

TOWNSHIP COMMITTEE WORKSHOP MEETING

January 13, 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
Jason A. Jones	<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>	Lester Taylor, Township Attorney	<u>Present</u>
Derel Stroud	<u>Present</u>		
Tassie D. York	<u>Present</u>		

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).

ITEMS FOR DISCUSSION IN OPEN SESSION

1. Pilot Parking Ordinance for Ocean Grove

Mr. Taylor

Ms. York stated she is in support of the parking pilot program. Ms. York stated she is in support of trying the pilot for 1 year rather than 2 years.

Mr. Jones stated he is in support of the pilot parking program but would like to hear from the public tonight on the matter.

Mr. Stroud stated he is in support of a parking pilot program but does believe some of the items in the proposal can be tweaked. Mr. Stroud is not in favor of the program being longer than a year.

Deputy Mayor McMillan stated he is not in support of the parking pilot program. Mr. McMillan stated there is not a performance metric for the plan to determine if the plan is successful.

Ms. York stated the program was never designed so that everyone would have a parking space. It was designed to offer an opportunity to residents to park near their residence. Ms. York stated this was to deter visitors from Asbury Park and others from parking in Ocean Grove.

Mayor Lane stated he believes there is a need for a public forum for the parking pilot program. Mr. Lane stated that he received numerous e-mails and there were more than 40 submissions that were against the program and 11 that were in support of the proposal.

Mr. Lane asked if the Township Committee would like to have a special meeting to listen to the public on the parking program. Ms. York noted there have been forums in the past on this matter.

Mr. Stroud stated he is in favor of hosting a parking proposal forum to gain public input.

Mr. Jones noted discrepancies in the parking proposal including who was included in the development of the proposal, cost to the permits, types and amounts of permits issued, etc. Mr.

Jones stated he is concerned about rushing a matter forward, but also concerned about restarting the clock on the process.

Mr. McMillan stated that there are measurable goals and timetables. Mr. McMillan is concerned there is not a quantifiable way to review the program to determine its success.

Mr. Stroud is in favor of having a forum, Mr. McMillan stated he is in favor of a forum.

Mr. Jones asked if there is a timeline on the scheduling of a special meeting forum.

Mr. Lane had a consensus to schedule a special meeting for the parking forum. Ms. LaPlaca and Ms. Siboni will work to schedule a date, time and location.

Parking Fines Ordinance

Ms. LaPlaca stated there has been a discussion that the fines for parking violations in Neptune Township is very low and does not serve as a deterrent to those parking illegally. The Chief is recommending the violation amount to \$78 and this would include amendments to 5 sections of the Township Code.

Mayor Lane stated this initiative was discussed last year and the Committee is hoping to discuss this during workshop and to hopefully move forward with the amendments to parking violations.

Mr. Jones asked if there is any differentiation between parking in a fire lane and parking in front of a store. Mayor Lane stated that the recommendation to make the fines uniform for all parking violations.

Mr. Stroud stated he is in favor of increasing the violation to \$52 for general violations and \$78 for fire zone violations.

Mr. McMillan stated he is in support of the recommendations from the Chief.

Mr. Jones questioned whether parking in a fire zone should have a higher violation amount than general parking violations due to the violation causing more safety concerns.

Mr. Taylor stated he believes the Committee is in consensus to increase the violations. Mr. Taylor will review whether the fines can be increased to more than \$52. There is some discrepancy about whether the Township Committee would like to have uniform fines or have different fines for different issues.

Res #25 70 Authorize An Executive Session As Authorized By The Open Public Meetings Act.

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

TOWNSHIP COMMITTEE MEETING
January 13, 2025 – 7:00 P.M.

Mayor Lane calls the meeting to order at 7:09 PM and asks the Clerk to call the roll:

Township Committee	Present/ Absent	Professionals	Present/ Absent
Jason A. Jones	<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>	Lester Taylor, 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 a fire alarm and/or a public address system, you will 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 Committeeperson Stroud, seconded by, Committeeperson McMillan to approve the minutes of meetings of January 1, 2025. All present are in favor.

COMMENTS FROM THE DAIS

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

- York Ms. York stated her departments are doing wonderful and gave credit to public works for their work during the snow storm. Ms. York stated Chanta Jackson was named President and Jessie Thomas is Vice President of the Board of Education.
- Jones Mr. Jones stated the drive up window is ongoing. The paving of the municipal parking lot is delayed until Spring. Mr. Jones is having meetings with his departments regarding their budgets.
- Stroud Mr. Stroud announced the Little Librarian of the Week is Levi, 2 years old. Senior Center is hosting the working Seniors night on Wednesday January 15.
- McMillan Mr. McMillan completed budget hearings with his departments.
- Lane

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.

- Res #25- 77** Authorizing the Base Salary Increase for Employees not Covered by other Personnel Agreements (EMTs)
- Res #25- 78** A Resolution of The Township Committee of The Township of Neptune Accepting Board Member Resignations
- Res #25- 79** A Resolution of the Township Committee of The Township of Neptune Acknowledging Mayoral Appointments to The Historic Preservation Commission
- Res #25- 80** A Resolution of the Township Committee of The Township of Neptune Acknowledging Mayoral Appointments to the Zoning Board of Adjustment
- Res #25- 81** A Resolution of the Township Committee of The Township of Neptune Acknowledging Mayoral Appointments to the Planning Board
- Res #25- 82** A Resolution of The Township Committee of The Township of Neptune Appointing Members to The Recreation Committee
- Res #25- 83** A Resolution of The Township Committee of The Township of Neptune Appointing Members to The Rent Leveling Board
- Res #25- 84** A Resolution of The Township Committee of The Township of Neptune Appointing Members to The Municipal Alliance Against Alcoholism and Drug Abuse
- Res #25- 85** A Resolution of The Township Committee of The Township of Neptune Appointing Members to The Police Committee
- Res #25- 86** Resolution Authorizing the Chief Financial Officer and Other Township Officials to Undertake Certain Actions in Connection with the Issuance of a not to Exceed \$665,000 Sewer Operating Bond Anticipation Note
- Res #25- 87** Authorizing The Payment Of Bills

CONSENT AGENDA

Offered by:	McMillan	Seconded by:	York
<i>Vote:</i> Jones	Yes McMillan Yes Stroud	yes York	Yes Lane Yes

- Res #25- 72** A Resolution of The Township Committee of The Township of Neptune Rescinding the Authorization of the Public Relations and Marketing Professional Services

Mr. Lane stated there were 2 firms appointed as full time contractors.

Offered by:	McMillan	Seconded by:	Stroud
<i>Vote:</i> Jones	yes McMillan yes Stroud	Yes York	Yes Lane Yes

- Res #25- 76** Authorizing the Execution of Change Order #2 (Final) with Four Star Developers for the Tax Office Renovation Project

Jones questioned the reason for the change order. Ms. Siboni and Ms. LaPlaca summarized the reasons for the change order.

Offered by:	McMillan	Seconded by:	
<i>Vote:</i> Jones	McMillan Stroud	York	Lane

Motion fails.

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.

<u>Name and Address</u>	<u>Comment</u>
James McNamara Asbury Ave.	Mr. McNamara stated the pilot program will not take away spaces. Mr. McNamara stated that residents may have known what they were getting into, but that doesn't mean change isn't required. Mr. McNamara does not believe this is pushing the problem onto others.
Joshua Zites Mt. Tabor Way	Mr. Zites stated he has owned his home for 14 years and the parking issue has gotten exponentially worse throughout the years. Mr. Zites is in support of the pilot and believes this is intended to see if this solution would work for Ocean Grove and alleviate the present parking issues.
Rick Cuttrell Woodward Court/ Bath Ave.	Mr. Cuttrell read a statement summarizing the anticipated issues with the pilot parking permit proposal. Mr. Cuttrell stated the logic on this solution is flawed and would just pass the parking issue to those who are not entitled to the same parking permits. Mr. Cuttrell stated even if this pilot is temporary, bad legislation is bad legislation.
Barbara Burns Ocean Ave.	Ms. Burns stated parking is a supply and demand issue. Ms. Burns stated that in order to address the supply and demand would be to address or increase costs association with the supply. Ms. Burns sees the issue of visitors to Asbury Park parking in Ocean Grove and walking to Asbury Park. This is a main cause of the issue for parking in Ocean Grove.
Charles Lemur	Mr. Lemur is speaking on the Riley Road Pump Station Pole Barn. Mr. Lemur is frustrated by the size of the poll barn constructed at the Riley Road Pump Station. Mr. Lemur stated there was no notice from the Township to residents about the consideration of this construction. Mr. Lemur stated the constructed building is not what was originally included in the project. Mr. Lemur provided handouts to the Township Committee with photographs that he references through his comments.
Michael Pullano Albany Rd	Mr. Pullano asked why residents are subjected to the installation of a pole barn with no notice to the residents of the large structure. Mr. Pullano stated the plans that were proposed are different than the structure that was built. The Pole Barn structure is larger than any home in the neighborhood. Mr. Pullano spoke to the North Island not being represented or properly acknowledged by the Township.
Gary Brown Cardinal Rd	Mr. Brown thanked the Neptune Police Department for their efforts at the homeless encampment and the neighborhood is incredibly grateful. Mr. Brown thanked Gina LaPlaca for the progress at the homeless encampment. Mr. Brown stated that he came across a job posting for Municipal Clerk. Mr. Brown confirmed that Ms. Siboni would not be reappointed and Mr. Brown expressed that he is confused by the decision as Ms. Siboni is an excellent clerk.
Amy Heller Mr. Tabor Way	Ms. Heller echoed the sentiments from Mr. Brown. Ms. Heller provided a handout outlining potential issues about the location of the parking permit. Ms. Heller stated the location will directly affect properties that she has rentals at and this will be a negative impact on the properties. This will drop property values and make rentals less appealing. This can also make the renters less appealing to the residents of Ocean Grove. Ms. Heller believes this issue will pit neighbors against neighbors. Ms. Heller is not in support of the pilot parking program.

Tommy Lebella	Mr. Lebella raised concerns about the property on route 66 with the buildings. Mr. Taylor advised Mr. Lebella stated that comments should be made and then at the expiration of the time, the Township Committee can respond the best of their abilities.
Donna Yassur Waterview Ct.	Mr. Lebella asked what will be in the warehouse, where the trucks will be directed, what stores are going to be in the redevelopment, where will the entrance to the parcel be located and will the structure have an environmental impact that the residents should know about, will the lights be low, will there be buffers to the property, what will the hours of operation be.
	Ms. Yassur stated the Riley Road Pole barn has been installed by her house and Ms. Yassur wants to understand how the size of the barn increased in size so much from the original design. The pole barn is 50% larger than it was supposed to be. Ms. Yassur stated there was no information on the project design when she inquired at the Township. Ms. Yassur asked if the Township Committee was aware of edits to the Pole Barn Plan before the barn was constructed.
Carol Sicarella Bathe Ave.	Ms. Sicarella asked if a policy decision has been made about changing the start time of summer rentals to May 1 instead of the current requirement in the ordinance. Ms. Sicarella asked if there is a copy of the permit parking plan that is available to the public. Ms. Sicarella asked how long would a lease need to be in order to be considered for a parking permit. Ms. Sicarella stated that she is opposed to the parking permit plan. Ms. Sicarella stated issues she believes would occur if the parking permit program was adopted which included neighbor disputes, pushing the parking issue to surrounding streets, how the tent community will be affected and there would be a negative impact on events and business.
Jim Snyder Webb Ave	Mr. Snyder asked where the permit ends when every resident could make the same request for preferred parking.
Nancy Clarke Embury Ave.	Ms. Clarke stated there are numerous passionate posts on the Ocean Grove Open Dialogue page regarding the pilot parking permit program. Ms. Clarke stated there is a lot of speculation about what is included in the parking proposal and asked that the draft documents be released to the public. Ms. Clarke stated she does not appreciate the use of words like privilege or priority because those who are subjected to the issues are seeking a chance to get a spot within two blocks from their home. Ms. Clarke stated maybe a landlord gets 2 permits that can be provided to short term renters. Ms. Clarke stated she does not agree with the sentiment that spaces are being removed, but the spaces will not be removed, just designated.
Eleanor Waterview Ct.	Ms. Eleanor asked if there is any progress or change with the abandoned motel. Ms. LaPlaca stated the motel is in a redevelopment area and the motel owner has pulled out of the redevelopment plan with the surrounding parcels. The motel owner has provided preliminary plans to the Township for the property, but it is in the infancy of its progress.
Domingo Cartaron Lawrence Ave.	Mr. Cartaron stated there are issues on the south side of Main St. With Asbury Park visitors and Mr. Cartaron also deals with the parking issues made by local businesses. Mr. Cartaron is in support of a permit parking in Ocean Grove, but does not believe the permits should be exclusive to residents who are North of Main Ave.
Mary Hartnet Asbury Ave.	Ms. Hartnet stated she does not believe the parking issues are as bad as they were a few years ago. Ms. Hartnet stated that during the summer parking is difficult, but if you were to go there now, there is parking available. Ms.

	Hartnet asked what the metric of success will be because those who receive permits will think the program is a success and those who do not receive permits will not think it is a success. Ms. Hartnet stated she believes a comprehensive resolution for the parking issue needs to be considered rather than a select area.
Gerard Yasko	Mr. Yasko stated he is tired of having to rehash the parking issue so often. Mr. Yasko suggested the Township Committee has a wealth of information on this matter that can be combined and reviewed.
Robert Lamont Asbury Ave.	Mr. Lamont stated the proposed permit program is a pilot and it would be important to implement it to determine its potential. Mr. Lamont stated the Township needs to release the proposed plan.
Mike Wile Heck Ave.	Mr. Wile inquired what is the end game of the pilot program and what are the goals. Mr. Wile stated there are too many cars in Ocean Grove and not enough parking spaces and this pilot does not address that. Mr. Wile stated there is no data to evaluate the pilot program, this is an inappropriate use for Police services.
Anne Bishop Franklin Ave.	Ms. Bishop stated she believes the permit parking pilot offers a privilege to those in the areas that would receive a permit. Ms. Bishop stated this is a negative impact to short term renters which are critical for the hospitality industry. Ms. Bishop believes separating those who have access to parking permits would be a discriminatory practice. Ms. Bishop was opposed to the parking pilot program.
	Ms. Bishop asked if with the parking fine amendments that the signs for parking during snow are updated in Ocean Grove.
JP Thompson Embury Ave.	Ms. Thompson is in support of a township wide parking permit program. Ms. Thompson is in support of the pilot program.
Ann MacMorris New York Ave.	Ms. MacMorris asked how the Township is measuring the success of a parking currently and it is through public input. Ms. MacMorris stated this would be the same way to measure success for the parking pilot program. Ms. MacMorris did not know why another parking forum is being considered. Ms. MacMorris is in support of the pilot parking permit program
Linda Costa Seaview Ave.	Ms. Costa asked if there is a way to work with Asbury Park to offer employee permits to offset this issues of parking in Ocean Grove. Ms. Costa stated that hang tags would be beneficial for rental properties because otherwise it would be difficult to offer permits to renters. Ms. Costa noted that neighbors who have a driveway will park in the street to save access to street parking.
Laura Reidel Webb Ave.	Ms. Reidel states the Parking permits provide private parking for Ocean Grove. Ms. Reidel stated that reasons to not try the pilot program is it is expensive, it encourages neighborly disputes. Ms. Reidel stated the projected cost was originally \$10,000, but was changed to \$40,000. Ms. Reidel stated there will be legal costs incurred for additional legal review on an issue that has been previously voted down.
Tracey James Franklin Ave.	Ms. James stated there were loopholes and missing information from the last time it was presented to the Township by Mr. Anthony. Ms. James asked what has changed since that presentation to make the pilot permit parking ready to be considered and voted on.
Paul Zapka Pilgrim Pathway	Mr. Zapka stated the study by Kimberly Horn noted that there is a shortage of parking spaces in Ocean Grove. Mr. Zapka suggested the change of street direction to one way to allow for additional parking and make head in parking so that the number of spaces gained would be increased. Mr. Zapka believed this would be an efficient and cost effective way to address parking issues. Mr.

Monique Faison Ross
Mr. Hermon Way
Andy Levine
Mt. Tabor Way

Debbie Edinger
Clark Ave./ Mt. Tabor

Wendy Stockdale
Heck Ave.

Martha Cuttrell
Woodward Ct./ Bath
Ave.

Mt. Carmen Way

Paul Kaplan
Mt. Zion Way

Richard Seno
Asbury Ave

Joyce Klein
Mt. Hermon Way

Justin Domlish
Asbury Ave.

Zapka stated there is a lot on Inskip Ave that could be potentially used for parking on the grass. Mr. Zapka knew that the property belongs to Ocean Grove Camp Meeting Association but encouraged the Township Committee to engage with a discussion with OGCMA to allow use of the property.

Ms. Ross stated she is in support of the parking permit program to make a meaningful impact on the residents who are suffering from the issue.

Mr. Levine stated that as Asbury Park has thrived, the north end of Ocean Grove has been used as a new parking lot. Mr. Levine stated that a plan was developed and reviewed by members of the Township Committee, Township Administration and community stakeholders. This plan would alleviate some issues of parking in Ocean Grove. Mr. Levine stated the parking proposal includes an appendix that has the metrics for success. Mr. Levine is designed to deter Asbury Park Visitors, not to shift the parking issue to the south.

Ms. Edinger stated her property is not included in the permit program and is on the fringe of the business districts. Ms. Edinger stated tenters rely on those streets to park and this program will have a negative impact on renters and Ms. Edinger. Ms. Edinger stated the summer residents, renters, tenters and those outside of the included zone have a right to have a voice.

Ms. Stockdale stated there is a parking problem in Ocean Grove. Ms. Stockdale lives behind the business district including real estate office, restaurant and medical offices. Ms. Stockdale stated she is frustrated that this Committee would cater to a certain area claiming a parking issue, when there is a parking issue throughout Ocean Grove. Ms. Stockdale does not believe a parking ticket will deter a Pennsylvania driver from parking illegally during the summer.

Ms. Cuttrell passionately believes this parking permit program is unfair. Ms. Cuttrell stated Ocean Grove is a tourist area that has visitors all year round, but especially in the summer. Ms. Cuttrell stated her property is surrounded by hotels and renters. Ms. Cuttrell stated that parking problems will be present with the improvements in Asbury Park. Ms. Cuttrell asked what hardship is being posed that is leading to the parking pilot. Ms. Cuttrell stated the hardship is not having access to close parking to their residence. Ms. Cuttrell stated this is not a hardship but is an inconvenience.

Stated there are enough parking spaces in Ocean Grove as everyone has the ability to at least park. Ms. ____ stated the township should do the experiment to see if this can work.

Mr. Kaplan thanked the Township Committee for their support of the Ocean Grove giving committee. Mr. Kaplan stated he does not believe another parking forum to discuss this matter. Mr. Kaplan stated that all the facts and opinions have been laid before the Township Committee and the Township Committee needs to make a decision.

Mr. Seno stated with all of the different opinions on the pilot, there is one thing everyone agrees with is that this pilot does not solve the issue. Mr. Seno stated leadership would be a pilot that is rolled out to the entire community to determine if that actually solves the issue.

Ms. Klein wished to put some perspective on the parking issue in Ocean Grove. Ms. Klein summarized some of the history of the reviews and development that led to the parking permit proposal. Ms. Klein agreed with Mr. Seno that the parking problem will not be solved by the pilot program, but the pilot is not designed to solve parking, but just to improve the situation.

Mr. Domlish has concerns about Asbury Ave. Having permit parking on both sides of the streets. Mr. Domlish believes this would be an infringement on his

Fred Carl
Embury Ave.
Glen Obrien
Ocean Ave.

rights as other members of the community would not be subjected to the same restrictions. Mr. Domlish is opposed to the Parking Pilot Program. Mr. Carl stated he utilized short term rentals to assist with his fixed income. Mr. Carl stated that the permit parking will hurt his rental property. Mr. O'Brien stated he would appreciate contributing to a forum. Mr. O'Brien stated the measurements for success need to be included in the proposal and the proposal must include the intended result to ensure if the Pilot is implemented, it has the intended purpose.

ADJOURNMENT

Offered by: York

Seconded by: Stroud

Time Adjourned: 9:51PM

Respectfully Submitted,



Gabriella Siboni
Township Clerk