

TOWNSHIP COMMITTEE WORKSHOP MEETING – June 10, 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>Absent</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>Present</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.neptuntownship.org).

ITEMS FOR DISCUSSION IN OPEN SESSION

1. Detention Basins

Mr. Anthony stated that the Engineers of the State determined the best way to handle drainage on subdivisions was to include a detention basin to avoid flooding and drainage issues. Mr. Anthony stated that included in approvals for subdivisions, that detention basins are required to be maintained by the HOA or the apartment complex. There has been an issue with the maintenance when it applies to single family homes. Detention basins must be maintained with grass, fences as well as structural integrity. Some townships have adopted an ordinance that requires an escrow from developers that would cover the cost/ value of the detention basin maintenance in the future rather than taxpayer funding. Mr. Anthony asked if the Committee would like him to research this matter and potentially bring an ordinance for the Township Committee to consider. Mr. Stroud asked if the research Mr. Anthony has done so far would increase the cost of the property because of the escrow needed and if there is a set amount that would need to be included. Mr. McMillan asked if the escrow accounts would be interest bearing. Mr. Anthony stated he would look into those questions through his research.

2. Revocable License Agreement

Mr. Anthony explained what Revocable License Agreements are and why the ordinance was originally considered. Mr. Anthony Mr. Anthony stated there was an issue that arose regarding the fees associated with the types of structures put on the property. Mr. Anthony stated that in the past RLA were differentiated between major and minor. Mr. Anthony stated a meeting occurred with Mr. Bascom, Ms. LaPlaca and residents of Shark River Hills to discuss Revocable License Agreements. Through this meeting, the suggestion to change the identifiers to Active and Inactive with coordinated fees from the original ordinance.

3. Amendments to Personnel Policy

Ms. Siboni summarized the policy that Mr. Cohen suggested to the Township Committee to consider.

4. Animal House Ordinance

Mr. Anthony asked the Committee if they would like to incorporate the Animal House portion of the ordinance into the Short-Term Rental Ordinance since there seemed to be some agreement on the regulations as well as an increase in the minimum stay requirement. Mr. Stroud stated he believes that an Animal House ordinance may be a start to consider. Mr. Stroud did not agree that a change to the minimum stay would change behavior and did not encourage a move forward. Mr. Lane stated he is in support of the increase to 3 nights minimum. Mr. Stroud confirmed that the ordinance would like to have the proposed ordinance for workshop. Mr. Anthony stated he will have the ordinance prepared for the workshop and ready for introduction if the Township Committee wishes to move forward.

5. Livestock Restrictions

Ms. York stated there have been complaints received for residents having livestock. Ms. York would like

the Township Committee to consider an ordinance that restricted livestock.

Mr. Lane stated he understands the desire to have livestock at home like chickens. Mr. Lane requested that if a livestock ordinance is being considered, to leave an allowance for a number of chickens and a prohibition on Roosters.

Ms. York stated there have been other complaints for lack of maintenance of the coups or maintenance of the animals. Ms. York is in favor of banning livestock in Neptune township. Mr. McMillan asked that research be done and brought back to the Committee to consider.

6. Committee Calendars

Stroud No report at this time.

Cafferty Absent

McMillan No report at this time.

Lane Mr. Lane stated that the High School Graduation is upcoming. The Food Truck Event scheduled for June 15 has been cancelled. The event was cancelled because the forecast for

York Ms. York stated that the Flag Raising for Juneteenth will be on Saturday at 9AM followed by celebratory activities.

Res #24 - 260 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>Absent</u> Lane <u>Yes</u> McMillan <u>Yes</u> Stroud <u>Yes</u> York <u>Yes</u>		

TOWNSHIP COMMITTEE MEETING – June 10, 2024 – 7:00 P.M.

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

Township Committee	Present/ Absent	Professionals	Present/ Absent
Keith Cafferty	<u>Absent</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>Present</u>		
Tassie D. York	<u>Present</u>		

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 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).

APPROVAL OF MINUTES

Motion offered by Committeeman Lane, seconded by, Committeeman Stroud, to approve the minutes of meetings of May 20, 2024. All present were in favor.

PRESENTATIONS

Mayor York congratulated Mr. Stroud and Mr. McMillan on their election wins.
Recognizing Pride Month 2024
Recognizing Juneteenth Day 2024

COMMENTS FROM THE DAIS

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

- Stroud Mr. Stroud stating the Ocean Grove Homeowners are doing a boxer drive for those in need. Drop offs can be made to the Chamber of Commerce or the Dollops as well as an amazon wish list to help donate.
Mr. Stroud stated the marina was notified about poison ivy growing and they have taken steps to rectify the issue.
Mr. Stroud stated that there was a story in the Asbury Park Press about a Neptune Resident who has suffered injuries due to a car accident and there is a fundraiser upcoming for her that Mr. Stroud will be posting on his door.
- McMillan Mr. Stroud thanked those who voted for him and congratulated Mr. McMillan
Mr. McMillan congratulated Mr. Stroud for his win and Mr. Jones and Mr. Acciani for their hard work on the campaigns. Mr. McMillan attending the 10th Annual Community event with VFW with the Bike Blessings.
- Lane Mr. Lane attended the Military Ball and the 10th Annual VFW Event.
Mr. Lane stated the Health Fair at the Senior Center was the best and most well attended event for the health fairs held at the Senior Center.
Mr. Lane stated that World Changers will be here shortly. The youths come and perform work on homes in need throughout town.
Mr. Lane stated that the Food Truck Festival scheduled for June 15 is cancelled by the vendor due to low interest.
- York Mayor York stated she attended the events mentioned with the rest of the Committee and also attended Hooked on Fishing. Ms. York reminded residents about the Juneteenth Celebration this Saturday and the 4th of July parade is upcoming.

REPORT OF THE BUSINESS ADMINISTRATOR

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

- **Tax Office Renovations:** Last Monday June 3rd, a pre-construction meeting was held regarding the upcoming renovations to the Tax Office, which will include altering the existing interior office layout and replacing the current drive-up teller security window assembly with a new security drive-up window, including an upsend unit and a new steel frame exterior canopy. Discussions were focused primarily on the timeframe for the proposed work, which should be approximately 4 weeks for the interior construction and 6 to 8 weeks for the exterior; as well as how to accommodate the employees of the tax office while the work is going on and minimize disruption to normal business operations. Most employees will be able to work in their existing space during construction. A finalized schedule for the work should be submitted to the Township Engineer shortly.
- **Regional Flood Mitigation:** A meeting of the Regional Flood Mitigation working group was held on Monday June 3rd and hosted by Neptune Township in our OEM building. Topics included a review of GIS stormwater maps to identify areas of flooding as well as areas that need additional information, identifying potential areas for improvement and corrective work – both short term and long-term solutions and how to fund them – and identifying the scope of the flood study for which we are hoping to receive funding. The full notes of the meeting should be distributed shortly, and I will share them with the Committee when I receive them.
- **Homeless Encampment Updates:** The next Monmouth County Continuum of Care Case Conference regarding the encampment is this Wednesday June 12th. We are also finalizing a date this week – likely Thursday or Friday – for a meeting with relevant Township personnel, representatives of the non-profit outreach agencies, and the property owner to formally schedule dates for cleanup of the property and addressing various code and zoning violations, and coordinate providing necessary escorts and guidance for those undertaking the cleanup.
- **NTPD Personnel Honored by 200 Club:** This past Friday June 7th, 13 members of the Neptune Township Police Department were honored by the 200 Club of Monmouth County at their annual Valor Awards luncheon. The 200 Club is a 501(C)3 non-profit that provides financial assistance to families of first responders who have died or been severely injured in the line of duty. The officers receiving awards are as follows:
 - **Patrol Officers:** Morgan Holland, Matthew Simpson, Milton Roman, Evan Pollara, Danielle DePalma, Brian Bucossi, Marques Alston, Vincent Zenna, Christopher Niskoch, Douglas Mattia
 - **Sergeants:** Aaron Lay, Jesse Dallago, Brian Taylor

PUBLIC COMMENTS ON RESOLUTIONS

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

<u>NAME</u>	<u>DEPARTMENT</u>	<u>POSITION</u>	<u>SALARY</u>	<u>EFFECTIVE DATE</u>
Nicole Schnurr	Finance	Assistant Chief Financial Officer	\$95,000.00	7/1/2024

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.

Name and Address

Barbara Burns,
Ocean Ave.

Comment

Ms. Burns asked for clarification on the suit noted in Resolution 24-267 against Mr. Haney. Mr. Anthony stated that the complaint filed and lost a tax appeal and has filed action in Civil Complaint against the Tax Assessor. The JIF is not covering the aspect mostly because of the request to change the assessment rather than a penalty to be paid.

Nancy Clarke
Embury Ave.

Ms. Clarke asked about resolution 24-282 and the position. Ms. LaPlaca stated the candidate is filling a full-time position that was left vacant when an employee left the position earlier this year.

ORDINANCES - For each ordinance with a public hearing, the public is permitted one visit to the microphone with a limit of five minutes.

PUBLIC HEARING AND FINAL ADOPTION ORDINANCES

Ordinance 24-18 An Ordinance To Amend Volume I, Chapter Vii Of The Code Of The Township Of Neptune By Adding And Removing Resident Only Handicapped Parking Zones

Explanatory Statement: This ordinance adds resident handicap parking stall to 94 1/2 Heck Ave, 108 Franklin Ave, 23 Broadway, 16 Lake Ave., 92 Main Ave. and removing from 116 Heck Ave. and 34 Bath Ave.

Name and Address **Comment**
No Public Comment

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

Ordinance 24-19 Ordinance Rescinding Ordinance #22-50 Previously Authorizing Acceptance Of Deed Of Dedication With Regard To Block 5303, Lots 2, 3, And 4 On The Tax Map Of The Township Of Neptune, South Riverside Drive, From Shark River Hills Estates To Township Of Neptune

Explanatory Statement: This ordinance repeals Ordinance 22-50 which authorized acceptance of Deed of Dedication of property located at Block 5303 Lots 2, 3 and 4 on South Riverside Dr

Name and Address **Comment**
No Public Comment

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

ORDINANCES FOR FIRST READING

Ordinance 24-21 An Ordinance To Amend Volume I, Chapter Vii Of The Code Of The Township Of Neptune By Adding And Removing Resident Only Handicapped Parking Zones

Explanatory Statement: This ordinance adds resident handicap parking stall to 256 Fisher Ave. and removing from 93 Franklin, 50 Clark Ave. and 102 Main Ave.

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

CONSENT AGENDA

Mayor asks if the Committee would like to pull any resolution from the consent agenda for separate consideration.

- Res#24- 261** A Resolution Of The Township Committee Of The Township Of Neptune Authorizing The Cancellation Of Sewer Rent
- Res#24- 262** A Resolution Of The Township Committee Of The Township Of Neptune Co-Sponsoring The Third Annual Juneteenth Celebration
- Res#24- 263** A Resolution Of The Township Committee Of The Township Of Neptune Waiving Certain Mercantile Registration For Mobile Food Vendors Participating In Township Sponsored Or

Cosponsored Events

- Res#24- 264** Authorize Temporary Street Closing In Connection With National Night Out On August 6, 2024
- Res#24- 265** Place Lien On Various Properties
- Res#24- 266** A Resolution Of The Township Committee Of The Township Of Neptune Accepting Resignations
- Res#24- 267** Resolution Authorizing The Award Of A Non-Fair And Open Contract For Legal Services With Julian F. Gorelli, Esq., To Defend Neptune Township And Tax Assessor, Bernard Haney, In The Case Of Michael O. Reid V. Township Of Neptune And Bernard Haney Under Docket No. MON-L-868-24
- Res#24- 268** A Resolution Of The Township Committee Of The Township Of Neptune Approving Submission And Execution Of A Grant Agreement With The New Jersey Department Of Transportation For The Jumping Brook Road Improvements Project
- Res#24- 269** A Resolution Of The Township Committee Of The Township Of Neptune Approving Submission And Execution Of A Grant Agreement With The New Jersey Department Of Transportation For The Union Ave- Pedestrian Improvements Project
- Res#24- 270** Authorize The Execution Of A Right Of Access Agreement With Ironbound Property Group Llc
- Res#24- 271** Resolution Of The Township Of Neptune Approving G's Trees Cultivation Club Llc For A Cannabis Business License To Operate As A Recreational Use Cannabis Establishment Within The Township Of Neptune
- Res#24- 272** Resolution Authorizing Amendment To Agreement With Gene Anthony, Attorney At Law For Lawsuit Against Shimron Llc % Coforge Bps Of 2005 Stratford Avenue, Block 904, Lot 20, Neptune Township, New Jersey For Trespass And Encroachment Upon Neptune Township Right-Of-Way And Public Road
- Res#24- 273** Resolution Of The Township Committee Of The Township Of Neptune Authorizing Extension Of Bid Award For Fleet Maintenance To Centerra Integrated Services, Llc
- Res#24- 274** Resolution Of The Township Committee Of The Township Of Neptune Authorizing Extension Of Bid Award For Emergency Medical Billing Services Contract To Ems Consulting Services
- Res#24- 275** Resolution Authorizing The Agreement For 2025 Peterbilt 520 Dual Drive Cab And Chassis To Hunter Jersey Peterbilt Under National Joint Powers Alliance Purchasing Program, Sourcewell Contract # 060920-Pmc For \$229,245.00
- Res#24- 276** Resolution Authorizing The Agreement For Labrie 33 Cubic Yard Right Hand Side Loader To Sanitation Equipment Corp Under Educational Services Commission Of Nj Coop #65mcesccps For \$200,984.80
- Res#24- 277** Resolution Authorizing Agreement For Furnish And Installation Of Fence At Dog Park- Bert Willis Fields From Eb Fence Under New Jersey State Contract #88679 In An Amount Not To Exceed \$54,613.59
- Res#24- 278** Resolution Of The Township Committee Of The Township Of Neptune Authorizing Execution Of A Memorandum Of Understanding Between The New Jersey Board Of Public Utilities And The Township Of Neptune In Connection With A Time Extension For Phase Ii Town Center Distributed Energy Resource Microgrid Incentive Program
- Res#24- 279** Correcting Resolution 24-228 "Resolution Of The Township Committee Of The Township Of Neptune Authorizing Shared Service Agreement With The Neptune Township Board Of Education For Fleet Maintenance"

Res#24- 280 Authorizing Payment of Bills

Res#24- 281 Resolution Of The Township Of Neptune De-Designating Block 5607, Lots 4, 6 & 7 [Formerly Known As Block 550, Lots 8-22] As An Area In Need Of Redevelopment And Vacating That Portion Of Resolution No. 06-679 Of The Township Committee Of The Township Of Neptune Accepting The Planning Board Recommendations For Said Parcels To Be Designated As An Area In Need Of Redevelopment In Accordance With N.J.S.A. 40a:12a-1, Et Seq.

CONSENT AGENDA

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

Resolution 24-271

Mr. Stroud inquired about the status of retail licenses. Ms. Siboni clarified the applicant in question is a cultivator so does not require a retail license. Ms. Siboni explained 2 resolutions of support for class 5 retail have been issued.

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

Resolution 24-272

Mr. Stroud asked for clarification on the matter since this was a workshop time. Mr. Anthony stated there were violations issued to the property which were left unaddressed and without attention to Court. The Township Committee has previously authorized an action of lawsuit and completed a title search on the property which has numerous creditors as well as operating as a rental unit. Mr. Anthony received a decision by the

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

Resolution 24-273

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

SEPARATED RESOLUTIONS

Res#24- 282 A Resolution Of The Township Committee Of The Township Of Neptune Authorizing Certain Personnel Actions

Mr. Stroud stated he did not believe the vacancy should be filled as the CFO already has another position and does not believe the position should be filled.

Offered by: McMillan Seconded by: Lane
Vote: Cafferty Absent Lane Yes McMillan Yes Stroud No York Yes

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

Rich Robinson
Hillside Dr.

Comment

Mr. Robinson stated there is a division in the Township on the behaviors for short term rental in different sections of town. Mr. Robinson suggested changing zoning regulations to separate areas of town to change the zoning allowances for short term rentals.
Mr. Robinson stated he has about a dozen complaints of disorderly conduct and noise complaints from an OPRA request.
Mr. Robinson asked what it takes to revoke a mercantile registration which

would stop the short-term rentals and events at 401 Outlook. Mr. Anthony stated the Animal House Ordinance would allow a revocation. Mr. Robinson stated the Animal House Ordinance states that two police calls, not convictions to have the bond or permit revoked. Mr. Robinson stated that without conviction, the ordinance is toothless. Mr. Brown asked what it is going to take to see a difference. Mr. Brown stated on his Ring cameras captured a person who was on the property who was under the influence looking in the doors, attempting to open the shed, trespassing on the property. Mr. Brown asked the Committee what they would be doing if this was on their property and maybe their door wasn't locked. Mr. Brown stated it is not about the homeless because they are being taken care of properly. Mr. Brown stated there are others there who are moving in, and Mr. Brown did call the police and stated they have been unbelievable in their responsiveness. Mr. Brown stated if the property owner had addressed the issue when it was a smaller problem, it would have been rectified. Mr. Brown cannot open windows in his home because of the noise from the encampment. Mr. Brown asked what is going to be done with the Property Owners of the encampment and at Overlook. When will they be held accountable. Mr. Brown expressed concern over propane tanks and fire hazards.

Gary Brown
Cardinal Rd.

Mr. Lane stated as soon as he saw the email, Mr. Lane reached out to the Chief of Police. Mr. Lane stated Ms. LaPlaca is working diligently. Mr. Lane was in agreement that the issue is important to address.

Diana Hendrickson
Oriole Rd

Ms. Hendrickson stated the neighbors are prideful of their neighborhood and taking care of their homes. Ms. Hendrickson stated she is compassionate to the plight of the homeless, but the safety and public welfare is detrimentally affected by the encampment. The health and safety hazards at the encampment are disgusting. Ms. Hendrickson stated the exposure to families and children of the illness and addiction.

Karen Mason
Cardinal Rd.

Ms. Mason stated that Mr. Brown is not exaggerating. The latest incident that was endured by the Brown family has been extremely difficult. Ms. Mason stated the situation has been occurring for far too long. The property owner has been negligent for years which has exacerbated the problem. Ms. Mason asked Mr. Anthony who is responsible if someone passes at the encampment. Mr. Anthony stated it is private property in which they have private property rights.

Ms. LaPlaca stated there are two attorneys working on this matter. The attorneys are addressing different sides of the matter. The Township is pursuing zoning and code violations on the property. The Township is also working with County and State agencies who are helping place those in the encampment in housing. Ms. LaPlaca stated that are certain steps that needed to be taken and rectified with some of the occupants before they can be moved into housing because if those issues are not handled, they can lose their placements. Ms. LaPlaca stated there has been numerous people placed from the encampments and some of those that are left wished to stay at the encampment and have established sites. This is the most difficult task to address for the encampment to date.

Barbara Burns
Ocean Ave.

Ms. Burns congratulated Mr. McMillan and Mr. Stroud on their election. Ms. Burns spoke on the Short-Term Rental Ordinance, Ms. Burns does not want to see Ocean Grove separated in zoning. Ms. Burns stated she believes Ocean Grove is in agreement with the increase to 3 nights minimum. Ms. Burns stated the Animal House Ordinance should be modified to state that 2 police complaints and the bond will be lost or access to short term rentals prohibited.

Eileen Michaels
Seaview Ave.

Ms. Michaels congratulated Mr. Stroud and Mr. McMillan on their election. Ms. Michaels thanked Ms. Siboni for her speech at the Pride Flag raising ceremony. Ms. Michaels expressed concern over the lack of enforcement of parking prohibition signs in Ocean Grove for time limits. Ms. Michaels stated there is not enforcement of dogs or bikes on the boardwalk. Ms. Michaels stated that quality of life is important, and enforcement of the regulations is important to that.

Nancy Clarke
Embury Ave.

Ms. Clarke congratulated Mr. Stroud and Mr. McMillan on their successful election. Ms. Clarke stated that at 45 Broadway a dangerous ladder was left out. Mr. Lane and Mr. Stroud were contacted and responded accordingly. Ms. Clarke wished that she could alert the code department during an emergency or on the weekend to address the complaint.

Ms. Clarke stated she remembered when Neptune was farmland, but Ms. Clarke suspected there are goats or horses that are present that are not causing an issue. Ms. Clarke wanted to bring to light there may be a reason or need or allowance for livestock in Neptune.

Ms. Clarke strongly believes in a 3-night minimum for Short Term Rental. Ms. Clarke is supportive of the Township Committee to adopt Animal House Regulations. Ms. Clarke made a point to consider an option for cannabis use as it is an unintended consequence has been the acrid smell. Mayor York addressed the audience and stated there are many residents have been here for every meeting, where the Township Committee has heard opinions on for many years.

Thea Bowers
Main Ave.

Ms. Bowers is a real estate agent who covers Ocean Grove. Ms. Bowers stated there has been success in shutting down an inappropriate event at a short-term rental with the current ordinances. Ms. Bowers asked why if the dates, nights and ordinance are being considered from change, when the enforcement of the ordinance is working as it stands right now. If in a year, the problems still exist, the owners will be more open to changes.

Joan Venezia
Mt. Hermon Way

Ms. Venezia asked for an update on 63 Cookman Ave.

Ms. Venezia stated she is in favor of increasing the minimum stay but is accepting of the minimum not changing with the enforcement of ordinances and consideration of Animal House ordinance.

Ms. Venezia stated the Planning Board and Committee should be considering other factors when at the Planning Board for OGNED application. Ms. Venezia stated there are numerous items that she believes should be addressed about the development that she has been told will not be considered.

Mr. Anthony stated the matter on 63 Cookman has been adjourned until July and is waiting on a call back from the Attorney on the case.

Richard Williams
Abbott Ave.

Mr. Williams asked if there is an update on the charging stations to be installed in Ocean Grove. Ms. LaPlaca stated she does not have an update on the charging stations. Mr. Williams stated a survey was sent to Ocean Grove Homeowners association about Electric Vehicles and Charging Station.

Mr. Williams stated he attended the Jersey Historic Preservation Committee and was impressed about the preservation committees' actions. Mr. Williams stated he does not believe the Township is respectful of the HPC. Mr. Haney stopped a member of the HPC from speaking at an Ocean Groves Homeowners meeting.

Mr. Williams asked for an update on the Bert Willis pickleball fields. Ms. LaPlaca stated the award to the contract was done 2 weeks ago.

Cody Zucker
Embury Ave.

Mr. Zucker wanted to speak on the communication issues with short term rentals. Mr. Zucker stated there was an ordinance that was attempted to

Susan Cohen Harris
Seaview Ave.

push through without due diligence. Mr. Zucker asked if the Township Committee would reach out to the residents who have mercantile registrations that legislation concerning them would be considered. Ms. Harris wanted to see an increase to 5-7 day minimum for short term rental. There are properties being purchased and rented out to a large group. 23 Seaview and 20 Lake Ave. Had numerous guests in a short term rental and caused no available parking to residents.

Susan Petrese
Webb Ave.

Ms. Harris stated he taxes have doubled, her quality of life has eroded and she is competing with developers and corporations for properties. Ms. Petrese stated the reasons to increase the minimum stay have been behavioral or quality of life. Ms. Petrese stated the increase in minimum stay will not rectify the concerns brought up

Amy Heller
Mt. Tabor Way

Ms. Heller stated there have been representatives on their points at multiple meetings to voice their concerns and requests. Ms. Heller asked how much notice is required to allow for the resurrecting an ordinance. Mr. Anthony stated there is no requirement. Ms. Heller asked for the Mayors opinion is on the minimum stay. Ms. York stated she does not live in Ocean Grove and cannot give an opinion on the length of minimum stay. Ms. York stated she shares the concerns of the residents and does not have any skin in the game. Ms. Heller asked how many times someone cannot show up in court before an warrant is issued. Ms. Heller did state she is in support of Animal House regulations, but wanted to ensure that fairness to occupants is needed. If there are just 2 phone calls, they may not be substantiated. Mr. Anthony stated all court sessions are on zoom and according to an assignment judge from Freehold, that a bench warrant can only be issued to an individual and must involve a violation that addresses health and safety. Mr. Anthony stated many properties are under an incorporations. Mr. Anthony is working to issue subpoenas for those incorporations.

Ann Bishop
Franklin Ave.

Ms. Bishop asked how long the ordinance has been discussed. Ms. York stated it has been under discussion or amendment for 2 years. Ms. Bishop stated there is an issue with the commitments already made for the summer of 2 night minimum and she wants to address how that would be effected by a possible change.

Ed
Franklin Ave.

Ms. Bishop stated she believes the increase in minimum stay would affect the ability of the people to participate financially if the stay is too long. Ms. Bishop stated there was only one arrest over a nuisance and wanted to know what metrics are being used for the consideration of the ordinance. Ms. Bishop stated Ocean Grove has a mission of hospitality and service. Ms. Bishop says an allowance for 2 night rentals should be allowed. Mr. Ed stated he has rentals that can only afford a two night rental. Mr. Ed has a 2-family property and rents the other property. Mr. Ed Mr. Ed is concerned that any changes would affect contracts he has already entered into based on the ordinance, so any changes cannot and should not be considered for this season.

Carolyn Hickman
Pilgrim Pathway

Ms. Hickman was under the impression that a change to the minimum was voted down at the last meeting, but the Animal House is still being considered. Ms. Hickman felt that the ordinance is unfairly addressing rentals rather than addressing people behaving badly. Ms. Hickman believes the Township is struggling to enforce the rules that already exist, but are trying to add new ones without enforcing those that exist. Ms. Hickman stated there are concerns about the garbage being out during rentals, but there should be enforcement that receptacles should not be out. Ms. Hickman stated Ocean Grove is a resort community.

Rachel Weston

Ms. Weston stated last June, Ms. Weston and her husband helped stop a

Cardinal Rd

daytime break in. Ms. Weston had an attempted break in and there have been numerous calls for disturbing noises. Ms. Weston appreciated the police presence, but also stated it can be jarring to have lights and sirens responding to the area and concern about what is going on. Ms. Weston was harassed at the ShopRite parking lot by someone loitering in the parking lot from the encampment. Ms. Weston wanted to know if there was any option to partner with the County or surrounding towns to address the criminal and transient behavior such as cameras.

Ms. Weston opposes the three night minimum for short term rentals. Ms. Weston stated that equity and inclusion are important and increasing the minimum stay would deter that.

Angelo Sirian
Heck Ave.

Mr. Sirian stated Ocean Grove should be excluded from any short term rental ordinance. Mr. Sirian stated that ordinance changes should be made for reason, logic and statistics, not feelings or beliefs of those who can attend the meeting. Mr. Sirian stated the issues being discussed will not curb the bad actors who are already not following the rules. Mr. Sirian stated what is needed is better enforcement and heftier fines. Mr. Sirian suggested working together with both sides to craft an ordinance the residents of Neptune can all support.

Alan Woodry

Mr. Woodry stated there are individuals who are not incorporated who are just renting their property. Mr. Woodry does not want to be punished because others are not following the regulations.

Marissa Austin
Stockton

Ms. Austin asked if there are statistics for how many two day rentals are there in the Township. Ms. Austin stated there have been violations issued with fines and threats of jail time. Ms. Austin asked how it is acceptable to review and enforce on the violations like grass cuts and housing numbers not visible, but there is not enforcement on badly behaved short term tenants.

Dan Muller
Hillside Dr.

Mr. Muller asked the process for removing a mercantile registration. Mr. Anthony stated he was not sure if that was included in the ordinance Mr. Muller stated he believes that the sections of town and be addressed separately.

Donna Malway
Broadway

Ms. Malway bought a property in Ocean Grove as an investment for her family. Ms. Malway stated she began renting the property to assist in paying for taxes. Ms. Malway requested that any changes would be for next summer season as to not interfere with arrangements already made.

Mayor York stated the Committee would give more notice than to have the ordinance go into effect during the season. Mayor York stated there has been work on the ordinances because the Committee is looking out for and listening to residents.

Mr. Stroud asked if there has been any discussion about code enforcement can be available on weekends.

ADJOURNMENT

Offered by: Lane

Seconded by: Stroud

Time Adjourned 9:17PM

Respectfully Submitted,

Gabriella Siboni
Township Clerk