

TOWNSHIP COMMITTEE WORKSHOP MEETING – April 29, 2024 – 6:00 P.M.

Mayor York 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
Keith Cafferty	<u>Present</u>	Gina LaPlaca, Business Administrator	<u>Present</u>
Robert Lane, Jr.	<u>Present</u>	Gabriella Siboni, Township Clerk	<u>Present</u>
Kevin McMillan	<u>Present</u>	Gene Anthony, Township Attorney	<u>Present</u>
Derel Stroud	<u>Absent</u>		
Tassie D. York	<u>Present</u>		

Mayor York 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 on January 5, 2024, 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).

ITEMS FOR DISCUSSION IN OPEN SESSION

1. Board of Education Superintendent Dr. Crader and Jessie Thompson.

Mayor York stated there used to be a joint meeting between the Board of Education and the Township Committee and would like to consider reinstating the meeting.

Dr. Crader came to the meeting on behalf of the Board of Education and Administration. The Board of Education is seeking to work with the Township Committee to work on ideas, shared services and other cost savings practices.

Dr. Crader divided some ideas in two sections. One is partnering with Hackensack Meridian to establish a “No Hit Zone”. Dr. Crader stated there are concerns about behavior of students and would like to implement this project in early education. This could mean the Township advertising the program.

Dr. Crader also suggested a youth Council to be headed by Mayor York. Dr. Crader suggested a community service day for participation by the Township and Board of Education.

Dr. Crader sought a joint meeting about budgets for the Township Committee and Board of Education to address resident concerns in one forum.

Dr. Crader stated the Board of Education is committed to partnering with the Township on projects for the betterment of Neptune.

Mr. Cafferty and Mr. McMillan asked if supervisors are needed or funding for the summer trips; Dr. Crader stated she will provide more information to the Township Committee.

Mr. Lane suggested a historical project to engage seniors in Neptune to document their stories.

Mr. Cafferty asked if there could be a conversation to open recreation opportunities with the school to the public.

Mr. McMillan asked for a list of student organizations and Dr. Crader stated she would be able to provide to the Township Committee.

2. Mr. Cafferty asked why his workshop item was removed from the Agenda. Ms. York stated there have to be 3 members of the committee who have to endorse the discussion. Mr. Anthony stated there was not a consensus to take action. Mr. Cafferty asked for clarification that he is not able to bring up a workshop item or should not bring up a workshop item without the endorsement of 3 total members. Mr. Cafferty asked if this is a new policy, as there have been items added by Ms. York to the agenda during Mr. Cafferty’s term as Mayor. Ms. York stated she does not recall adding any item to workshop agenda. Mr. Cafferty stated he had requested that 4-day work week be added to the workshop agenda. Mr. Cafferty

asked for a formal policy to be submitted to the committee outlining the policy. Mr. Anthony stated he would send the statute.

3. Committee Calendars

Res #24 - 205 Authorize An Executive Session As Authorized By The Open Public Meetings Act.

Offered by:	<u>Lane</u>	Seconded by:	<u>McMillan</u>
<i>Vote:</i>	Cafferty <u>No</u>	Lane <u>Yes</u>	McMillan <u>Yes</u> Stroud <u>Absent</u> York <u>Yes</u>

that two residents are at the top of the waiting list for units operated by the Asbury Park Housing Authority but are having trouble getting new Social Security Cards – which is the final step to be placed in those units – so we have enlisted Congressman Pallone’s office for assistance on that. On April 19th, the Township hosted a meeting, including all relevant Departments, with the property owner, his attorney, the Township Special Counsel and the Township Attorney to discuss needed next steps. Priority was placed on remediating all outstanding code and zoning violations, conducting a preliminary clean-up of the property to focus on both general debris and vacated campsites, and also the conducting of regular maintenance thereafter to prevent new encampments. Campsites currently occupied by existing residents who are already receiving outreach assistance and services will not be affected at this time. The next Case Conference is scheduled for May 8th.

· Update on Pier from OGCMA: Today we received additional correspondence from the OGCMA regarding the proposed partial opening of the Pier. That correspondence included a letter authored by McLaren Engineering Group confirming their assessment that the upland portion of the Pier may be safely reopened, as it “utilizes previously existing piles” that are “generally not exposed to normal wave action.” The McLaren letter further notes that the firm has “requested documentation from the original design and construction phases of the project that need to be reviewed prior to determining the overall safety of the entire Pier and whether it can be safely reopened.” Until such time as that documentation has been received and McLaren can properly review it, their recommendation is that the offshore portion of the Pier remain closed. With respect to the partial pier opening, the OGCMA further noted that Hal Mante of American Fence and Flag will be installing a fence to separate the old and new portions of the pier.

· Visit to Senior Center for “What’s the Scoop?”: On Friday April 26th I was invited to participate in the Senior Center’s monthly program “What’s the Scoop?”, which features Marcy McGinnis, an Ocean Grove resident and former CBS News Producer, interviewing local persons of interest on a variety of topics for an audience of approximately 40-50 seniors. I had the opportunity to discuss several of the great initiatives going on in town including our work on the homeless encampment, regional flood mitigation and expanded programming for working seniors, and also to field some very tough questions from our residents. My thanks again to Marcy and Randy for having me, and also to Barbara Burns for connecting me to Marcy for this opportunity.

PUBLIC HEARING AND CONSIDERATION OF THE 2024 MUNICIPAL BUDGET

Michael Bascom, C.F.O., will make a presentation on the 2024 municipal budget followed by Public Comments regarding the 2024 Municipal Budget which was introduced on March 25, 2024. The public will be permitted one opportunity to comment with a limit of five minutes.

Joan Venezia Mt. Hermon Way. Ms. Venezia stated she hopes there is a succession plan in place for the finance department due to the expected departure of employees. Ms. Venezia asked what capital projects are expected. Mr. Bascom summarized capital projects anticipated in Neptune. Ms. Venezia asked about the State Aid that was pulled in Neptune. Mr. Bascom stated there is a formula that determines aid. The State Aid increased \$9 million, but Neptune Township is one of the districts that lost funding.

Annabelle Bissett

77 Heck Ave. Asked what the library budget is being spent on. Mr. Bascom stated there is \$700,000 towards Salary and Wages. The remaining budget addresses library programs. Mr. Bascom stated that the Library Board of Trustees oversee the expenditures of the Library budget.

Eileen Michaels

Seaview Ave. Ms. Michaels asked how much debt the Township is in and what is the rate service. Mr. Bascom stated the Township anticipates additional borrowing. Mr. Bascom stated there is about \$5 million in the general budget. The ratio that is paid in debt is less than 10%. There are debt services that will expire in the next 3 years. The Township is currently at an expected high point but look forward to a decrease in the future.

Paul Kaplan

Mt. Zion Way Mr. Kaplan asked for clarification on the State Aid being received by the Township. Mr. Bascom stated the State Law sets the amount to be provided to the Town, but the state has not fully funded.

Barbara Burns

Ocean Ave. Ms. Burns asked for clarification on the funding of the marina and confirmed that the marina funds

its debt service.

Res # 206 A Resolution Of The Township Committee Of The Township Of Neptune Authorizing The 2024 Budget To Be Read By Title Only At Public Hearing

Offered by: McMillan Seconded by: Cafferty
Vote: Cafferty Yes Lane Yes McMillan Yes Stroud Absent York Yes

Res # 207 Authorize An Amendment To Approved 2024 Municipal Budget

Offered by: Lane Seconded by: McMillan
Vote: Cafferty Yes Lane Yes McMillan Yes Stroud Absent York Yes

Res # 208 Adopt 2024 Township Of Neptune Municipal Budget

Offered by: Lane Seconded by: Cafferty
Vote: Cafferty Yes Lane Yes McMillan Yes Stroud Absent York Yes

PUBLIC COMMENTS ON RESOLUTIONS

The Clerk will announce additional information regarding Separated Resolutions if necessary.

Resolution 24-223

<u>NAME</u>	<u>DEPARTMEN T</u>	<u>POSITION</u>	<u>SALARY</u>	<u>EFFECTIVE DATE</u>
Benito Acevedo	Public Works	Part Time Seasonal Help	\$18.01/hr	4/30/2024
Kavon Freeman	Public Works	Laborer	\$31,500.00	5/13/2024
Jeronimo Martinez Munguia	Public Works	Custodian	\$34,000.00	5/13/2024

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.

Mr. Cafferty asked to separate Resolution 24-222.

Ms. Vos, Redevelopment Attorney, provided a summary of the items to be included in the redevelopment area.

Name and Address	Comment
Barbara Burns Ocean Ave.	Ms. Burns asked for clarification on the location of the redevelopment project. Mr. Cafferty described the location.
Gary Brown Cardinal Rd.	Resolution 24-215 asked for the clarification on the project. Mr. Bascom stated the previous action authorized the budget. Mr. Bascom stated this resolution is awarding a contract that went out to bid. Mr. Bascom stated the drive-up window has been used extensively and has offered the ability to take payments at the Tax window.
Annabell Bissett Heck Ave.	Mr. Brown asked if there are any homeless people at the redevelopment area and how they are being removed so swiftly. Ms. LaPlaca explained the correspondence between the Township and redeveloper on this matter. Ms. LaPlaca stated she has not received an official report of homeless occupants at the property Ms. Bissett suggested that the park at the redevelopment area be made into a community pool or water feature instead of a playground or

Contracts

- Res#24- 213** A Resolution Of The Township Committee Of The Township Of Neptune Authorizing Certain Personnel Actions- Police Department
- Res#24- 214** Authorizing The Agreement For Repair Of Sanitary Sewer Main On Sunnyfield Terrace To Lucas Brothers, Inc. In An Amount Not To Exceed \$18,353.37
- Res#24- 215** Resolution Of The Township Committee Of The Township Of Neptune Awarding Four Star Developers Contract “Tax Office Renovations” In An Amount Not To Exceed \$368,600.00
- Res#24- 216** Resolution Of The Township Committee Of The Township Of Neptune Awarding Current Elevator Technology Contract “Elevator Modernization” In An Amount Not To Exceed \$304,600.00
- Res#24- 217** Authorize The Execution Of An Interlocal Service Agreement With The Tinton Falls For The Road Improvements To Essex Road
- Res#24- 218** Authorizing The Township Committee Of The Township Of Neptune To Execute Change Order #1 For \$46,824.60 With Earle Asphalt Company. For “2022 Roadway Improvement Program” For A New Contract Total Of \$1,279,737.73
- Res#24- 219** Resolution Of The Township Committee Of The Township Of Neptune Awarding Outfront Media Llc “Lease Agreement For Billboard” For An Annual Lease Of \$3,000 And No Less Than 18% Of Net Advertising Revenue If Higher Than The Base Rent For A Term Of Ten Years
- Res#24- 220** Resolution Authorizing The Professional Services Agreement With Cme Associates For Affordable Housing Administrative Agent
- Res#24- 221** Authorizing Payment of Bills
- Res#24- 222** Authorize The Execution Of A Redevelopment Agreement For The Redevelopment Of The Real Property Designated As Block 3903, Lots 12 And 13 On The Tax Map Of The Township Of Neptune With 3501 Rt 66, LLC And Terminate The Conditional Designation Of 3501 Vhf, LLC, Pursuant To The Local Redevelopment And Housing Law, N.J.S.A. 40a:12a-1, Et Seq.

CONSENT AGENDA

With the removal of Resolution 24-222

Offered by:	<u>Cafferty</u>	Seconded by:	<u>McMillan</u>
Vote:	Cafferty <u>Yes</u> Lane <u>Yes</u> McMillan <u>Yes</u> Stroud <u>Absent</u> York <u>Yes</u>		

- Res#24- 222** Authorize The Execution Of A Redevelopment Agreement For The Redevelopment Of The Real Property Designated As Block 3903, Lots 12 And 13 On The Tax Map Of The Township Of Neptune With 3501 Rt 66, LLC And Terminate The Conditional Designation Of 3501 Vhf, LLC, Pursuant To The Local Redevelopment And Housing Law, N.J.S.A. 40a:12a-1, Et Seq.

Offered by:	<u>McMillan</u>	Seconded by:	<u>Cafferty</u>
Vote:	Cafferty <u>Yes</u> Lane <u>Yes</u> McMillan <u>Yes</u> Stroud <u>Absent</u> York <u>Yes</u>		

SEPARATED RESOLUTIONS

- Res#24- 223** A Resolution Of The Township Committee Of The Township Of Neptune Authorizing Certain Personnel Actions- Public Works

Offered by:	<u>Lane</u>	Seconded by:	<u>McMillan</u>
Vote:	Cafferty <u>Yes</u> Lane <u>Yes</u> McMillan <u>Yes</u> Stroud <u>Absent</u> York <u>Yes</u>		

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.

Name and Address

Comment

Joan Venezia
Mt. Hermon Way.

Ms. Venezia asked for a court date for 63 Cookman Ave. Mr. Anthony stated the hearing date for the matter is scheduled for this Thursday. Ms. Venezia stated the Short-Term Rental Ordinance and Animal House ordinance were tabled. Mayor York stated they are still working on the ordinances and hope to have an ordinance to present. Ms. Venezia stated there are lights out at Fireman’s Park.

Paul J
Bethany Block

May 18 New Jersey Sharing Network 5K. Mr. Paul thanked the Township Committee for their support of this event and was hopeful to see them out for the event this year. The organization has raised over 23 million dollars for the cause.

Paul Kaplan
Mt. Zion

Mr. Kaplan asked about an ordinance that was passed last year that has restrictions on e-bikes. Mr. Kaplan asked about the enforcement of e-bikes on the boardwalk. Ms. LaPlaca stated the Chief will have bike patrols implemented this summer and that will help with enforcement.

Sarah O’Rourke
Overlook

Ms. O’Rourke stated she does not believe that sweeping changes to the ordinance, but she does not believe the ordinance addresses problem tenants or problem landlords. Ms. O’Rourke would like to see an ordinance to protect and address the use of properties for large events or parties. Ms. O’Rourke wanted to still have an ordinance that allows short term rentals. Mr. Anthony stated the property in question was brought in on zoning violations.

Cindy Nelson
Highland Ave.

Ms. Nelson asked if the Aquatic Center is self-liquidating; Mr. Bascom stated we do not operate the Aquatic Center. Ms. Nelson stated the national day of prayer will be on May 2 at 10:00AM

Saturday May 18 the League of Women Voters are working on sponsoring a Neptune Township Candidate Forum.

Ms. Nelson thanked Mr. Cafferty for the Living Shoreline update.

Eileen Michaels
Seaview Ave.

Ms. Nelson stated a sale of a property that abutted 401 overlook fell through because of the animal house issues.

Ms. Michaels thanked Mr. Lane for his involvement to address a violation notice to the resident. Ms. Michaels stated the language on the notice of violation is harsh and she requested that the Township consider updating the language.

Ms. Michaels stated there is no parking in Ocean Grove already and it is only April. Ms. Michaels stated there are blocked traffic from construction and expressed concerns about the Ocean Grove North End Development. Ms. Michaels expressed concerns about the aging sewer infrastructure in Ocean Grove.

Annabell Bisset
77 Heck Ave.

Ms. Michaels stated there is broken glass and debris at the parcel that is expected to be the North End Development.

Ms. Bissett expressed concern about the anticipated traffic pattern for the Ocean Grove North End Development. Ms. Bissett suggested sharing the burden of traffic regulations to Ocean Ave. Mr. Lane and Mr. Cafferty stated they can pass the suggestion on to the traffic engineer.

Dan Muller

Mr. Muller stated that short term rentals continue to be an issue and

Hillside Dr.

requested that the Township consider Animal House rules. Mr. Muller wants to still allow Short Term Rentals.

Gary Brown
Cardinal Rd.

Mr. Brown asked if the property owner of the homeless encampment is still accumulating fines. Mr. Anthony stated there are code and zoning violations from 2023 and 2024. Mr. Anthony stated the property owner did not show up to court until he received the summons in 2024. Mr. Anthony stated the case will be before the court in Mid-May. Mr. Brown asked for an update on the fence at Shoprite

Barbara Burns
Ocean Ave.

Ms. Burns asked if anyone has gone after ShopRite corporate regarding the matter.

Mr. Cafferty stated that ShopRite has been having issues with the Landlord of the property. The Township has addressed issues at the ShopRite property. Ms. LaPlaca stated the discussion is actually about the owners of the Strip Mall that is owned by Azarian Group. Ms. Burns stated they are part of the ShopRite Cooperative, and the Cooperative has influence over who owns the store and suggested putting pressure there.

Dianna Harris
17 Willow Dr.

Ms. Harris asked about the Juneteenth cosponsorship event.

ADJOURNMENT

Offered by: McMillan

Seconded by: Cafferty

Time adjourned: 8:36PM

Respectfully Submitted,



Gabriella Siboni
Township Clerk