Borough of Neptune City
Regular Meeting of the Mayor and Council
Monday, April 27, 2026 at 6:00 pm

1. CALL TO ORDER
Mayor McGreevey called the meeting to order at **6:01** pm

2. OPEN PUBLIC MEETINGS ACT STATEMENT
The notice requirements provided for in the Open Public Meetings Act have been satisfied. Notice of this meeting was properly given by transmission to The Asbury Park Press and The Coaster on January 2, 2026, and by posting on the Borough website and at the Municipal Building.

3. ROLL CALL
PRESENT: Mayor Rachel McGreevy; Council President Glen Kocsis, Councilmember Corlies Chong; Councilmember Robert Johnson; Councilmember Pamela Renee; Councilmember Aaron Williams
ABSENT: Councilmember Kimberly Karalovich
ALSO PRESENT: Attorney McGuinn

4. FLAG SALUTE - Mayor McGreevy invited all to stand for the flag salute. A moment of silence was held for the Wardell family.

5. CLOSED SESSION – There was no closed session scheduled.

6. RECEIPT OF MINUTES
A. Regular Meeting – 04/13/2026

Motion to receive the minutes by **C/Chong**; seconded by **C/Williams**
VOICE VOTE: AYE: C/Kocsis; C/Chong; C/Johnson; C/Renee; C/Williams
ABSENT: C/Karalovich

7. RECEIPT OF COMMUNICATIONS
A. H. Mayer – Commendation of Public Works and Director Harker
B. Revolution NJ - Welcome to Revolution NJ Community and Information to Participate
C. County Board of Commissioners - Resolution Auth Charitable Events on County Roadway (United Fire Co. No. 1)
D. C. Miller - Email re Greater Accessibility on 3rd Avenue

Mayor McGreevy gave an overview of each of the items of communication.

8. PRESENTATIONS
A. Resolution 2026-86 - Auth. Appointment of Member of Neptune City Fire Police (Bonin)

Mayor McGreevy administered the Oath of Office to Mr. Christopher Bonin as a member of the Neptune City Fire Police.

Motion to approve Resolution 2026-86 by **C/Williams**; seconded by **C/Johnson**
ROLL CALL: AYE: C/Kocsis; C/Chong; C/Johnson; C/Renee; C/Williams
ABSENT: C/Karalovich

RESOLUTION 2026-86
BOROUGH OF NEPTUNE CITY
COUNTY OF MONMOUTH, STATE OF NEW JERSEY
AUTHORIZE APPOINTMENT OF MEMBER OF NEPTUNE CITY FIRE POLICE

WHEREAS, the Borough of Neptune City has need for members of the Fire Police, and
WHEREAS, the Neptune City Fire Department has made a recommendation to appoint Christopher Bonin to become a member of the Neptune City Fire Police, and
NOW THEREFORE BE IT RESOLVED, that the Mayor and Council of the Borough of Neptune City appoint Christiopher Bonin as a member of the Neptune City Fire Police.

B. Redevelopment Agreement and Vacation of Paper Street - Attorney J. Sena

Attorney Jason Sena provided an overview of the resolution to amend and restate the Redevelopment Agreement for Block 18 Lot 1 and Block 13 Lot 1, known as the East Coast Ice Property, and the ordinance being considered for introduction to vacate the paper street known as "Field Street". Attorney Sena invited questions, noting the builder is eager to move forward and has submitted plans for the storage units. Attorney Sena further provided details on the redevelopment phases. The developer has deposited escrow to ensure the property will be cleaned up. Mayor McGreevy thanked the attorney's involved to make sure the developer was still contributing to the Borough despite the grant funding. Discussion followed on the value adds of the rubber surface and parking lot.

C/Renee asked if the developer now wanted to build the townhomes first; Attorney Sena noted the developer is well in progress for the townhomes. C/Renee provided and overview of the plans for Laird Avenue Park. C/Kocsis noted his questions have been answered.

C. Department of Public Works Directors Report – Director Harker

Director Harker reported two weeks ago was clean up week and the entire DPW staff crushed it. Director Harker provided the details of the bulk collected, noting he is proud of the team. Director Harker gave an update on the Community Garden which now has 14 boxes with one more on the way. DPW did work with the Shark River Cleanup Coalition for the cleanup yesterday. The realignment for the pickle ball courts were relined. Sweeper will be out in Zone 1 on May 13 and in Zone 2 on the 14. Clothing recycling is now available at the Neptune City Community Center; you do not need to be a Neptune City resident to donate and all are encouraged to bring as much clothing as possible. Director Harker shared 80% of the clothing collected is repurposed to those in need. Shoes, hats, coats, if you can wear it you can donate it. Director Harker reported the books not sold at the sale will be donated to the Neptune City Book Collection partnership which redistributes the books to Communities in need. Public Works also has plastic recycling and cigarette recycling along with concrete, tires, brush and leaves.

9. MAYOR'S REPORT - Mayor Rachel McGreevy

Mayor McGreevy reported Mayor Ted Wardell passed away, noting his absence is very heartbreaking. Thoughts are with the Wardell family and First Responder friends. Mayor McGreevy thanked those who attended the swab event at the Community Center in April; noting there will be other fundraisers for the local family in need of a bone marrow transplant. Mayor McGreevy wished the library staff a Happy Library week, thanking them for their efforts on the books sale and providing the residents with a service. The first week of May is Teacher Appreciation, any businesses wishing to show appreciation for teachers, please contact Mayor McGreevy. Mayor McGreevy thanked the school for the class trip to Washington DC last week. Mayor McGreevy was honored to represent Neptune City at the Southern Monmouth elected Women's event this week. Congratulations to Bobby Reynolds, Jr. on his retirement coming this Thursday after 40 years of serving the Borough. Earth Day and Arbor Day were held last week, Mayor McGreevy thanked C/Renee, Ms. Sciarappa, the Green Team, Shade Tree and Environmental Commission for a wonderful event and for the plaque to acknowledge her. Mayor McGreevy thanked C/Renee for her efforts in getting so may people involved.

10. COUNCIL REPORTS

COUNCIL PRESIDENT GLEN KOCSIS - ADMINISTRATION OF JUSTICE

C/Kocsis noted the Neptune City Police Department is accepting applications. C/Kocsis expressed his condolences to the Wardell family.

COUNCILMEMBER PAMELA RENEE - COMMUNITY RELATIONS
C/Renee expressed her condolences to the Wardell Family, all who knew him and the Historical Society. The Community Relations Committee met to discus upcoming events. Memorial Day Service will begin at 10am at Adams Field with a solemn march to Memorial Park. C/Renee met with flooring contractors for the Community Center, along with getting pricing for kitchen upgrades, chairs and gym equipment which is available as a result of the grant received. C/Renee read the plaque dedicated to Mayor McGreevy on Earth Day. There are left over tree seedlings outside the Community Center by the garden beds. Autism Awareness Month is still underway – not everything has been found – bring what you find at the parks and Community Center to the Community Center for an additional prize. There floor was been lined to include two courts for pickle ball as a trial.

COUNCILMEMBER KIMBERLY KARALOVICH - SPECIAL SERVICES
C/Karalovich was absent. Mayor McGreevy noted the Borough's been working with the Historical Committee for events to celebrate America 250. Mayor McGreevy provided details of an art contest for America 250 for the Woodrow Wilson students and the upcoming County gala. The Historical Committee is working hard to help Neptune City participate in America's birthday. Mayor McGreevy had shared for Special Services about the class trip, teacher appreciation and that the school is looking for a custodian.

COUNCILMEMBER CORLIES CHONG - ADMINISTRATION AND FINANCE
C/Chong reminded that the budget public hearing is May 11. C/Chong provided an overview of the recent Administration and Finance meeting where a grant tracking system, capital improvement request processing, and purchasing approval process were discussed. The goal is to develop a regular cadence for the Committee to meet with the CFO.

COUNCILMEMBER ROBERT JOHNSON - EMERGENCY SERVICES
C/Johnson met with the Fire Department Chief and Assistant Chief to discuss departmental needs and stats. C/Johnson provided stats for year to date, noting the department is in the high 90s percentile for response and time on scene per the NFPA. C/Johnson provided details for home safety to prevent fire spreading; more information is available on firewise.org and nfpa.org.

COUNCILMEMBER AARON WILLIAMS - BUILDINGS AND GROUNDS
C/Williams thanked his colleagues for assisting while he had been out; noting C/Renee's efforts during Earth Day/Arbor Day were unmentioned. C/Williams also thanked the Sciarappa s and Director Harker for their efforts.

Mayor McGreevy shared middle school career day will be on June 1; and tables are still available Contact the boosters.

C/Kocsis shared how to apply for the opening in the Police Department.

C/Renee thanked Mr. Bonin for volunteering for the Fire Police.

11. PUBLIC COMMENTS ON AGENDA ITEMS

The meeting was open to the public for comment on agenda items.

Ms. Kathy Chong asked the value of the paper street being vacated; Mayor McGreevy noted the original estimate was $250,000 which is what the developer is providing park improvements. Ms. Chong asked if there are plans and if they are available for the public to see; C/Renee noted there was a townhall, but the plans can be made available at Borough Hall. Ms. Chong asked about the parking lot; Mayor McGreevy noted it is public parking and will not have limited hours for parking. Discussion followed on parking and how to view plans. Ms. Chong shared her concern that too much green space is being taken to be used as a parking lot; Mayor McGreevy noted the space was preserved, but reconfigured. The tennis court will be removed and the basketball court and playground will remain. Attorney Sena provided clarity that the renegotiated park improvements are being voted on tonight which includes the parking. Further discussion continued on the creation of parking and the reconfiguration of the park.

Ms. Maura Fitzsimmons agreed Council listened, but are of the opinion that the parking lot will be satellite parking for the townhomes. Ms. Fitzsimmons further suggested limiting the hours for parking. Mayor McGreevy noted the Borough has control over the policy of the parking lot. Ms. Fitzsimmons noted the residents would rather see grass, as they feel the parking lot will be satellite parking for the townhomes. Mayor McGreevy noted her goal is to be as responsive to the residents as possible as they are the stakeholders; and thus want the parking lot to meet the needs of the residents.

C/Kocsis suggested the Borough could see how things go and amend as needed.

Mr. Anthony Sussino asked the lot size of each condo unit, further asking if parking will be allowed on both sides of the street. Attorney Sena noted all issues raised would be Land Use Board matters which would have been addressed by the Land Use Board in their approvals. C/Renee read an AI/Google overview of the redevelopment project.

Director Harker provided details of the changes to the playground, basketball court and parking. The parking would likely be used during snow / storm emergencies. The parking makes the park ADA compliant, which it never has been. Discussion continued, with Mayor McGreevy noting the parking policy will need to be explored but the existing parking policy does align with no 24-hour parking in parks.

There were no further comments from the public.

12. UNFINISHED BUSINESS

A. Ordinance Adoption – There were no ordinances being considered for adoption.

12. NEW BUSINESS

A. Ordinance Introduction *(rc)*

Mayor McGreevy read the ordinance by title into the record.

Ordinance 2026-11: Ordinance to Amend Chapter 107 Section 1 to Amend the Annual Rates for Sewer Rents/Charges *(First Reading / Introduction)*

Motion to introduced Ordinance 2026-11 by **C/Chong**; seconded by **C/Kocsis**
ROLL CALL: AYE: C/Kocsis; C/Chong; C/Johnson; C/Renee; C/Williams
ABSENT: C/Karalovich

ORDINANCE 2026-11
BOROUGH OF NEPTUNE CITY
COUNTY OF MONMOUTH, STATE OF NEW JERSEY
ORDINANCE TO AMEND CHAPTER 107, ARTICLE 1 "SEWER RENTS" OF THE BOROUGH CODE

BE IT ORDAINED, by the Mayor and Council of the Borough of Neptune City that the Code of the Borough of Neptune City is hereby amended as follows:

SECTION 1

107-1 Annual Sewer Rental/Charge

Type of Property	July 1 **2026**	January 1 **2028**
Single family private dwelling	470.00	480.00
Single family private dwelling with garage apartment or with second private dwelling on same lot	940.00	960.00
Two-family private dwelling	940.00	960.00
Two-family private dwelling and garage apartment	1,410.00	1,440.00
Multi-family (more than two) dwellings, each Family Unit	470.00	480.00
Apartment structures, each apartment	450.00	460.00
Hotels and Motels	800.00	900.00

Plus each additional room	450.00	460.00
Barber and beauty shop (including 1st chair)	470.00	480.00
Each additional chair	100.00	100.00
Professional, business, commercial, Industrial and manufacturing		
Initial charge (up to 10 employees)	600.00	620.00
11-20 employees	1,800.00	1,860.00
21-30 employees	2,600.00	2,720.00
31-40 employees	3,400.00	3,600.00
41-50 employees	4,800.00	5,200.00
50+ employees	6,400.00	6,800.00
Service stations and garages	940.00	960.00
Bar (with or without restaurant)		
Up to 10 seats	1,100.00	1,150.00
Up to 25 seats	1,800.00	1,860.00
Each additional 25 seats or fraction thereof *capped at 250	400.00	420.00
Restaurant (without bar)		
First 25 seats	1,100.00	1,150.00
Each additional 25 seats or fraction thereof	400.00	420.00
Laundries and Laundromats	600.00	620.00
Plus per 1000 gallons or fraction thereof		
Or – if no water bill is submitted	3.60	3.80
Plus per Washing machine	400.00	420.00
Nursing homes (including convalescent centers, etc.)	1,000.00	1,000.00
Plus for each room	400.00	420.00
Car wash (Self wash)	470.00	480.00
Plus for each wash bay	470.00	480.00
Car Wash (automatic)	470.00	480.00
Plus per 1000 gallons of water or fraction thereof	4.00	4.20

SECTION 2

All ordinances or parts of ordinances of the Borough of Neptune City, in conflict or inconsistent with this ordinance, are hereby repealed, but only, however , to the extent of such conflict or inconsistency; it being the legislative intent that all other ordinances, or parts of ordinances, now existing and in effect, unless the same be in conflict or inconsistent with any of the provisions of this ordinance, shall remain in full force and effect.

SECTION 3

This ordinance shall become effective July 1, 2026

A. The 2026 rate shall be prorated for half a year
B. Effective with the billing of January 1, 2027 the rate will be billed as listed under the January 1, 2026 column
C. Effective with the billing of January 1, 2028 the rate will be billed as listed under the January 1, 2028 column.
D. Effective January 1, 2028 the sewer rate will from then on be established by resolution of the Governing Body under the Master Fee Schedule Resolution approved at least annually.

The public hearing is scheduled for May 11, 2026.

Mayor McGreevy read the ordinance by title into the record:

Ordinance 2026-12: Bond Ordinance Providing for Adams Field, Phase 3 Appropriating $606,250 and Authorizing the Issuance of $244,433 Bonds or Notes of the Borough for Financing Part of the Costs Thereof *(First Reading / Introduction)*

Motion to introduced Ordinance 2026-12 by **C/Renee**; seconded by **C/Williams**
ROLL CALL: AYE: C/Kocsis; C/Chong; C/Johnson; C/Renee; C/Williams
ABSENT: C/Karalovich

BOND ORDINANCE 2026-12
BOROUGH OF NEPTUNE CITY
COUNTY OF MONMOUTH, STATE OF NEW JERSEY
BOND ORDINANCE PROVIDING FOR ADAMS FIELD PHASE 3, APPROPRIATING $606,250 AND AUTHORIZING THE ISSUANCE OF $244,433 BONDS OR NOTES OF THE BOROUGH FOR FINANCING PART OF THE COST THEREOF.

BE IT ORDAINED by the Borough Council of the Borough of Neptune City, in the County of Monmouth, New Jersey (not less than two-thirds of all members thereof affirmatively concurring) as follows:

Section 1. The capital improvement described in Section 3 of this Bond Ordinance is hereby authorized by the Borough of Neptune City, New Jersey. For the capital improvement described in Section 3, there is hereby appropriated the sum of $606,250, which includes $121,250 in costs as permitted by *N.J.S.A. 40A:2-20* and a Monmouth County Open Space Grant in the amount of $361,817 that satisfies the down payment for the said purpose as required by the Local Bond Law.

Section 2. In order to finance the cost of the Adams Field Phase 3 not covered by the aforementioned grant, negotiable bonds are hereby authorized to be issued in the principal amount of $244,433 pursuant to the Local Bond Law. In anticipation of issuance of the bonds, negotiable bond anticipation notes are hereby authorized to be issued pursuant to and within the limitations prescribed by the Local Bond Law.

Section 3. Adams Field Phase 3 are hereby authorized and the purpose for which the bonds are to be issued. The minimum period of usefulness is ten years.

Section 4. All bond anticipation notes issued hereunder shall mature at such times as may be determined by the chief financial officer; provided that no note shall mature later than one year from its date. The notes shall bear interest at such rate or rates and be in such form as may be determined by the chief financial officer. The chief financial officer shall determine all matters in connection with notes issued pursuant to this ordinance, and the chief financial officer's signature upon the notes shall be conclusive evidence as to all such determinations. All notes issued hereunder may be renewed from time to time subject to the provisions of *N.J.S.A. 40A:2-8(a)*. The chief financial officer is hereby authorized to sell part or all of the notes from time to time at public or private sale and to deliver them to the purchaser thereof upon receipt of payment of the purchase price plus accrued interest from their dates to the date of delivery thereof. The chief financial officer is directed to report in writing to the governing body at the meeting next succeeding the date when any sale or delivery of the notes pursuant to this ordinance is made. Such report must include the amount, the description, the interest rate, and the maturity schedule of the notes sold, the price obtained, and the name of the purchaser.

Section 5. The capital budget of the Borough of Neptune City is hereby amended to conform with the provisions of this Ordinance to the extent of any inconsistency therewith; and the resolutions promulgated by the Local Finance Board showing full detail of the amended Capital Budget and Capital Program as approved by the Director of the Division of Local Government Services, is on file with the Municipal Clerk and is available for public inspection.

Section 6. The following additional matters are hereby determined, declared, recited and stated:

(a) The purchase described in Section 3 of this bond ordinance is not a current expense. It is an improvement that the Borough may lawfully undertake as a general improvement, and no part of the cost thereof has been or shall be specially assessed on property specially benefitted thereby.

(b) The Supplemental Debt Statement required by the Local Bond Law has been duly prepared and filed in the Office of the Clerk, and a complete executed duplicate thereof has been filed in the Office of the Director of the Division of Local Government Services in the Department of Community Affairs of the State of New Jersey. The gross debt of the Borough of Neptune City is increased by the authorization of the bonds or notes provided in this bond ordinance by $69,788, and the obligations authorized herein will be within all debt limitations prescribed by law.

(c) An aggregate amount not exceeding $121,250 for items of expense listed in and permitted under *N.J.S.A. 40A:2-20* may be included in the costs of the purchase authorized in Section 3 hereof and is included in the foregoing estimate thereof.

Section 7. The full faith and credit of the Borough are hereby pledged to the punctual payment of the principal of an interest on the obligations authorized by this bond ordinance. The obligations shall be direct, unlimited

obligations of the Borough and the Borough shall be obligated to levy ad valorem taxes upon all the taxable property within the Borough for the payment of the obligations and interest thereon without limitation on rate or amount.

Section 8. That in the event any moneys are received by the Borough from the United States of America, or from the State of New Jersey or any of its agencies, or from any other sources for the purchase provided for herein prior to the issuance of any of the bonds or notes authorized by this ordinance, the amount of such bonds or notes authorized herein shall be reduced by the amount so received prior to the issuance of any such bonds or notes.

Section 9. This bond ordinance shall take effect twenty (20) days after the first publication thereof after final adoption, as provided by the Local Bond Law.

The public hearing is scheduled for May 11, 2026

Mayor McGreevy read the ordinance into the record by title.

Ordinance 2026-13: Ordinance Authorizing the Vacation of the Unimproved Paper Street Designated as 'Field Street' on the Official Tax Map of the Borough of Neptune City *(First Reading / Introduction)*

Motion to introduced Ordinance 2026-13 by **C/Chong**; seconded by **C/Johnson**
ROLL CALL: AYE: C/Kocsis; C/Chong; C/Johnson; C/Renee; C/Williams
ABSENT: C/Karalovich

ORDINANCE 2026-13
BOROUGH OF NEPTUNE CITY
COUNTY OF MONMOUTH, STATE OF NEW JERSEY
ORDINANCE AUTHORIZING THE VACATION OF THE UNIMPROVED PAPER STREET DESIGNATED AS "FIELD STREET" ON THE OFFICIAL TAX MAP OF THE BOROUGH OF NEPTUNE CITY

WHEREAS, the Borough of Neptune City (the "**Borough**") has determined that the unimproved paper street designated as "Field Street", as shown on the official tax map of the Borough, is not needed for any public purpose, and that the public interest would be best served by vacating and extinguishing all public right, title and interest in and to that portion of Field Street, so that the underlying lands may be combined with, and become and form part of, adjacent properties; and

WHEREAS, the area of Field Street to be vacated (the "**Subject Area**") measures approximately 5,879 square feet, and is located adjacent to Block 18, Lot 1, which is a privately-owned lot commonly known as 96 Laird Avenue (**"96 Laird Avenue"**), and Block 8, Lot 6, which is public park owned by the Borough (the **"Laird Avenue Park"**); and

WHEREAS, the Subject Area, 96 Laird Avenue and the Laird Avenue Park, are all located within a Non-Condemnation Area in Need of Redevelopment, as determined by the Borough Council of the Borough of Neptune City through Resolution No. 21-81 dated April 26, 2021 (the "**Redevelopment Area"**); and

WHEREAS, the Borough and Genesis Redevelopment, LLC (the **"Redeveloper"**) are party to a Redevelopment Agreement, which was initially approved via Resolution 2022-95 dated July 25, 2022 and amended by Resolutions 2024-41 and 2026-87, which is intended to facilitate the redevelopment of 96 Laird Avenue and another lot within the Redevelopment Area, and the rehabilitation of the Laird Avenue Park (the "**Redevelopment Agreement**"); and

WHEREAS, the Redevelopment Agreement provides that vacation of the Subject Area is conditioned upon the Redeveloper being the title owner to 96 Laird Avenue and shall serve as consideration for the rehabilitation of Laird Avenue Park by the Redeveloper; and

WHEREAS, the Subject Area is shown on a Right of Way Vacation Plan prepared by Kevin E. Shelley, P.E. of Shore Point Engineering, dated October 10, 2022, a copy of which is attached hereto as **Exhibit A** and made a part hereof, and is more particularly described in a legal description prepared by John W. Lord, P.L.S., a copy of which is attached hereto as **Exhibit B** and made a part hereof; and

WHEREAS, the Redeveloper is the title owner of 96 Laird Avenue; and

WHEREAS, it is the intention of the Borough that, since the Redeveloper is the title owner of 96 Laird Avenue, the Borough's interest in the Subject Area will be vacated and the title to the underlying lands shall thereupon become vested in the owners of adjacent lots as indicated on Exhibit A by operation of law, subject to the terms of the Redevelopment Agreement; and

WHEREAS, when not necessary for any public use, a public street, or part thereof, which has not been opened by the municipality, may be vacated by the governing body by Ordinance pursuant to N.J.S.A. 40:67-19, et seq.; and

WHEREAS, the Borough believes that the vacation of all public right, title and interest in and to in the Subject Area is in the best interests of the Borough as well as the adjacent property owners and is consistent with the policy underling the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq.

NOW, THEREFORE, BE IT ORDAINED by the Borough Council of the Borough of Neptune City in the County of Monmouth, State of New Jersey, that:

1. Pursuant to N.J.S.A. 40:67-19, et seq., the Borough hereby vacates, extinguishes, releases and abandons all public right, title and interest in and to that unimproved paper street known as Field Street which is located immediately adjacent to Block 18, Lot 1 and Block 8, Lot 6, and is an area that measures approximately 5,879 square feet, as more particularly shown on **Exhibit A** attached hereto, and as more particularly described in **Exhibit B** attached hereto, subject to the terms of the Redevelopment Agreement.
2. It is the intention of the Borough that once the Subject Area has been vacated, the ownership of the underlying lands shall revert to the owners of the adjacent lots by operation of law.
3. The provisions of this Ordinance shall not be deemed to vacate any rights and privileges which may be possessed by any public utility company (as defined in N.J.S.A. 48:2-13), or by any cable television company (as defined in N.J.S.A. 48:5A-1, et seq.), to maintain, repair, and replace any existing facilities in, adjacent to, over or under the said vacated area.
4. Following the introduction of this Ordinance, the Borough Clerk shall provide notice of its pending status as mandated by N.J.S.A. 40:49-6, and at least one week prior to the time fixed for further consideration and final passage of the Ordinance, the Borough Clerk shall mail a copy of the Ordinance, together with a notice of the introduction thereof, and information as to the time and place of when and where the Ordinance will be further considered for final passage, to every person whose lands may be affected by the Ordinance, by certified mail return receipt requested and regular mail, to their last known post office address(es).
5. Following the adoption of this Ordinance, the Borough Clerk shall within sixty (60) days of the effective date thereof, file a copy of this Ordinance along with the attached exhibits, certified by the Clerk, under the Seal of the Borough, to be a true and exact copy of the Ordinance, together with a copy of the proof of publication thereof, in the Office of the Monmouth County Clerk for recordation in the County's Book of Vacations, pursuant to N.J.S.A. 40:67-21.
6. The Borough Attorney and Borough Engineer are hereby authorized and directed to undertake all actions and to prepare all documents that are necessary in order to effectuate the intentions of this Ordinance.
7. The Mayor and/or the Borough Administrator are hereby authorized and directed to execute any documents necessary to effectuate this Ordinance.
8. All costs and expenses associated with this Ordinance shall be the responsibility of the Redeveloper, and sufficient funding shall be posted prior to the adoption of this Ordinance to cover all Borough's expenses associated with this Ordinance.
9. This Ordinance shall take effect immediately upon final passage and publication in accordance with the law.
10. The provisions of this Ordinance shall be severable. In the event that any portion of this Ordinance is found to be invalid for any reason by any Court of competent jurisdiction, such judgement shall be limited in its effect only to the portion of the Ordinance actually adjudged invalid and shall not be deemed to affect the operation of any other portion thereof, which shall remain in full force and effect.
12. That all other Ordinances or parts of Ordinances inconsistent herewith are hereby repealed to the extent of such inconsistencies.

The public hearing is scheduled for May 11, 2026

B. Consent Resolutions

All matters listed hereunder are considered to be routine and will be enacted in one motion. Any member of the Governing Body may request an item be removed for separate consideration.

1) **Resolution 2026-87 -** Auth. Payment of the Bills
2) **Resolution 2026-88** - Requesting Permission for the Dedication by Rider of Library Donations as Per N.J.S.A. 40A:4-39
3) **Resolution 2026-89 -** Auth. the Purchase of Personal Storage Lockers Through Sourcewell Cooperative Purchasing Program (NCPD, $57,411.37)
4) **Resolution 2026-90 -** Confirming Appointment of Certain Volunteer Positions (Board of Recreation)
5) **Resolution 2026-91** - Auth. Amended and Restated Redevelopment Agreement for Block 18 Lot 1 and Block 13 Lot 1 (East Coast Ice Area)

Mayor McGreevy invited discussion on the consent agenda resolutions.

Motion to adopt items 1-5 (Resolutions 2026-87 through 2026-91) as a group by **C/Kocsis**; seconded by **C/Chong**
ROLL CALL: AYE: C/Kocsis; C/Chong; C/Johnson; C/Renee; C/Williams
ABSENT: C/Karalovich

RESOLUTION 2026-87
BOROUGH OF NEPTUNE CITY
COUNTY OF MONMOUTH, STATE OF NEW JERSEY
AUTHORIZING PAYMENT OF THE BILLS

BE IT RESOLVED that the bills as presented, all have been certified and approved as complete as to form, goods having been delivered, and/or services performed and sufficient funds being available for payment for said bills, be paid in the amount of **$879,540.33**

Vendor Name	Description	Amount
TRAFFIC PLAN	collapsible road cones	$ 1,650.00
WEATHERPROOFING TECH, INC.	MUNICIPAL BLDG ROOF 2025	$ 518,260.09
DELL MARKETING L.P.	OEM: COMPUTER UPGRADE	$ 2,206.21
DELL MARKETING L.P.	DELL PRO SLIM DESKTOP	$ 1,255.99
AMAZON CAPITAL SERVICES	HOLIDAY PARTY-CHILDRENS CRAFTS	$ 163.21
AMAZON CAPITAL SERVICES	HOLIDAY PARTY-CHILDRENS CRAFTS	$ 79.99
AMAZON CAPITAL SERVICES	TAX/SEWER - CASH DRAW BRACKETS	$ 22.55
GENUINE PARTS COMPANY	EST. MARCH VEHICLE REPAIR	$ 501.13
SEA BREEZE FORD, INC.	EST. MARCH VEH. REPAIR	$ 240.75
NJ SHADE TREE FEDERATION	MEMBERSHIP: 2026	$ 150.00
AMAZON CAPITAL SERVICES	safety equip / lib.box	$ 63.27
AMAZON CAPITAL SERVICES	safety equip / lib.box	$ 75.00
AMAZON CAPITAL SERVICES	LIBRARY: OFFICE SUPPLIES - 1	$ 97.77
AMAZON CAPITAL SERVICES	LIBRARY: OFFICE SUPPLIES - 2	$ 118.27
AMAZON CAPITAL SERVICES	maintenance equipment	$ 111.70
AMAZON CAPITAL SERVICES	flags	$ 225.86
STAPLES ADVANTAGE	CC Cleaning/office supplies	$ 306.40
STAPLES ADVANTAGE	CC Cleaning/office supplies	$ 29.84
STAPLES ADVANTAGE	CLERK/ADMIN - SUPPLIES	$ 243.48
AMAZON CAPITAL SERVICES	CLERK-ELECTION BALLOT SUPPLIES	$ 52.58
AMAZON CAPITAL SERVICES	DPW equipment	$ 54.29
AMAZON CAPITAL SERVICES	SUPPLIES	$ 66.27
SERVICE TIRE TRUCK CENTERS	4 TIRES INSTALLED TRUCK 670	$ 1,705.00

AMAZON CAPITAL SERVICES	DPW: JOHN DEERE FLYWHEEL	$ 26.99
AMAZON CAPITAL SERVICES	DPW: EX MARK HYDROSTAT FILTERS	$ 41.00
JOHN KELLY MECHANICAL, LLC	PD HVAC	$ 490.00
AMAZON CAPITAL SERVICES	bathroom faucet/ stain	$ 106.68
STAPLES ADVANTAGE	POLICE: COPY PAPER	$ 424.90
SEABOARD WELDING SUPPLY	SERVICE: MARCH 2026	$ 19.90
AMAZON CAPITAL SERVICES	LIBRARY: CASH LOCKBOX	$ 16.14
STAPLES ADVANTAGE	POLICE - EVIDENCE FLASH DRIVES	$ 139.99
SAFE ID CARD SYSTEMS INC.	NEW CROSSING GUARD ID-COSSGROV	$ 15.00
MERIDIAN OCCUPATIONAL HEALTH	PHYSICAL: COSGROVE CROSS GUARD	$ 250.00
KEPWEL SPRING WATER CO.	SERVICE: MARCH 2026	$ 127.30
KEPWEL SPRING WATER CO.	SERVICE: MARCH 2026	$ 20.00
KEPWEL SPRING WATER CO.	SERVICE: MARCH 2026	$ 20.00
KEPWEL SPRING WATER CO.	SERVICE: MARCH 2026	$ 20.00
KEPWEL SPRING WATER CO.	SERVICE: MARCH 2026	$ 4.05
CINTAS	supplies	$ 534.26
AVAKIAN,LEON S INC.	NCPB Genesis Redev Inv #35560	$ 480.00
AVAKIAN,LEON S INC.	NCPB ENFRA MMC INV# 35559	$ 360.00
AVAKIAN,LEON S INC.	NCPB DelGuercio Inv# 35558	$ 540.00
ANJEC	MEMBERSHIP: 2026	$ 525.00
DOLLY SCREEN PRINT EMBROIDERY	NC REC BASKETBALL SHIRTS 2026	$ 144.20
NJ STATE ASSOC CHIEF OF POLICE	CLASS 3.30.26 121 & 117	$ 450.00
TAYLOR'S TOWING	TANDEM FLATBED: 2002 FORD E450	$ 350.00
VIRGILIO, FRANK	MEDICAL REIMUR: MAR/APRIL 2026	$ 1,133.60
NEAVES, WILLIAM	MED REIMBURSEMENT MAY-JUL 2026	$ 608.70
STATE OF NJ TREASURER	VEH REGISTRATION: STICKERS DPW	$ 534.00
J. SWANTON FUEL OIL COMPANY	DELIVERY: #53793 4-15-2026	$ 1,175.63
J. SWANTON FUEL OIL COMPANY	DELIVERY: #53793 4-15-2026	$ 160.32
VOLLBRECHT, MICHAEL	CELL PHONE ALLOWANCE-2026	$ 100.00
CANO, HOOVER	CELL PHONE ALLOWANCE-2026	$ 100.00
MCGREEVY, RACHEL	CELL PHONE ALLOWANCE-2026	$ 100.00
HARKER, DAN	CELL PHONE ALLOWANCE-2026	$ 100.00
LAUENSTEIN, ERIC	CELL PHONE ALLOWANCE-2026	$ 45.00
RENEE, PAMELA	REIM: AUTISM AWARENESS SUPPLY	$ 199.77
FARRELL, EILEEN	Ballroom Instructor	$ 1,200.00
MONMOUTH COUNTY TREASURER	911 SHARED SERVICE 2026	$ 159,365.00
TROCCHIO, LOUIS	MEDICAL REIMBURSEMENT	$ 608.70
SCHINDLER ELEVATOR CORP.	PREVENTATIVE MAINT: MAY 2026	$ 334.95
SHRED-IT USA,LLC	SERV: APRIL 2026	$ 193.77
Ross, Andrew	RENTAL DEPOSIT RETURN: 2-21-26	$ 250.00
DELISA DEMOLITION & DISPOSAL	SERVICE: MARCH-APRIL 2026	$ 3,898.36
DELISA DEMOLITION & DISPOSAL	SERVICE: MARCH-APRIL 2026	$ 5,738.69
DELISA DEMOLITION & DISPOSAL	SERVICE: MARCH-APRIL 2026	$ 457.70
DELISA DEMOLITION & DISPOSAL	SERVICE: MARCH-APRIL 2026	$ 632.50
DELISA DEMOLITION & DISPOSAL	SERVICE: MAY 2026	$ 27,316.67

CHERRY,JR,ESQ. ANTHONY L.	PROF SERV: JAN-MARCH 2026	$ 2,499.99
RUBBERCYCLE LLC	PLAYGROUND BASE AND CURB	$ 130,653.40
CABLEVISION-MUNICIPAL	SERVICE: APRIL 2026	$ 57.10
JCP&L	SERVICE: FEBRUARY 2026	$ 1,622.05
JCP&L	SERVICE: FEBRUARY 2026	$ 1,081.37
CANNON & MCGUINN	PROF SERVICE: 2025	$ 2,500.00
CANNON & MCGUINN	PROF SERVICE: 2025	$ 2,500.00
CANNON & MCGUINN	PROF SERVICE: 2025	$ 775.50
CANNON & MCGUINN	PROF SERVICE: 2025	$ 214.50
CANNON & MCGUINN	PROF SERVICE: 2025	$ 198.00
NJ CONFERENCE OF MAYORS	MEMBERSHIP DUES: 2026	$ 120.00
NJ CONFERENCE OF MAYORS	MEMBERSHIP DUES: 2026	$ 280.00
	04/27/2026 Bill List Total	**$ 879,540.33**

RESOLUTION 2026-88
BOROUGH OF NEPTUNE CITY
COUNTY OF MONMOUTH, STATE OF NEW JERSEY
REQUESTING PERMISSION FOR THE DEDICATION BY RIDER FOR LIBRARY DONATIONS AS PER N.J.S.A. 40A:4-39

WHEREAS, permission is required of the director of the Division of Local Government Services for the approval as a dedication by rider of revenues received by a municipality when the revenue is not subject to reasonably accurate estimates in advance; and

WHEREAS, the Borough of Neptune City, County of Monmouth, State of New Jersey provides for receipt of donations for the Library to provide for the operating costs to administer this act; and

WHEREAS, N.J.S.A. 40A:4-39 provides for the dedication revenues anticipated from the Library Donations are hereby anticipated as revenue and are hereby appropriated for the purpose to which said revenue is dedicated by statute or other legal requirement.

NOW, THEREFORE BE IT RESOLVED, by the Governing Body of the Borough of Neptune City, County of Monmouth, State of New Jersey as follows:

1. The Governing Body does hereby request permission of the Director of the Division of local Government Services to pay expenditures of Library Donations (N.J.S.A. 40A:4-39)
2. The Borough of Neptune City, County of Monmouth, is hereby directed to forward a copy of this resolution to the Director of the Division of Local Government Services through the Financial Automation Submission Tracking system.

RESOLUTION 2026-89
BOROUGH OF NEPTUNE CITY
COUNTY OF MONMOUTH, STATE OF NEW JERSEY
AUTHORIZING PURCHASE OF PERSONAL STORAGE LOCKERS THROUGH SOURCEWELL COOPERATIVE PURCHASING PROGRAM

WHEREAS, pursuant to N.J.S.A. 52:34-6.2(b)(3), the Borough may by resolution and without advertising for bids, purchase any goods or services using a nationally recognized and accepted cooperative purchasing agreement that has been developed utilizing a competitive bidding process by another contracting unit; and

WHEREAS, the Borough of Neptune City wishes to purchase personal storage lockers for the Neptune City Police Department utilizing the Sourcewell National Cooperative Purchasing Program Contract No. 110923-SPC; and

WHEREAS, Diversified Storage Solutions, 56 Buttonwood Street, Norristown, PA 19401 (area contractor for Spacesaver), is an authorized vendor under Sourcewell Contract No. 110923-SPC; and

WHEREAS, Diversified Storage Solutions has submitted a proposal dated March 31, 2026, quoting the purchase, delivery and installation of 22 PSL personal lockers in an amount not to exceed $57,477.37; and

WHEREAS, the Borough has determined that the use of the cooperative purchasing agreement through the Sourcewell National Cooperative Purchasing Program will result in cost savings after all factors, including charges for service, material, and delivery have been considered; and

WHEREAS, certification of availability of funds is hereby provided by the Chief Financial Officer of the Borough of Neptune City.

NOW, THEREFORE, BE IT RESOLVED, that the Governing Body of the Borough of Neptune City authorizes the purchase of purchase, delivery and installation of 22 PSL personal lockers from Diversified Storage Solutions (Spacesaver) through the Sourcewell National Cooperative Purchasing Program, in an amount not to exceed $57,411.37; and

BE IT FURTHER RESOLVED, that the Mayor, Borough Administrator, CFO and Borough Clerk be and are hereby authorized and directed to take all steps necessary to purchase the aforementioned personal storage lockers from Diversified Storage Solutions (Spacesaver), including executing a contract.

MUNICIPAL CERTIFICATION OF AVAILABILITY OF FUNDS - N.J.S.A. 40A:4-57

I, William E. Antonides, Jr., Chief Financial Officer of the Borough of Neptune City, County of Monmouth, State of New Jersey, do hereby certify that sufficient funds have been appropriated and are available for the purpose set forth below, and that said

funds are legally available to cover the cost of this contract/expenditure.

***Description of Contract/Expenditure*:** Purchase, Delivery and Installation of 22 Personal Storage Lockers (P.D.)

Vendor: Diversified Storage Solutions ***Amount Not to Exceed***: $57,411.37 ***Budget Line Item***: Law Enforcement Trust Fund

RESOLUTION 2026-90
BOROUGH OF NEPTUNE CITY
COUNTY OF MONMOUTH, STATE OF NEW JERSEY
CONFIRMING APPOINTMENT OF CERTAIN VOLUNTEER POSITIONS

WHEREAS there is a vacancy on the Borough volunteer committee specified below, which the Mayor has made the recommendation to fill.

NOW THEREFORE BE IT RESOLVED that the following appointments for volunteer positions within the Borough of Neptune City as made by the Mayor are hereby confirmed:

Position	*Name*	*Term*
Board of Recreation		
Member Unexpired Term	Tracy Brand	2026

RESOLUTION 2026-91
BOROUGH OF NEPTUNE CITY
COUNTY OF MONMOUTH, STATE OF NEW JERSEY
AUTHORIZING EXECUTION OF AN AMENDED AND RESTATED REDEVELOPMENT AGREEMENT REGARDING THE REDEVELOPMENT OF CERTAIN PROPERTIES IDENTIFIED AS BLOCK 18, LOT 1 AND BLOCK 13, LOT 1 WITHIN THE EAST COAST ICE REDEVELOPMENT AREA

WHEREAS, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq., as amended and supplemented ("**LRHL**"), provides a process for municipalities to participate in the redevelopment and improvement of areas in need of redevelopment; and

WHEREAS, the governing body serves as an instrumentality and agency of the Borough pursuant to the LRHL for the purpose of implementing redevelopment plans and carrying out redevelopment projects within the Borough ("**Redevelopment Entity**"); and

WHEREAS, N.J.S.A. 40A:12A-8 authorizes the Borough to enter into contracts or agreements for the planning, construction or undertaking of any development project or redevelopment work in an area in need of redevelopment; and

WHEREAS, on September 28, 2020, pursuant to Resolutions No. 20-140 and 20-141, the governing body directed the Land Use Board to conduct a preliminary investigation to determine whether an area including Block 18, Lot 1 (96 Laird Avenue) and Block 13, Lot 1 (87 Rosewood Place) ("**Project Site**" or "**Properties**") is an area in need of redevelopment according to the criteria set forth in N.J.S.A. 40A:12A-5; and

WHEREAS, on March 9, 2021, the Land Use Board held a properly noticed public hearing at which Jennifer Beahm, PP, AICP of Leon S. Avakian Inc. presented the findings of a preliminary investigation report (the "**Investigation Report**") resulting in a determination to recommend that the Project Site be designated as an area in need of redevelopment; and

WHEREAS, on April 13, 2021, the Land Use Board accepted and adopted the recommendations and proposed findings of the Investigation Report and recommended that the Project Site be declared a Non-Condemnation Area in Need of Redevelopment (the "**Redevelopment Area**"); and

WHEREAS, on April 26, 2021, pursuant to Resolution No. 21-81, the governing body determined that the Project Site is an area in need of redevelopment; and

WHEREAS, Redeveloper is the contract purchaser of Block 18, Lot 1 (96 Laird Avenue) and wishes to purchase Block 13, Lot 1 (87 Rosewood Place) for the Project (as defined below) from the Borough pursuant to Article 5 below; and

WHEREAS, on August 23, 2021, pursuant to Resolution No. 21-126, the governing body authorized the execution of an Interim Cost Agreement between the Borough and the Redeveloper to remain in operation pending successful negotiation of a Redevelopment Agreement; and

WHEREAS, on April 25, 2022, pursuant to Ordinance No. 2022-06, the governing body adopted the East Coast Ice Redevelopment Plan (the "**Redevelopment Plan**"), which Redevelopment Plan was further amended on August 28, 2023 pursuant Ordinance 2023-09; and

WHEREAS, on July 25, 2022, pursuant to Resolution No. 2022-95, the governing body designated Redeveloper as the redeveloper for the Properties and authorized the execution of a Redevelopment Agreement between the Borough and the Redeveloper; and

WHEREAS, consistent with the Redevelopment Plan, the Redeveloper intends to redevelop the Project Site into seven townhouse units with parking on Block 18, Lot 1 and rehabilitate the adjacent Laird Avenue Park, and develop a self-storage facility on Block 13, Lot 1 (the "**Project**"); and

WHEREAS, on March 25, 2024, pursuant to Resolution No. 2024-41, the governing body permitted the execution of a Redevelopment Agreement with the Redeveloper (the "**Redevelopment Agreement**"), pursuant to which the Redeveloper would complete the Project in phases, with the self-storage facility on Block 13, Lot 1 being completed first, and the seven townhouse units with parking on Block 18, Lot 1 and rehabilitation of Laird Avenue Park being completed thereafter; and

WHEREAS, pursuant to N.J.S.A. 40A:12A-9, it is the intention of the Parties to enter into an Amended and Restated Redevelopment Agreement, which shall further define and memorialize the respective obligations of the Parties hereto with regard to proceeding with the redevelopment of the Properties in the manner prescribed herein.

NOW, THEREFORE, for and in consideration of the mutual promises, covenants and agreements contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by each of the Parties, the Parties hereby agree as follows:

1. The foregoing recitals are hereby incorporated as if set forth at length.
2. The terms and conditions contained in the Amended and Restated Redevelopment Agreement by and between the Borough of Neptune City and Redeveloper are hereby accepted and approved.
3. The Mayor and/or Borough Administrator are hereby authorized and directed to execute the Redevelopment Agreement, substantially in the form attached hereto and made part hereof, immediately upon adoption of this Resolution by the governing body.
4. Upon the adoption of this Resolution and the Redeveloper's execution of the Redevelopment Agreement, the Redeveloper shall be deemed the designated Redeveloper of Block 18, Lot 1 and Block 13, Lot 1 for all purposes under the LRHL.
5. All prior resolutions, or parts thereof, that are inconsistent with this Resolution are repealed to the extent of such inconsistency.
6. This Resolution shall become effective immediately pursuant to law.

14. PUBLIC PARTICIPATION

The meeting was open to the public.

C/Renee thanked Tracy Brand for volunteering for the Board of Recreation.

Mayor McGreevy noted the plans will be made available.

C/Renee noted the playground at Laird Avenue will be behind the basketball court.

15. CLOSED SESSION - There is no closed session for this portion of the meeting.

16. ADJOURN – 7:33 pm

Motion to adjourn by **C/Kocsis**; seconded by **C/Johnson**

VOICE VOTE: AYE: C/Kocsis; C/Chong; C/Johnson; C/Renee; C/Williams
ABSENT: C/Karalovich

The next meeting of the Governing Body will be on Monday, May 11 at 6:00 pm in Borough Hall.

Respectfully Submitted:



C. DiCorcia Williams RMC,
Borough Clerk

Exhibits are on file in the Borough Clerk's Office, according to the NJ State Records Retention Schedule established by NJSA 47:3-15 *et seq* and approved by the SRC. Approval 05/11/2026