Borough of Neptune City

Regular Meeting of the Mayor and Council

Monday, May 11, 2026 at 6:00 pm

1. CALL TO ORDER

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

4. FLAG SALUTE

5. CLOSED SESSION – None

6. RECEIPT OF MINUTES *(vv)*

A. Regular Meeting – 04/27/2026

7. RECEIPT OF COMMUNICATIONS *(vv)*

A. Neptune City Police Department – Monthly Report, April 2026

8. PRESENTATIONS

A. Proclamation - Honoring the Dedicated Service of Robert "Bob" Reynolds, Jr. to the Borough of Neptune City

B. Monmouth County Director Arnone - Recognizing the Service of Robert Reynolds, Jr.

C. Neptune City Historical Committee - Certificates of Recognition for Monmouth 250 Art Contest

D. Governing Body of Neptune City - Certificates of Recognition for Monmouth 250 Art Contest

E. Department of Public Works Directors Report – Director Harker

9. MAYOR'S REPORT - Mayor Rachel McGreevy

10. COUNCIL REPORTS

A. Council President Glen Kocsis - Administration of Justice

B. Councilmember Pamela Renee - Community Relations

C. Councilmember Kimberly Karalovich - Special Services

D. Councilmember Corlies Chong - Administration and Finance

E. Councilmember Robert Johnson - Emergency Services

F. Councilmember Aaron Williams - Buildings and Grounds

11. PUBLIC COMMENTS ON AGENDA ITEMS

12. UNFINISHED BUSINESS

A. Ordinance Adoption (rc)

1) Ordinance 2026-11: Ordinance to Amend Chapter 107 Section 1 to Amend the Annual Rates for Sewer Rents/Charges *(Public Hearing / Adoption)*

2) **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 *(Public Hearing / Adoption)*
3) **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 *(Public Hearing / Adoption)*

B. BUDGET RESOLUTIONS (rc)
1) **Resolution 2026-92** - Auth. that the 2026 Municipal Budget to be Ready By Title Only at the Time of Public Hearing
2) **Public Hearing** - 2026 Municipal Budget
3) **Resolution 2026-93** - Auth Amendments to 2026 Budget
4) **Resolution 2026-94** - Adoption of 2026 Municipal Budget

13. NEW BUSINESS

A. Ordinance Introduction (rc)
1) **Ordinance 2026-14**: An Ordinance of the Borough of Neptune City Amending the Borough Code Chapter 15 "Land Use Board" Article 1, Section 29 and Article 1, Section 32 (*First Reading / Introduction)* **Public Hearing Tues. 05/26/26**

B. Consent Resolutions (rc)
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 2026-95 -** Auth. Payment of the Bills
2) **Resolution 2026-96** - Auth. Borough Engineer Services for Adams Field, Phase 3
3) **Resolution 2026-97** - Auth. Payment No. 1 for Contract with Fiore Paving for 2024 Roadway Improvements
4) **Resolution 2026-98** - Auth Acceptance of Donation of Banner for Memorial Day Parade
5) **Resolution 2026-99 -** Auth Class II Appointment to Land Use Board, effective May 1, 2026 (Long)

C. Consent Approvals (vv)
1) **Special Event Permit Application –** Cat's Luck hosting Low Tide Surf Club Event at Joe Freda Park, 6/28/26

14. PUBLIC PARTICIPATION

15. CLOSED SESSION

A. Resolution 2026-100 - Auth. Closed Session
1) Attorney-Client Privilege – Lease Agreement

16. ADJOURN *(vv)*

The next meeting of the Governing Body is scheduled for
TUESDAY, May 26, 2026 at 6:00 pm in Council Chambers at Borough Hall

***** Join us - Monday, May 25, 2026 *****
The Annual Memorial Day Procession will begin at Adams Field at 10:00 am
The Memorial Day Ceremony will begin immediately after the parade
Please join us along the route and at the ceremony to honor those who made the ultimate sacrifice
Visit the website or contact Borough Hall for more information

NOTE: All information included is subject to change.
This posting is the most up-to-date information as of May 7, 2026

12. UNFINISHED BUSINESS

A. Ordinance Adoption (rc)

1) **Ordinance 2026-11**: Ordinance to Amend Chapter 107 Section 1 to Amend the Annual Rates for Sewer Rents/Charges *(Public Hearing / Adoption)*
2) **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 *(Public Hearing / Adoption)*
3) **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 *(Public Hearing / Adoption)*

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

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.

DATE OF FIRST READING: April 27, 2026
PUBLIC HEARING SCHEDULED FOR: May 11, 2026

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)

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.

DATE OF FIRST READING: April 27, 2026
PUBLIC HEARING SCHEDULED FOR: May 11, 2026

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)*

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.

DATE OF FIRST READING: April 27, 2026
PUBLIC HEARING SCHEDULED FOR: May 11, 2026

B. BUDGET RESOLUTIONS (rc)

1) Resolution 2026-92 - Auth. that the 2026 Municipal Budget to be Ready By Title Only at the Time of Public Hearing
2) Public Hearing - 2026 Municipal Budget
3) Resolution 2026-93 - Auth Amendments to 2026 Budget
4) Resolution 2026-94 - Adoption of 2026 Municipal Budget

RESOLUTION 2026-92
BOROUGH OF NEPTUNE CITY
COUNTY OF MONMOUTH, STATE OF NEW JERSEY
AUTHORIZATION THAT THE 2026 MUNICIPAL BUDGET TO BE READ BY TITLE ONLY
AT THE TIME OF PUBLIC HEARING

WHEREAS, N.J.S.A. 40A:4-8, provides that the budget be ready by title only at the time of public hearing if a resolution is passed by not less than a majority of the full governing body, providing that at least one week prior to the date of hearing, a complete copy of the approved budget as advertised has been posted on the Borough Website, https://www.neptunecitynj.com/finance-department/pages/budgets , and copies have been made available by the Clerk to persons requesting them; and

WHEREAS, these conditions have been met.

BE IT THEREFORE RESOLVED, by the Governing Body of the Borough of Neptune City, County of Monmouth, State of New Jersey, that it is hereby declared that the conditions of N.J.S.A. 40A: 4-8, as amended set forth in subsection 1, have been met and therefore the Municipal Budget for the year 2026 shall be read by title only.

RESOLUTION 2026-93
BOROUGH OF NEPTUNE CITY
COUNTY OF MONMOUTH, STATE OF NEW JERSEY
AMENDING 2026 MUNICIPAL BUDGET

Whereas, the local budget for the year 2026 was approved on the 13th day of April, 2026 and

Whereas, the public hearing on said budget has been held as advertised, and

Whereas, it is desired to amend said approved budget.

Now Therefore be it resolved, by the Governing Body of the Borough of Neptune City County of Monmouth that the following amendments to the approved budget of 2026 be made:

Recorded Vote:

Ayes

Nays

CURRENT FUND	From	To
Anticipated Revenues		
3. Miscellaneous Revenues:		
Special Items of General Revenue		
Liquidation of Grant Fund Interfund	$ 200,000.00	$ 175,000.00
Liquidation of Trust Fund Interfund		25,000.00
General Capital Fund - Fund Balance		
6. Amount to Be Raised by Taxes for Support of Municipal Budget:		
a) Local Tax for Municipal Purposes Including Reserve for		
Uncollected Taxes	$ 7,354,926.90	$ 7,341,332.59
7. Total General Revenues	$ 10,302,616.08	$ 10,289,021.77
CURRENT FUND (Continued)	From	To .
Appropriations		
8. (A) Operations - within "CAPS"		
Administration		
Other Expenses	$ 97,400.00	$ 94,499.00
Public Defender		
Salaries and Wages		10,000.00
Other Expenses		10,000.00
Solid Waste Collection		
Contractual	565,000.00	555,000.00
(H-1) Total Appropriations for Municipal Purposes within "CAPS"	8,022,083.00	8,009,182.00
(A) Operations - Excluded from "CAPS"		
Public and Private Programs Offset by Revenues		
Safe and Secure	120,000.00	
Safe and Secure: - State Share		45,150.00
Safe and Secure: - Local Share		74,850.00
Total Operations - Excluded from "CAPS"	766,341.81	766,341.81
(L) Subtotal General Appropriations		
{Items (H-1) and (O)}	9,359,374.81	9,346,473.81
(M) Reserve for Uncollected Taxes	943,241.27	942,547.96
9. Total General Appropriations	$ 10,302,616.08	$ 10,289,021.77

Be it further resolved, that two certified copies of this resolution be filed forthwith in the Office of the Director of Local Government Services for their certification of the 2026 municipal budget so amended.

It is hereby certified that this is a true copy of a resolution amending the budget, adopted by the governing body on the 11TH day of May, 2026

RESOLUTION 2026-94
BOROUGH OF NEPTUNE CITY
COUNTY OF MONMOUTH, STATE OF NEW JERSEY
ADOPTION OF THE 2026 MUNICIPAL BUDGET

WHEREAS, the 2026 Municipal Budget was introduced on April 13, 2026, posted on the Borough website on April 14, 2026 and advertised in the Coaster on April 16, 2026 and a Public Hearing was held on May 11, 2026.

NOW THEREFORE BE IT RESOLVED, that the Mayor and Council of the Borough of Neptune City do hereby approve the adoption of the 2026 Municipal Budget; and

BE IT FURTHER RESOLVED by the Councilmembers of the Borough of Neptune City, County of Monmouth that the budget herein before set forth is hereby adopted and shall constitute an appropriation for the purposes stated of the sums therein set forth as appropriations, and authorization of the amount of: $7,354,926.90 for municipal purposes.

SUMMARY OF REVENUES

1. General Revenues		
Surplus Anticipated	08-100	$ 1,076,000.00
Miscellaneous Revenues Anticipated	13-099	$ 1,346,689.18
Receipts from Delinquent Taxes	15-499	$ 525,000.00
2. AMOUNT TO BE RAISED BY TAXATION FOR MUNICIPAL PURPOSED (Item 6(a), Sheet 11)	07-190	$ 7,354,926.90
3. AMOUNT TO BE RAISED BY TAXATION FOR SCHOOLS IN TYPE I SCHOOL DISTRICTS ONLY:		
Item 6, Sheet 42	07-195	
Item 6(b), Sheet 11 (N.J.S.A. 40A:4-14)	07-191	
TOTAL AMOUNT TO BE RAISED BY TAXATION FOR SCHOOLS IN TYPE I SCHOOL DISTRICTS ONLY -		$ -
4. To Be Added TO THE CERTIFICATE FOR THE AMOUNT TO BE RAISED BY TAXATION FOR SCHOOLS IN TYPE II SCHOOL DISTRICTS ONLY:		
Item 6(b), Sheet 11 (N.J.S.A. 40A:4-14) 07-191		
5. AMOUNT TO BE RAISED BY TAXATION MINIMUM LIBRARY TAX	07-192	$ -
Total Revenues	13-299	$10,302,616.08

SUMMARY OF APPROPRIATIONS

5. **GENERAL APPROPRIATIONS**:	XXXXXX	XXXXXXXXXXXX
Within "CAPS"	XXXXXX	XXXXXXXXXXXX
(a & b) Operations Including Contingent	34-201	$ 6,940,509.00
(e) Deferred Charges and Statutory Expenditures - Municipal	34-209	$ 1,081,574.00
(g) Cash Deficit	46-885	$ -
Excluded from "CAPS"	XXXXXX	XXXXXXXXXXXX
(a) Operations - Total Operations Excluded from "CAPS"	34-305	$ 766,341.81
(c) Capital Improvements	44-999	$ -
(d) Municipal Debt Service	45-999	$ 570,950.00
(e) Deferred Charges - Municipal	46-999	$ -
(f) Judgments	37-480	$ -
(n) Transferred to Board of Education for Use of Local Schools (N.J.S.A. 40:48-17.1 & 17.3)	29-405	$ -
(g) Cash Deficit	46-885	$ -
(k) For Local District School Purposes	29-410	$ -
(m) Reserve for Uncollected Taxes	50-899	$ 943,241.27
6. **SCHOOL APPROPRIATIONS - TYPE I SCHOOL DISTRICT ONLY (N.J.S.A. 40A:4-13)**	07-195	
Total Appropriations	34-499	$10,302,616.08

*It is hereby certified that the within budget is a true copy of the budget finally adopted by resolution of the Governing Body on the **11th** day of **May, 2026**. It is further certified that each item of revenue and appropriation is set forth in the same amount and by the same title as appeared in the 2026 approved budget and all amendments thereto, if any, which have been previously approved by the Director of Local Government Services.*

*Certified by me this **11th** day of **May, 2026**_____, Clerk*

13. NEW BUSINESS

A. Ordinance Introduction (rc)

1) Ordinance 2026-14: An Ordinance of the Borough of Neptune City Amending the Borough Code Chapter 15 "Land Use Board" Article 1, Section 29 and Article 1, Section 32 (*First Reading / Introduction)* **Public Hearing Tues. 05/26/26**

Ordinance 2026-14: An Ordinance of the Borough of Neptune City Amending the Borough Code Chapter 15 "Land Use Board" Article 1, Section 29 and Article 1, Section 32

ORDINANCE 2026-14
BOROUGH OF NEPTUNE CITY, COUNTY OF MONMOUTH, STATE OF NEW JERSEY
AN ORDINANCE OF THE BOROUGH OF NEPTUNE CITY AMENDING THE BOROUGH CODE
CHAPTER 15 "LAND USE BOARD" ARTICLE 1, SECTION 29 AND ARTICLE 1, SECTION 32

WHEREAS, pursuant to P.L. 2025, c. 72, the complete text of each legal notice of the Borough of Neptune City, County of Monmouth, State of New Jersey may be obtained or viewed by the public on Neptune City's official Internet website, and on the official Secretary of State's website established by the State of New Jersey both of which will be made available to the public; and

WHEREAS, it has been found that the procedure for publishing notices for Land Use Board decisions for the Borough of Neptune City needs to be amended to reflect the changes made under P.L. 2025, c. 72; and

NOW THEREFORE BE IT ORDAINED, by the Governing Body of the Borough of Neptune City, County of Monmouth, and State of New Jersey, that certain sections of the Borough Code be amended as follows:

All additions are shown in **bold with underlines**. All deletions are shown ~~with strikeouts~~. All other sections of Chapter 15 that will remain unchanged are set forth below in normal typeface.

Chapter 15 Land Use Board Procedures

Article I Land Use Board

§ 15-29 Notice requirements for hearing.

Whenever a hearing is required on an application for development, pursuant to N.J.S.A. 40:55D-1 et seq. or pursuant to the determination of the municipal agency in question, the applicant shall give notice thereof as follows:

A. Public notice shall be given by publication in the official newspaper of the municipality at least 10 days prior to the date of the hearing.

B. Public notice shall be forwarded to the Land Use Board Secretary at least 12 business days prior to the date of the public hearing to allow for posting on the official public notice website of the Borough of Neptune City.

§ 15-32 Publication of decision.

A. A brief notice of every final decision shall be published in the official newspaper of the municipality. Such publication shall be arranged by the Secretary of the Land Use Board. Said notice shall be sent to the official newspaper for publication within 10 days of the date of any such decision.

B. Public notice shall be forwarded to the Land Use Board Secretary within 10 days of the date of any such decision to allow for posting on the official public notice website of the Borough of Neptune City.

Severability

If any section, subsection, paragraph, sentence, or any part of this chapter is determined to be unconstitutional and invalid, such judgment shall not affect, impair or invalidate the remainder of the chapter, not directly involved in the controversy in which such judgment shall have been rendered.

Repealer

This chapter repeals any inconsistent ordinance or part or parts thereof.

When effective.

This chapter shall take effect immediately upon its final passage and publication as required by law.

Introduction Date: May 11, 2026
Public Hearing: May 26, 2026

B. Consent Resolutions (rc)

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 2026-95 -** Auth. Payment of the Bills
2) **Resolution 2026-96** - Auth. Borough Engineer Services for Adams Field, Phase 3
3) **Resolution 2026-97** - Auth. Payment No. 1 for Contract with Fiore Paving for 2024 Roadway Improvements
4) **Resolution 2026-98** - Auth Acceptance of Donation of Banner for Memorial Day Parade
5) **Resolution 2026-99 -** Auth Class II Appointment to Land Use Board, effective May 1, 2026 (Long)

RESOLUTION 2026-95
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 **$94,832.90**

Vendor Name	Description	Amount
DEMCO	LIBRARY SUPPLIES: MARCH 2026	$ 324.29
UNITED RENTALS, INC.	lift	$ 680.04
HOME DEPOT CREDIT SERVICES	supplies	$ 32.10
HOME DEPOT CREDIT SERVICES	supplies	$ 24.98
HOME DEPOT CREDIT SERVICES	supplies	$ 175.90
FIORE PAVING, CO	2024 Roadway Program	$ 36,239.64
SEA BREEZE FORD, INC.	APRIL VEHICLE REPAIR	$ 287.63
SEA BREEZE FORD, INC.	APRIL VEHICLE REPAIR	$ 211.56
BRADLEY CAR CARE	APRIL TIRE AND MISC SERVICES	$ 100.00
BRADLEY CAR CARE	APRIL TIRE AND MISC SERVICES	$ 315.50
BRADLEY CAR CARE	APRIL TIRE AND MISC SERVICES	$ 25.00
HOME DEPOT CREDIT SERVICES	LUMBER FOR FD SIGN-DPW	$ 119.92
HOME DEPOT CREDIT SERVICES	LUMBER FOR FD SIGN-DPW	$ 5.38
CUMMINS IRRIGATION	irrigation repairs	$ 273.00
CRAFTMASTER PRINTING, INC.	BANNER-THANK AN OFFICER DAY	$ 94.00
AVAKIAN,LEON S INC.	Improv.to Union & Riv 35561	$ 180.00
THE NEW COASTER, LLC.	LEGAL AD: 4-16-2026 #12321	$ 50.53
ORBA SERVICES NJ, INC.	SUSPENSION AND a/C REPAIR 3504	$ 2,142.15
MONMOUTH COUNTY SPCA	SERVICE: MARCH 2026	$ 1,328.25
GENUINE PARTS COMPANY	55 GALLON DRUN 5W-20 MOTOR OIL	$ 864.50
RECDESK, LLC	SERVICE: 1ST/2ND QUARTER 2026	$ 1,450.00
RECDESK, LLC	SERVICE: 1ST/2ND QUARTER 2026	$ 1,450.00
MGL PRINTING SOLUTIONS	TRUST ACCOUNT CHECKS: 2026	$ 213.00
REALTY DATA SYSTEMS, LLC	ANNUAL INSPECTIONS	$ 6,800.00
REALTY DATA SYSTEMS, LLC	ANNUAL INSPECTIONS	$ 16,685.00
DYNAMIC TESTING SERVICE	RANDOM TESTING: 2026	$ 190.00
NJ STATE ASSOC CHIEF OF POLICE	ACCREDITATION PROGRAM FEE 2026	$ 1,334.00
SF MOBILE-VISION INC	INSTALLATION OF ANTENNA	$ 1,400.00
ALLIED FIRE & SAFETY EQUIP CO.	C.C. hood system	$ 218.00
CINTAS	paper products / garbage bags	$ 639.12

MONMOUTH TELECOM	SERVICE: APRIL 2026	$ 1,055.34
MONMOUTH TELECOM	SERVICE: APRIL 2026	$ 143.91
PLOSIA COHEN, LLC	PROF SERV: FEB-APRIL 2026	$ 397.50
MJB AND ASSOC. CONSULTING, LLC	PROF SERVICE: APRIL 2026	$ 8,763.75
MJB AND ASSOC. CONSULTING, LLC	PROF SERVICE: APRIL 2026	$ 1,923.75
DELISA DEMOLITION & DISPOSAL	SERVICE: APRIL 2026	$ 449.58
DELISA DEMOLITION & DISPOSAL	SERVICE: APRIL 2026	$ 342.20
DELISA DEMOLITION & DISPOSAL	SERVICE: APRIL 2026	$ 7,874.48
LANGUAGE LINE SERVICES, INC	SERVICE: APRIL 2026	$ 28.90
	05/11/2026 Bill List Total	**$ 94,832.90**

RESOLUTION 2026-96
BOROUGH OF NEPTUNE CITY
COUNTY OF MONMOUTH, STATE OF NEW JERSEY
AUTHORIZING BOROUGH ENGINEER SERVICES FOR ADAMS FIELD, PHASE 3

WHEREAS, the Borough of Neptune City was awarded a Monmouth County Community Development Block Grant in the amount of $361,817 for Adams Field, Phase 3; and

WHEREAS, the Borough Engineer submitted a proposal for engineering services associated with assisting the Borough with the Adams Field, Phase 3 in the amount not to exceed $121,250; and

WHEREAS, the Governing Body of the Borough of Neptune City believes it is in the best interests of its residents to engage the Borough Engineer for assurance the project is done completely and to standard.

NOW, THEREFORE, BE IT RESOLVED by the Governing Body of the Borough of Neptune City, County of Monmouth, State of New Jersey, that it hereby authorizes Leon S. Avakian, Associates to perform engineering services associated Monmouth County Community Development Block Grant for Adams Field, Phase 3 in the amount not to exceed $121,250

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: Engineering services for Pedestrian and ADA Improvements, Phase 5
Vendor: Leon S. Avakian, Associates
Amount Not to Exceed: $121,250
Budget Line Item: Ordinance 2026-12
This certification is made in compliance with the Local Budget Law of the State of New Jersey, and no payment shall be made unless funds are available at the time of payment.

RESOLUTION 2026-97
BOROUGH OF NEPTUNE CITY
COUNTY OF MONMOUTH, STATE OF NEW JERSEY
AUTHORIZATION FOR PAYMENT NO. 1 FOR CONTRACT WITH FIORE PAVING FOR 2024 ROADWAY IMPROVEMENTS

WHEREAS, the Borough of Neptune City received a grant from NJDOT Transportation Trust Fund in the amount of $ 244,851.00 for roadway improvements to Locust Avenue from Summerlan Place to Fifth Avenue, Riverdale Avenue, Third Avenue and Summerlan Place; and

WHEREAS, a contract was awarded to Fiore Paving, Oceanport, New Jersey in the amount not to exceed $216,648.87 for the 2024 Roadway Improvement Program on August 25, 2025; and

WHEREAS, the contractor has completed a portion of the project and has requested payment no. 1 in the amount of $36,239.64; and

WHEREAS, the Borough Engineer has reviewed the request and has certified on May 1, 2026 that the work has been completed and request for funds for project NC 24-08 is correct.

NOW THEREFORE BE IT RESOLVED, that the Mayor and Council of the Borough of Neptune City hereby authorizes payment no. 1 to Fiore Paving, Oceanport, New Jersey, in the amount of $36,239.64.

RESOLUTION 2026-98
BOROUGH OF NEPTUNE CITY
COUNTY OF MONMOUTH, STATE OF NEW JERSEY
AUTHORIZE ACCEPTANCE OF DONATION OF BANNER FOR MEMORIAL DAY PARADE

WHEREAS, the Borough of Neptune City is authorized to accept and maintain donations of real and personal property pursuant to New Jersey Statute 40:12-29; and

WHEREAS, the Governing Body of the Borough of Neptune City finds it is appropriate to accept a donation from UNION NAME, of the following:

1. one (1) Memorial Day Banner, to be used in the annual Memorial Day Parade with a value of $250.00

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 donation described above is accepted and shall be used as allowed by law;
2. The Mayor and Clerk of the Borough of Neptune City are hereby authorized to execute any documents necessary for this gift.

RESOLUTION 2026-99
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 of Neptune City Land Use Board, which the Mayor has made the recommendation to fill.

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

Position	*Name*	*Term*
Land Use Board		
Class II Member Unexpired Term	Britt Long	May 11 – December 31, 2026

15. CLOSED SESSION

A. Resolution 2026-100 - Auth. Closed Session

1) Attorney-Client Privilege – Lease Agreement

RESOLUTION 2026-100
BOROUGH OF NEPTUNE CITY
COUNTY OF MONMOUTH, STATE OF NEW JERSEY
AUTHORIZING EXECUTIVE SESSION UNDER THE OPEN PUBLIC MEETINGS ACT
FOR THE GOVERNING BODY OF THE BOROUGH OF NEPTUNE CITY

WHEREAS, pursuant to the Open Public Meetings Act, N.J.S.A. 10:4-6 et seq., a municipality may exclude the public from a meeting of the Municipal Council where the Council intends to discuss certain matters for which privacy is needed in order to protect the public interest or certain enumerated private interests; and

WHEREAS, it is necessary for the Mayor and Council of the Borough of Neptune City to discuss in session not open to the public certain matters that are required by law to be confidential, more specifically:

1) Litigation/Attorney-Client Privilege – Lease Agreement

WHEREAS, it is anticipated that the minutes from the deliberations conducted in closed session may be disclosed to the public upon the determination that the public interest will no longer be served by such confidentiality.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Neptune City do hereby authorize the above referenced executive session to be held closed to the public on May 11, 2026.