

TOWNSHIP COMMITTEE WORKSHOP MEETING – September 23, 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 via Zoom</u>
Robert Lane, Jr.	<u>Present</u>	Gabriella Siboni, Township Clerk	<u>Present</u>
Kevin McMillan	<u>Absent</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.neptunetownship.org).

ITEMS FOR DISCUSSION IN OPEN SESSION

1. Committee Calendars

- Stroud No Report
- Lane Mr. Lane stated there is a ribbon cutting for October 15.
- York No report

Mr. Anthony stated due to absences, there is not a quorum to enter executive session. The Committee recessed until the regular meeting.

Res #24 - 369 Authorize An Executive Session As Authorized By The Open Public Meetings Act.

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

TOWNSHIP COMMITTEE MEETING – September 23, 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 via Zoom</u>
Robert Lane, Jr.	<u>Present</u>	Gabriella Siboni, Township Clerk	<u>Present</u>
Kevin McMillan	<u>Absent</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 Committeeperson Lane, seconded by, Committeeperson Stroud, to approve the minutes of meetings of September 9, 2024. All Present were in favor.

RESOLUTION TO APPOINT TO TAX ASSESSOR

- Public comments regarding Resolution #24-370 only. The public will be permitted one visit to the microphone with a limit of five minutes.

Res#24- 370 A Resolution Of The Township Committee Of The Township Of Neptune Authorizing The Appointment Municipal Tax Assessor.

Name and Address

Comment

No Public Comment

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

Oaths of office will be administered by the Mayor.

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 stated there will be some movements in the library and there will be new books for children and adults. There will be new schedules of events for the Library. The children’s bathroom at the library will be repaired. The roof work that caused early closures in the library has been completed.

Lane Mr. Lane stated that October 2 there will be Coffee with a Cop at McDonalds on Route 35. The Police have applied for a grant to hire 3 additional officers which the Township was awarded and this will help for the special bike patrol and officers in the school.

The Senior Center will be hosting NJ Natural Gas to determine if residents are eligible for assistance on October 2. Senior Center will be hosting a vaccine clinic for Shingles, COVID and flu, please call to make an appointment. This Saturday is the Pound the Pavement race.

Mr. Lane is on the board for the Dream Center and there will be a fundraiser on October 5 and portions of the money raised, will be used to assist those in the homeless encampment who are placed in housing to furnish their places, procure public transport and provide groceries once they are placed.

York Mayor York announced that the Neptune Township Police department is sponsoring children for

the holidays and its called Shop with a Cop. Mayor York stated that there are 8 openings in Public Works and encouraged people to apply and join Neptune Township.

REPORT OF THE BUSINESS ADMINISTRATOR

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

PUBLIC COMMENTS ON RESOLUTIONS

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

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 **Comment**

There are no public comments

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 24-30 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

Name and Address **Comment**

No public comment

Explanatory Statement: This ordinance allows the installation of handicapped parking zones for residents at 3 Pilgrim Pathway and 1801 Alberta Ave.

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

Ordinance 24-31 Ordinance Amending Section 412 Of The Land Development Ordinance

Explanatory Statement: This ordinance amends the regulations and restriction pertaining to livestock; specifically adding prohibitions to all livestock and restrictions on the harboring of chickens.

Table to October 15 Township Committee Meeting to allow Planning Board to issue recommendation.

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

Ordinance 24-32 An Ordinance Of The Township Of Neptune To Amend Chapter 12 Entitled “Property Maintenance” By Amending Section 12-1.2, Entitled “Additions, Insertions And Changes”

Explanatory Statement: This ordinance amends Chapter 12 Property Maintenance to include regulations for Short term rentals including requirement of a property agent, bond requirements and penalties for properties with substantiated complaints.

Name and Address **Comment**

Joan Venezia
Mt. Hermon Way Ms. Venezia asked for clarification on the ordinance. Mr. Anthony stated the changes to the ordinance included the use of a property manager and the animal house provisions. Ms. Venezia requested clarification on the process for animal house provisions.

Paul Martin
Franklin Ave. Mr. Martin asked if in the future the Township Committee could consider a certain amount of residency for eligibility for rental properties. Mr. Martin expressed concerns, that some of the properties are bought simply to be used for short term rentals.

Eliza Greenblatt
Franklin Ave. Ms. Greenblatt reiterated the sentiments of Mr. Martin and believes there should be a restriction of purchasing properties as investment properties for rentals.

Richard Williams
Abbott Ave. Mr. Williams stated he is shocked by how little has been accomplished with this ordinance especially given the amount of time that has been spent on this ordinance. Mr. Williams believes this ordinance is toothless.

Amy Heller Ms. Heller stated there has been a ton of discussion and debate on this ordinance. Ms.

Mt. Tabor Way Heller stated she does not hear of the issues being noted. Ms. Heller does not appreciate the negative association and language being used towards those who choose to rent their properties.

Joyce Klein Ms. Klein stated that Ms. Heller is a wonderful landlord, but there are landlords who are not good. Ms. Klein questioned how long the process would be to enforce the animal house ordinance and said it would be a long process that would be ineffective. Requiring 2 convictions to pursue relief for neighbors will be detrimental.

Mt. Hermon Way

Ann Bishop Ms. Bishop encouraged the committee to adopt this ordinance. Ms. Bishop stated that the inception of this ordinance was from issues in Shark River Hills and that is a terrible situation. Ms. Bishop hopes to see the regulations extended to annual rentals.

Franklin Ave.

Committeeman Stroud implored the committee to adopt the ordinance and to consider changing the name of the ordinance to better reflect the content of the ordinance.

Deputy Mayor Lane stated he wished to see a longer stay requirement and hopes to have the committee will consider.

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

Ordinance 24-33 Ordinance Authorizing Deed Of Dedication And Agreement With New Jersey Department Of Transportation With Regard To The Sale Of Property

Explanatory Statement: This ordinance authorizing a Deed of Dedication to the New Jersey Department of Transportation for property known as 3304 Route 66 Block 2301 Lot 88

Name and Address **Comment**

No public comment

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

Ordinance 24-34 An Ordinance Of The Township Of Neptune Establishing Minimum Stormwater Management Requirements And Controls For “Major Developments”

Explanatory Statement: The purpose of this ordinance is to establish minimum stormwater management requirements and controls for “major development,”

Table to October 15 Township Committee Meeting to allow Planning Board to issue recommendation.

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

Ordinance 24-35 Bond Ordinance Providing For The Acquisition Of Various Parcels Of Real Property Within The West Lake Avenue Redevelopment Area, The Demolition Of Improvements Thereon, And The Restoration Of Such Real Property, By And In The Township Of Neptune, In The County Of Monmouth, State Of New Jersey; Appropriating \$700,000 Therefor And Authorizing The Issuance Of \$665,000 Bonds Or Notes Of The Township To Finance Part Of The Cost Thereof

Explanatory Statement: The bond ordinance provides for the financing of the acquisition of and payment of the purchase price for various parcels of real property within the West Lake Avenue Redevelopment Area in the Township, located at Block 602, Lots 14 and 15 on the official tax map of the Township, also known as 1509 West Lake Avenue and 1515 West Lake Avenue (collectively, the “West Lake Redevelopment Properties”), including the demolition of improvements, if any, currently existing on the West Lake Redevelopment Properties and the restoration of such West Lake Redevelopment Properties.

Ordinance must be tabled to October 15 meeting

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

Ordinance 24-36 Bond Ordinance Providing For The Development Of, And Improvements To, The Welsh Farms Property, By And In The Township Of Neptune, In The County Of Monmouth, State Of New Jersey; Appropriating \$500,000 Therefor (Including A \$326,000 Grant Received Or Expected To Be Received From The Monmouth County

Open Space Trust Fund) And Authorizing The Issuance Of \$165,300 Bonds Or Notes Of The Township To Finance Part Of The Cost Thereof

Explanatory Statement: The bond ordinance provides for the financing of the development of, and improvements to, the Welsh Farms property located on Old Corlies Avenue in the Township, also known as Block 3001, Lot 14 on the official tax map of the Township, including, but not limited to, the acquisition, construction, and installation, as applicable, of walking paths, outdoor gaming areas, fitness areas, a picnic pavilion, benches, fencing, gardens and landscaping features, and other related improvements.

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

Ordinance 24-37 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 authorizes the installation of resident only handicapped parking stalls at 65 Abbott Ave and 135 Broadway Ave.

<u>Name and Address</u>	<u>Comment</u>
No public comment	

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

ORDINANCES FOR FIRST READING

Ordinance 24-38 Refunding Bond Ordinance Authorizing The Issuance Of Not To Exceed \$3,210,000 Principal Amount Of General Obligation Refunding Bonds By The Township Of Neptune, In The County Of Monmouth, State Of New Jersey (The “Township”), To The Monmouth County Improvement Authority (The “Mcia”) For The Purpose Of Refunding Certain Bonds Previously Issued By The Township To The Mcia

Explanatory Statement: To generate debt service savings to the Township on bonds previously issued to the MCLA in 2013 and 2014.

Offered by: Lane Seconded by: Stroud
 Vote: Cafferty Absent Lane Yes McMillan Absent 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- 371** A Resolution Authorizing The Cancellation Of Taxes
- Res#24- 372** A Resolution Of The Township Committee Of The Township Of Neptune Authorizing The Cancellation Of Sewer Rent
- Res#24- 373** A Resolution Of The Township Committee Of The Township Of Neptune Authorizing The Application And Execution Of A Grant Agreement With The New Jersey Department Of Community Affairs
- Res#24- 374** A Resolution Of The Township Committee Of The Township Of Neptune Authorizing A Chapter 159 Budget Amendment To Insert Revenue Received For Opioid Settlement
- Res#24- 375** A Correction To Resolution 24-349 “A Resolution Of The Township Committee Of The Township Of Neptune Authorizing Certain Personnel Actions- Reclassification”
- Res#24- 376** Place Lien On Various Properties
- Res#24- 377** A Resolution Of The Township Committee Of The Township Of Neptune Accepting Resignations
- Res#24- 378** A Resolution Of The Township Committee Of The Township Of Neptune Co-Sponsoring The 11th Annual Pound The Pavement
- Res#24- 379** Authorize Renewal Of Liquor Licenses For The 2024-2025 Licensing Year
- Res#24- 380** Resolution Authorizing Purchase Of 2025 Mv607 Sba Truck From Allegiance Trucks Under Sourcewell National Cooperative Contract 060920-Nvs, In The Amount Not To Exceed \$155,755.10
- Res#24- 381** Resolution Authorizing Agreement For Purchase Of Playground Equipment For Little League

- Res#24- 382** Resolution Authorizing The Agreement For Playground Surfacing For Little League Playground With Rubber Recycle Under State Contact 16-Fleet-00131 For An Amount Not To Exceed \$37,832.60
- Res#24- 383** Authorizing The Township Committee Of The Township Of Neptune To Execute Close Out Change Order For \$-0.33 With Earle Asphalt Company. For “2022 Roadway Improvement Program” For A New Contract Total Of \$1,279,737.40
- Res#24- 384** Release A Performance Bond Filed By Wcs Group Llc For Site Improvements At Block 2902 Lots 2 And 3
- Res#24- 385** A Resolution Of The Township Committee Of The Township Of Neptune Supporting Application For Vin Gopal Community Day Youth Sports Grant
- Res#24- 386** Authorizing Payment Of Bills

CONSENT AGENDA

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

Resolution 24-374

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

Resolution 24-380

Mr. Stroud stated the purchase of this vehicle is necessary to the betterment of Neptune Township and the vehicle is 18 years old that is being replaced.

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

Comment

Dr. James Brown
 Lakewood Rd.

Dr. Brown came to praise the Senior Center, Senior center Director and all the employees of the Senior center. Dr. Brown stated the Senior Center has done a wonderful job and are making a large impact on the senior community. Dr. Brown believes the senior center should be given an award for their efforts.

Richard Williams
 Abbott Ave.

Dr. Brown also praised the committee and township for their work with the homeless. Mr. Williams asked for an update for the charging stations in Ocean Grove. Mr. Anthony stated there is a request to determine the cost to move the charging station to the other lot. The Township is currently reviewing the options.

Paul Kaplan
 Mt. Tabor

Mr. Williams asked for an update on Webb Ave. Mr. Anthony stated that Mr. Ciccone stated there was interior work completed in which permits were procured and one of the addresses does not exist. Mr. Williams stated the bed and breakfast will have more units and can require 40 parking spaces. Mr. Anthony indicated the hotel has a reduction in units. Mr. Williams does not believe the properties meet zoning requirements of the master plan.

Mr. Kaplan attended a homeowners meeting and the complaints were about taxes and a primary complaint was because the Township does not do any work on the parks in Ocean Grove. Mr. Kaplan clarified the definition of “maintenance” and stated that there is work to be done at the parks that should be classified as Maintenance and the Township should be doing more at the parks. Mr. Anthony stated Ocean Grove was privately owned and there are certain areas that are municipally controlled and owned

and other areas are just areas in which the Township may assist.

Joyce Klein
Mt. Hermon Way

Ms. Klein stated in her experience and has witnessed the Township maintain sidewalk and install a gazebo. Ms. Klein stated there is not maintenance to the grass or sidewalks of the parks now. The grass needs to be reseeded at the parks and there are benches that need to be repaired.

Joan Venezia
Mt. Hermon Way

Ms. Venezia asked who will be the Director of Land Use will be due to Mr. Haney's retirement. Committeeman Stroud stated he believed that will be addressed at a future meeting.

Ms. Venezia brought pictures of 63 Cookman Ave to show the Township Committee the property she has been speaking to the Committee about for 3 years. Ms. Venezia expressed concerns about the safety of the property. 63 Cookman is a safety issue and a visual blight on the neighborhood.

Randy Resly
Cookman

Mr. Resly is the owner of the property across from 63 Cookman. Mr. Resly emphasized Ms. Venezia's points about the property. Mr. Resly spoke to the debris, construction material and exposed construction at the property. The property is a mess and a hazard. Mr. Resly sent an e-mail to Mayor York, Mr. Anthony and Mr. Ciccone about 63 Cookman and is awaiting reply. Mr. Resly read an excerpt of the noted e-mail.

Jeffrey Lucien
Fordham Rd.

Mr. Lucien is a longtime resident and former employee of Neptune Township and was local president to the AFSCME Blue Union. Mr. Lucien named the Director of Public Works and Mr. Anthony interrupted and stated if there are discussions about personnel matters, which shouldn't be discussed. Mr. Anthony stated if there are comments to be made about Director Milmoie, Mayor York will need to recuse herself from the matter and leave the meeting. This would leave the committee without a quorum to continue. The gentleman described longstanding issues at 63 Cookman Ave. There were construction boots that sat on the porch, unmoved for about 6 years. This illustrates the motivation the owners of the building have to make progress on the construction of the property. The gentleman expressed frustration about taxes paid when the eye sore across the street is not being managed, when the hospital can be considered an eye sore for others who are seeking a tax appeal.

Cookman Ave.

Caroline Hickman
Pilgrim Pathway

Ms. Hickman stated the agenda was laid out and was confused about whether an ordinance was tabled. Ms. Hickman agreed that Cookman Ave property is a disaster area. Ms. Hickman stated the trash pick up in Ocean Grove is scheduled for Monday and when there is a holiday, the dates of the pick up in Ocean Grove are changed and Ms. Hickman does not believe this is equitable to the residents. Ms. Hickman expressed frustration about the language that is on the violation to residents that threaten jail time.

Joe SanFelice
Stockton Ave.

Mr. SanFelice expressed frustration about receiving a violation for grass cuts and wants to make sure that those who do not shovel in the winter are also in receipt of violations. Mr. SanFelice asked for information on the vehicle purchase. Mr. SanFelice asked what the Township Committee has done or addressed with the Board of Education for the tax rate. Mr. SanFelice stated the Township should be going after JCP&L for street lights out. Mr. SanFelice is frustrated for how many lights are out and the slow speed at which the lights are fixed.

Mr. Stroud asked for an update on the light meeting with JCP&L. Mayor York stated there are lights that are owned by JCP&L and Camp meeting owns lights in Ocean Grove.

Ms. Antonoff
Cookman Ave.

Ms. Antonoff spoke about the property at 63 Cookman Ave and is encouraged the Township Committee to take action on the property to have the construction finalized.

Ms. Antonoff stated she is frustrated that the Township Committee removed the jurisdiction of the HPC over the OGNED development. Ms. Antonoff is strongly against the proposed development.

Gary Brown
Cardinal Road

Mr. Brown thanked Deputy Mayor Lane for the efforts being made with the Dream Center and the homeless encampment. Mr. Brown stated there is an ordinance the Township Committee will consider that has 18 requirements for owning chicken and there has been significant thought and consideration put into the ordinance. Mr. Brown questioned where the oversight is to the property owner who is allowing homeless, drug use, criminals and illegal activity to occur on their property. Mr. Brown asked where all the attention that was made towards monitoring chickens, can be transferred to consider issues addressing public health, safety and welfare. Mr. Brown spoke to the safety calls,

emergency calls and complaints made about the property where the homeless encampment is. Mr. Brown stated that it would be nice to have comment from the Township Committee on the matter and their input, plans and consideration for the issue, the way they have made comment, interaction and action on other matters, such as regulations on maintaining chickens.

Committeeman Stroud stated this is an issue that has been in court and is being litigated. The Committee is not able to touch the matter because it is currently in litigation.

Committeeman Stroud stated that resolution 24-377, he would like to thank Officer DeFazio for his service.

Nancy Dean
Franklin Ave.

Ms. Dean expressed that the residents in Ocean Grove receive services to commensurate the amount of taxes paid, which can be seen in park maintenance. Ms. Dean stated many improvements and beautiful aspects of Ocean Grove are brought forward by the volunteers in Ocean Grove.

Ms. Dean asked if there could be an ad hoc committee to determine if Ocean Grove Taxes can be segregated off to a fund that can be utilized by volunteers to maintain parks.

Mr. Anthony stated from a tax standpoint, there is no provision in the Tax Code that would allow that to happen.

ADJOURNMENT

Offered by Lane Seconded by: Stroud Time Adjourned 8:47PM

Respectfully Submitted,

Gabriella Siboni
Township Clerk