorize an Executive Session Meeting

Offered by: _____ Seconded by: _____

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

TOWNSHIP OF NEPTUNE

RESOLUTION 25-322

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 – All Departments

Attorney Client Privilege – Contracts

Contract Negotiations/Litigation – OGNED 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, 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 22, 2025.

William Bray, RMC, CMR
Township Clerk

TOWNSHIP COMMITTEE MEETING – SEPTEMBER 22, 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 8, 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 25-24 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 handicapped parking spots.*

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

ORDINANCES FOR FIRST READING

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 25-323 Authorize Payment of Bills
- Res 25-324 Authorize Developer's Agreement – Harbor Freight
- Res 25-325 Award Contract for 2024 Road Program
- Res 25-326 Approve Drainage Easement Agreement
- Res 25-327 Approve Change Order #1 and Final Payment/Closeout of 2023 Road Program Project
- Res 25-328 Approve Change Order #1 for Myrtle Ave. Improvement Project
- Res 25-329 Approve Mary's Place By The Sea 5K Run/Walk
- Res 25-330 Authorize Release of Performance Bond – Sperry Tents

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. 25-24

**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> |
|-----------------------|----------------------|--|
| Asbury Avenue | 1 | 92 feet East of the Southeast intersection of Asbury Avenue and New York Avenue |
| Mount Hermon Way | 1 | 25 feet east of the Northeast intersection of Mount Hermon Way and Delaware Avenue |

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: September 8, 2025 |
|-------------------|--|-----|-----|---------|--------|--|
| | | YAY | NAY | ABSTAIN | ABSENT | |
| Second | Rev. Tassie York | X | | | | |
| | Jason Jones | X | | | | |
| Moved | Derel Stroud | X | | | | |
| | Kevin McMillan | X | | | | William Bray, RMC, CMR |
| | Robert Lane, Jr | X | | | | Township Clerk |
| Motion/ Second | Roll Call To Adopt On Second and Final Reading | | | | | Adopted on Second Reading Dated: September 22, 2025 |
| | | YAY | NAY | ABSTAIN | ABSENT | |
| | Rev. Tassie York | | | | | |
| | Jason Jones | | | | | |
| | Derel Stroud | | | | | |
| | Kevin McMillan | | | | | William Bray, RMC, CMR |
| | Robert Lane, Jr | | | | | Township Clerk |

William Bray
Township Clerk

Robert Lane, Jr.
Mayor

Date: _____

TOWNSHIP OF NEPTUNE

**RESOLUTION 25-323
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 22, 2025, BILL LIST

| | |
|------------------------|-----------------------|
| Current Fund | \$ 6,833,576.52 |
| Grant Fund | \$41,673.37 |
| Trust Other | \$ 9,600.64 |
| General Capital | \$0.00 |
| Sewer Operating Fund | \$181,678.92 |
| Sewer Capital Fund | \$0.00 |
| Marina Operating Fund | \$12,689.07 |
| Marina Capital Fund | \$0.00 |
| Dog Trust | \$100.20 |
| Library Trust | \$0.00 |
| UDAG Reciprocal Trust | \$0.00 |
| Payroll Fund | \$0.00 |
| Bill List Total | \$7,079,318.72 |

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 September 22, 2025.

William Bray, RMC, CMR
Township Clerk

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 Attorney for recording in the Clerk's office of Monmouth County.
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 September 22, 2025.

William Bray, RMC, CMR
Township Clerk

TOWNSHIP OF NEPTUNE

RESOLUTION 25-325

RESOLUTION OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF NEPTUNE AWARDING A CONTRACT TO P&A CONSTRUCTION, INC FOR THE 2024 ROAD IMPROVEMENT PROGRAM

WHEREAS, on September 16, 2025, the Township Engineering Consultant received bids for the award of a contract for the 2024 Road Improvement Program; and,

WHEREAS, P&A Construction of Colonia, NJ submitted a bid of \$1,147,555.00; and

WHEREAS, said bids were reviewed by the Township Engineering Consultant who has recommended that a bid be awarded to P & A 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 P & A Construction, Inc. of Colonia, NJ in the amount of \$1,147,555.00 for the 2024 Road Improvement Program; 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

Account Number

Ord 24-45 2025 Road Repaving & Impr Program

04-215-55-939-020

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 22, 2025.

William Bray, RMC, CMR
Township Clerk

NEPTUNE TOWNSHIP

RESOLUTION 25-326

**A RESOLUTION AUTHORIZING THE TOWNSHIP OF NEPTUNE TO EXECUTE EASEMENT AGREEMENT
WITH MEMORIAL AVE HOLDINGS LLC**

WHEREAS, Memorial Ave Holdings, LLC is the designated redeveloper of Block 705, Lot 1 in the City of Asbury Park; and

WHEREAS, an existing storm sewer main traverses the southern end of the property where it also crosses the municipal boundary between the City of Asbury Park and the Township of Neptune; and

WHEREAS, as a condition of its approval to redevelop the site, the Grantor, Memorial Holdings, LLC, must convey to the Grantees, the City of Asbury Park and the Township of Neptune, an easement for the storm sewer main, which provides for access, maintenance and repair of the storm sewer main; and

WHEREAS, pursuant to the Local Lands and Buildings Law, N.J.S.A. 40A:12-1, et. seq., a municipality may enter into an easement agreement if determined necessary or useful for the municipality; and

WHEREAS, the Governing Body has determined that it is in the best interests of the citizens of the Township to enter into the Easement Agreement.

NOW, THEREFORE BE IT RESOLVED by the Mayor and Township Committee of the Township of Neptune, County of Monmouth, State of New Jersey that the Mayor and Township Clerk are hereby authorized to execute an Easement Agreement for the storm sewer main.

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 22, 2025.

William Bray, RMC, CMR
Township Clerk

TOWNSHIP OF NEPTUNE

RESOLUTION 25-327

RESOLUTION OF THE TOWNSHIP OF NEPTUNE AUTHORIZING APPROVAL OF CHANGE ORDER NO. 1 (FINAL), FINAL PAYMENT, ACCEPTANCE OF THE PROJECT, RELEASE OF THE PERFORMANCE BOND, AND ACCEPTANCE OF THE MAINTENANCE BOND FOR THE 2023 ROAD IMPROVEMENT PROJECT

WHEREAS, the Township of Neptune entered into a contract with P&A Construction, Inc. for the 2023 Road Improvement Program in the amount of \$1,834,814.79; and

WHEREAS, Change Order No. 1 (Final) has been submitted to reflect a reduction in as-built quantities, resulting in a deduction of \$24,758.42 and bringing the final contract amount to \$1,810,056.37; 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 #2412, indicating that all work has been completed and the final payment due is \$38,072.72, with no retainage held; and

WHEREAS, the Township has received a duly executed Maintenance Bond, Bond No. 5569575, issued by Great American Insurance Group in the amount of \$271,508.45, covering a two-year maintenance period from the date of acceptance, which was September 10, 2025; 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 \$24,758.42, is hereby approved, adjusting the total contract amount to \$1,810,056.37;
2. The project is hereby accepted as complete, and the Performance Bond is released;
3. The Maintenance Bond, Bond No. 5569575, in the amount of \$271,508.45, is hereby accepted, effective September 10, 2025, for a two-year term;
4. Final payment to the contractor in the amount of \$38,072.72 is hereby authorized in accordance with the Final Application for Payment.

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 22, 2025.

William Bray, RMC, CMR
Township Clerk

TOWNSHIP OF NEPTUNE

RESOLUTION 25-328

**RESOLUTION OF THE TOWNSHIP OF NEPTUNE AUTHORIZING APPROVAL OF CHANGE ORDER NO. 1
FOR THE IMPROVEMENTS TO MYRTLE AVENUE PHASE II PROJECT**

WHEREAS, the Township of Neptune entered into a contract with Fernandes Construction, Inc. for the Improvements to Myrtle Avenue Phase II Project in the amount of \$294,716.42; and

WHEREAS, Change Order No. 1 has been submitted to reflect an increase in as-built quantities, resulting in a net increase of \$13,105.70 and bringing the contract amount to \$307,822.12; 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

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, increasing the contract amount by \$13,105.70, is hereby approved, adjusting the total contract amount to \$307,822.12;

Account Name
Ord 24-07 Improvements to Myrtle Ave

Account Number
04-215-55-922-020

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 22, 2025.

William Bray, RMC, CMR
Township Clerk

TOWNSHIP OF NEPTUNE

RESOLUTION 25-329

**A RESOLUTION OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF NEPTUNE APPROVING
MARY'S PLACE BY THE SEA WALK/ RUN OCCURRING OCTOBER 18, 2025**

WHEREAS, Mary's Place By The Sea has applied to hold its annual 5K Run/Walk on Saturday Oct 18, 2025 from 7 a.m. to 2 p.m. along the boardwalk between Ocean Pathway and Ocean Ave to the border with Avon-By-The-Sea; and,

WHEREAS, Mary's Place By The Sea will require a brief closing of Ocean Avenue to accommodate runners and walkers, and;

WHEREAS, Mary's Place By The Sea will host approximately 40 vendors at Ocean path park and food vendors on Ocean Avenue; and

WHEREAS, the Police Department has reviewed and approved the noted activity; and,

THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Neptune approves the Mary's By The Sea 5K Run/Walk on October 18, 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 September 22, 2025.

William Bray, RMC, CMR
Township Clerk

TOWNSHIP OF NEPTUNE

**RESOLUTION 25-330
AUTHORIZE RELEASE OF PERFORMANCE BOND FOR SPERRY TENTS**

WHEREAS, in 2012 Sperry Tents New Jersey, Inc. posts bonds for its project at 1208 5th Avenue, Block 166, Lots 12 & 13, and;

WHEREAS, Sperry Tents New Jersey, Inc has requested the release of Bond #1089062 in the amount of \$56,160.00 posted for this project, and;

WHEREAS, the Township Engineer has authorized the release of the bond and recommends that the requirement for a maintenance bond be waived, and,

THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Neptune hereby authorizes the release of the \$56,160.00 bond from Sperry Tents New Jersey, Inc. and waives the requirement for a maintenance bond in connection with this project.

BE IT FURTHER RESOLVED, that a copy of this resolution be forwarded to Sperry Tents New Jersey, Inc., Acting Chief Financial Officer; and Township 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 22, 2025.

William Bray, RMC, CMR
Township Clerk

TOWNSHIP OF NEPTUNE

RESOLUTION 25-330

AUTHORIZE RELEASE OF PERFORMANCE BOND FOR SPERRY TENTS

WHEREAS, in 2012 Sperry Tents New Jersey, Inc. posts bonds for its project at 1208 5th Avenue, Block 166, Lots 12 & 13, and;

WHEREAS, Sperry Tents New Jersey, Inc has requested the release of Bond #1089062 in the amount of \$56,160.00 posted for this project, and;

WHEREAS, the Township Engineer has authorized the release of the bond and recommends that the requirement for a maintenance bond be waived, and,

THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Neptune hereby authorizes the release of the \$56,160.00 bond from Sperry Tents New Jersey, Inc. and waives the requirement for a maintenance bond in connection with this project.

BE IT FURTHER RESOLVED, that a copy of this resolution be forwarded to Sperry Tents New Jersey, Inc., Acting Chief Financial Officer; and Township 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 22, 2025.

William Bray, RMC, CMR
Township Clerk