Borough of Neptune City

Regular Meeting of the Mayor and Council

Tuesday, May 26, 2026 at 6:00 pm

**** updated 5/26/2026***

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

A. Resolution 2026-101 - Auth. Closed Session
1) Personnel – General Insurance Policy Matters
2) Attorney-Client Privilege – Lease Agreement

6. RECEIPT OF MINUTES *(vv)*

A. Regular Meeting – 05/11/2026

7. RECEIPT OF COMMUNICATIONS *(vv)*

A. Letter of Resignation – A. Miles (NCPD)
B. Letter of Resignation – K. Karalovich (Governing Body)
C. Letter of Resignation – L. Santana (Veteran's Committee)
D. ANJEC- Letter of Congratulations

8. PRESENTATIONS

A. Neptune City Governing Body – Recognizing "*What Memorial Day Means to Me*" Essay Contest Winners
Empress Johnson Hamilton, 7th grade
Ava Rafanan, 6th grade
B. 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 2026-14**: 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 (*Public Hearing / Adoption)*

13. NEW BUSINESS

A. Ordinance Introduction (rc)

1) **Ordinance 2026-15**: Ordinance Amending Ordinance No. 2026-08 to Include a "Rehabilitation Program" as set forth within the Borough's Fourth Round Housing Element and Fair Share Plan (*First Reading / Introduction)* **Public Hearing Tues. 06/29/26**

2) **Ordinance 2026-16**: Ordinance Amending Ordinance No. 2026-07 to Include a Maximum Density within the Mixed-Use Overlay Zone (*First Reading / Introduction)* **Public Hearing Tues. 06/29/26 ***

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 2026-102 -** Auth. Payment of the Bills

2) **Resolution 2026-103-** Auth. Dates for the Sale of Municipal Personal Property Through On-line Auction and the Disposal of Personal Property Not Sold at Auction (DPW)

3) **Resolution 2026-104 -** Providing for the Insertion of Special Item of Revenue in the Budget Pursuant to N.J.S.A. 40A:4-87 (Chapter 159, P.L. 1948)

4) **Resolution 2026-105** - Auth. Renewal of Alcoholic Beverage Control Licenses (2026-2027)

5) **Resolution 2026-106 -** Confirming Appointment of Part Time Zoning Officer (Wilms) ***to be held to a future meeting**

6) **Resolution 2026-107 -** Auth. Salaries for 2026

7) **Resolution 2026-108 -** Accepting Resignation of Patrol Officer from the Neptune City Police Department (Miles)

8) **Resolution 2026-109 -** Accepting Resignation of Councilmember from the Neptune City Governing Body (Karalovich)

9) **Resolution 2026-110 -** Auth. Purchase of Police Vehicles Through the State of New Jersey Cooperative Purchasing Program NJ Start State Contract (20-FLEET-01189)

14. PUBLIC PARTICIPATION

15. CLOSED SESSION – None

16. ADJOURN *(vv)*

The next meeting of the Governing Body is scheduled for
June 29, 2026 at 6:00 pm in Council Chambers at Borough Hall
Beginning in June there is only one meeting per month until September

5. CLOSED SESSION

A. Resolution 2026-101 - Auth. Closed Session

1) Personnel – General Insurance Policy Matters

2) Attorney-Client Privilege – Lease Agreement

RESOLUTION 2026-101
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) Personnel – General Insurance Policy Matters

2) 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 26, 2026.

12. UNFINISHED BUSINESS

A. Ordinance Adoption (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 (*Public Hearing / Adoption)*

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

13. NEW BUSINESS

A. Ordinance Introduction (rc)

1) Ordinance 2026-15: Ordinance Amending Ordinance No. 2026-08 to Include a "Rehabilitation Program" as set forth within the Borough's Fourth Round Housing Element and Fair Share Plan (*First Reading / Introduction)* **Public Hearing Tues. 06/29/26**

Ordinance 2026-15: Ordinance Amending Ordinance No. 2026-08 to Include a "Rehabilitation Program" as set forth within the Borough's Fourth Round Housing Element and Fair Share Plan

ORDINANCE 2026-15
BOROUGH OF NEPTUNE CITY
COUNTY OF MONMOUTH, STATE OF NEW JERSEY
AN ORDINANCE AMENDING ORDINANCE NO. 2026-08 TO INCLUDE A "REHABILITATION PROGRAM" AS SET FORTH WITHIN THE BOROUGH'S FOURTH ROUND HOUSING ELEMENT AND FAIR SHARE PLAN

WHEREAS, on March 10, 2026, the Borough of Neptune City (the "Borough) adopted Ordinance No. 2026-08 amending the Borough's Land Use Procedures to Create New Article V, "Affordable Housing Regulations" implementing the Borough's Fourth Round Affordable Housing Element and Fair Share Plan ("HEFSP"); and

WHEREAS, as part of the Borough's HEFSP the Borough will participate in a "Rehabilitation Program" in order to satisfy its Present Need Obligation of affordable housing units; and

WHEREAS; it has been determined that Ordinance No. 2026-08 did not include a provision addressing the Borough's participation in a "Rehabilitation Program" as set forth in the HEFSP; and

WHEREAS; the Mayor and Council of the Borough of Neptune City desire to amend Ordinance No. 2026-08 to include Section §15-50, C., "Rehabilitation Program" prior to its codification.

NOW, THEFORE, BE IT ORDAINED by the Mayor and Council of the Borough of Neptune City, County of Monmouth, State of New Jersey, as follows:

SECTION 1. Section 1 of Ordinance No. 2026-08 is hereby amended as follows (~~stricken text~~ deleted, **bold underlined text** added, language that remains unchanged is not highlighted in any way):

CHAPTER 15: LAND USE PROCEDURES

* * *

ARTICLE V: AFFORDABLE HOUSING REGULATIONS

§15-50 Affordable Housing Programs

A. Pursuant to amended UHAC regulations at N.J.A.C. 5:80-26.1 et seq. and, in addition, pursuant to P.L. 2024, c.2 and specifically to the amended FHA at N.J.S.A. 52:27D-311.m, "All parties shall be entitled to rely upon regulations on municipal credits, adjustments, and compliance mechanisms adopted by the Council on Affordable Housing unless those regulations are contradicted by statute, including but not limited to P.L. 2024, c.2, or binding court decisions." The following are many of the main provisions of the COAH regulations at either N.J.A.C. 5:93 or 5:97 that have been upheld by the NJ Supreme Court. Municipalities should consult the cited full COAH regulations when preparing the HEFSP for required documentation, etc. Additional compliance details may also be included in the specific municipal program manual.

B. Supportive Housing and Group Homes (per N.J.A.C. 5:97-6.10).
   (1) The following provisions apply to group homes, residential health care facilities, and supportive shared living housing:
      (a) Units are subject to Affirmative Marketing requirements, household certification, and administrative agent oversight; and may, with the approval of the municipal housing liaison and the administrative agent, be leased either by the bedroom or to a single household in the case of multi-bedroom configurations, provided such arrangement is consistent with the Federal Fair Housing Act (Title VIII of the Civil Rights Act of 1968).
      (b) Units may, with the approval of the administrative agent, be subject to a master lease by an approved supportive housing operator, provided that all subleases are to be certified supportive housing households and remain fully subject to the affordability controls of this subchapter. Rents

for supportive housing units shall not exceed the rent standards established and published by the New Jersey Department of Human Services.

(c) The unit of credit shall be the bedroom. However, the unit of credit shall be the unit if occupied by a single person or household.

(d) Housing that is age-restricted shall be included with the maximum number of units that may be age-restricted pursuant to the Act.

(e) Occupancy shall not be restricted to youth under 18 years of age.

(f) In affordable developments with 20 or more restricted units that are supportive housing, two-bedroom units must compose at least five percent of those restricted units.

(g) The bedrooms and/or units shall comply with UHAC with the following exceptions:

1. Affirmative marketing; however, group homes, residential health care facilities, permanent supportive housing, and supportive shared living housing shall be affirmatively marketed to broadest possible population of qualified individuals with special needs in accordance with a plan approved by the sponsoring program;
2. Affordability average and bedroom distribution (N.J.A.C. 5:80-26.4).

(h) With the exception of units established with capital funding through a 20-year operating contract with the Department of Human Services, Division of Developmental Disabilities, group homes, residential health care facilities, supportive shared living housing and permanent supportive housing shall have the appropriate controls on affordability in accordance with the Act. In the event that a supportive housing provider is unable to record or execute a long-term deed restriction, the units shall be subject to annual recertification by the Municipal Housing Liaison to confirm continued occupancy and compliance with this Section.

(i) Objective standards shall be applied in the selection of tenants for supportive housing units and shall be designed to ensure that individuals are not excluded in an arbitrary or capricious manner.

(j) The following documentation shall be submitted by the sponsor to the municipality prior to marketing the completed units or facility:

1. An Affirmative Marketing Plan in accordance with §15-53, below; and
2. If applicable, proof that the supportive and/or special needs housing is regulated by the New Jersey Department of Health and Senior Services, the New Jersey Department of Human Services or another State agency in accordance with the requirements of this section, which includes validation of the number of bedrooms or units in which low- or moderate-income occupants reside.

(k) The sponsor/owner shall complete annual monitoring as directed by the MHL.

C. **Rehabilitation Program**

(1) **The rehabilitation program shall be designed to renovate deficient housing units occupied or intended to be occupied by very low-, low- and moderate-income households such that, after rehabilitation, these units will comply with the New Jersey State Housing Code pursuant to N.J.A.C. 5:28-1.1 et seq or the Rehabilitation Subcode, N.J.A.C. 5:23-6 to the extent applicable.**
Both ownership and rental units shall be eligible for rehabilitation funds.

(2) **All rehabilitated rentals units shall remain affordable to very low-, low- and moderate-income households for a period of 10 years (the control period). For owner-occupied units, the control period shall be enforced with a mortgage and note and for renter occupied units the control period will be enforced with a deed restriction.**

(3) **The Borough shall dedicate a minimum of $40,000 for each unit to be rehabilitated through this program reflecting the minimum hard cost of rehabilitation for each unit and in addition shall dedicate associated rehabilitation program soft costs such as case management, inspection fees and work write-ups.**

(4) **The Borough of Neptune City shall designate, subject to the approval of the Department, one or more Administrative Agents to administer the rehabilitation program in accordance with P.L. 2024, Chapter 2. The Administrative Agent(s) shall provide a rehabilitation manuals for the owner occupancy rehabilitation program and a rehabilitation manual for the rental occupancy rehabilitation program to be adopted by resolution of the governing body and subject to approval of the Court. Both rehabilitation manuals shall**

be available for public inspection in the Office of the Municipal Clerk and on the municipal affordable housing web page.

(5) **Households determined to be very low-, low-, or moderate-income may participate in a rehabilitation program. Units in a rehabilitation program shall be exempt from the very low-income requirements, low/mod split, and bedroom distribution requirements of UHAC, but shall be administered in accordance with the following:**

(a) **If a unit is vacant at the time of rehabilitation, or if a rehabilitated unit becomes vacant and is re-rented before the expiration of the affordability controls, the deed restriction shall require the unit to be rented to a low- or moderate-income household at an affordable rent.**

(b) **If a unit is occupied by a tenant at the time rehabilitation is completed, the rent charged after rehabilitation shall not exceed the lesser of the tenant's current rent or the maximum permitted rent pursuant to UHAC.**

(c) **Rents in rehabilitated units may increase annually based on the standards in UHAC.**

(6) **At the time of application, applicant households and/or tenant households shall be subject to income-eligibility in accordance with UHAC.**

SECTION 2. If any article, section, subsection, sentence, clause or phrase of this Ordinance is, for any reason, held to be unconstitutional or invalid, such decision shall not affect the remaining portions of this Ordinance and they shall remain in full force and effect.

SECTION 3. In the event of any inconsistencies between the provisions of this Ordinance and any prior ordinance of the Borough, the provisions hereof shall be determined to govern. All other parts, portions and provisions of The Revised General Ordinances of the Borough of Neptune City are hereby ratified and confirmed, except where inconsistent with the terms hereof.

SECTION 4. This Ordinance shall take effect upon adoption and publication and review in accordance with the laws of the State of New Jersey.

Date Introduced: May 26, 2026
Public Hearing: June 29, 2026

2) Ordinance 2026-16: Ordinance Amending Ordinance No. 2026-07 to Include a Maximum Density within the Mixed-Use Overlay Zone (*First Reading / Introduction)* **Public Hearing Tues. 06/29/26 ***

Ordinance 2026-16: Ordinance Amending Ordinance No. 2026-07 to Include a Maximum Density within the Mixed-Use Overlay Zone

ORDINANCE 2026-16
BOROUGH OF NEPTUNE CITY
COUNTY OF MONMOUTH, STATE OF NEW JERSEY
AN ORDINANCE AMENDING ORDINANCE NO. 2026-07 TO INCLUDE A MAXIMUM DENSITY WITHIN THE MIXED-USE OVERLAY ZONE

WHEREAS, on March 10, 2026, the Borough of Neptune City (the "Borough) adopted Ordinance No. 2026-07 amending the Chapter 139 of the Borough Code entitled "Zoning" to create a New Mixed-Use Overlay Zone; and

WHEREAS, Ordinance No. 2026-07 established parameters that dictate the physical size and dimensions of land parcels located within the Mixed-Use Overlay Zone and parameters that regulate the size and placement of structures on said land; and

WHEREAS, Ordinance No. 2026-07 inadvertently did not include a parameter dictating the maximum amount of dwelling units permitted on a land parcels located withing the Mixed-Use Overlay Zone; and

WHEREAS; the Mayor and Council of the Borough of Neptune City desire to amend Ordinance No. 2026-07 to include a maximum number of units permitted on land parcels within the Mixed-Use Overlay Zone prior to its codification.

NOW, THEFORE, BE IT ORDAINED by the Mayor and Council of the Borough of Neptune City, County of Monmouth, State of New Jersey, as follows:

SECTION 1. Section 1 of Ordinance No. 2026-07 is hereby affirmed as correct.

SECTION 2. Section 2 of Ordinance No. 2026-07 is hereby affirmed as correct.

SECTION 3. Section 3 of Ordinance No. 2026-07 is hereby amended as follows (~~stricken text~~ deleted, **bold underlined text** added, language that remains unchanged is not highlighted in any way):

Chapter 139: "Zoning", Section §139-12, "Schedule of Area, Yard and Building Requirements", is hereby supplemented to include *new* "Mixed Use Overlay Zone" as follows:

SCHEDULE OF AREA, YARD AND BUILDING REQUIREMENTS

MU-O Mixed Use Overlay Zone

A. Principal Permitted Uses
   1. Mixed Use
      Permitted retail/commercial on ground level with residential units above; no residence on ground level; townhouse units are permitted in the rear of the mixed-use building. Any mixed-use development requires a mandatory 20% set aside for affordable housing. A Minimum of one (1) affordable housing unit is required in any residential development utilizing the overlay zoning. All affordable housing units must be compliant with UHAC requirements.
   2. All other permitted uses in the RC Zone.

B. Permitted Accessory Uses
   1. All permitted accessory uses within the RC Zone.
   2. Conditional Uses.
      All permitted conditional uses within the RC Zone.

C. Area and bulk requirements
   Minimum Lot Area: 10,000 square feet.
   Minimum Lot Frontage: 75 feet.
   Minimum Lot Width: 50 feet.
   Minimum Lot Depth: 75 feet.
   Minimum Front Yard Setback: The same as established by the structure adjacent to the subject lot which is set back furthest but in no case more than 40 feet or less than 20 feet.
   Minimum Side Yard Setback: aggregate of 20 ft., no less than 8 ft. per side.
   Minimum Rear Yard: 20 feet.
   Maximum Building Height: 35 ft., 3.5 stories at the street line.

Maximum Lot Coverage: 70%.
Maximum Permitted Density: 20 units/acre.

D. Parking and Other Design Standards
As set forth in the Site Plan Review Ordinance:
1. All uses permitted within the underlying Commercial zoning district in which the overlay zone is located.
2. Affordable housing development as defined in the Affordable Housing Ordinance of the Borough Code as for sale or rental housing which may include the following uses:
   i. Mixed Use Buildings that include commercial, restaurant, retail or office space on the ground floor and residential development on subsequent floors.
3. Permitted Accessory Uses.
   Uses that are customary and incidental to multi-family housing, including, but not limited to:
   i. Parking;
   ii. Garages;
   iii. Signs;
   iv. Fences;
   v. Trash enclosure;
   vi. Temporary construction trailers;
   vii. Utility pump station, transformers, switches, and meter facilities to support the development;
   viii. HVAC units; and
   ix. Generators.
4. Bulk Regulations. for purposes of this subsection, 3rd Avenue shall be considered the front yard and any intersection street shall be considered the side yard.
5. Projections from buildings, such as, but not limited to balconies, patios, chimneys and windows, may extend into the building set-back provided they shall be set-back a minimum of five (5) feet from all property lines.
6. All property lines abutting a residential use shall provide a ten (10) foot landscaped buffer. Said buffer shall not be in addition to the required setback.

E. Affordable Housing Requirements:
1. Twenty percent (20%) of the residential units shall be restricted to low- and moderate-income households. Fractions of .49 or less may be rounded down; fractions of .50 or more shall be rounded up.
2. All affordable housing units shall comply with the Borough's affordable housing regulations in its Affordable Housing Ordinance, as well as the NJ Fair Housing Act (N.J.S.A. 52:27D-301 et seq.), and the Uniform Housing Affordability Controls Rules (N.J.A.C. 5:80-26.1 et seq.). This shall include but is not limited to:
   i. The requirement that at least thirteen percent (13%) of the affordable units within each bedroom distribution shall be required to be for very low-income households earning thirty percent (30%) or less of median income;
   ii. Appropriate bedroom distribution of 1-2-, and 3-bedroom units;
   iii. Recording of appropriate affordability controls of not less than forty (40) years for rental units and not less than thirty (30) years for sale units;
   iv. Minimum unit sizes by square footage for affordable housing units; and
   v. The affordable units shall be affirmatively marketed in accordance with UHAC and applicable law. The affirmative marketing shall include the community and regional organizations identified by the Borough, and it shall also include posting of all affordable units on the New Jersey Housing Resource Center website in accordance with applicable law.
3. The affordable units shall be integrated with the market-rate units, and the affordable units shall not be concentrated in separate building(s) or in separate area(s) or floor(s) from the market-rate units. In buildings with multiple dwelling units of similar tenure, this shall mean

that the affordable units shall be generally distributed within each building with market units. The residents of the affordable units shall have full and equal access to all of the amenities, common areas, and recreation areas and facilities as the residents of the market rate units. The affordable units shall be the same type of housing unit as the market rate units, meaning that a market rate building available to families shall not be developed to provide age-restricted housing units.

4. Construction of the affordable units in the inclusionary development shall be phases in compliance with N.J.A.C. 5:93-5.6(d).

SECTION 4. Section 4 of Ordinance No. 2026-07 is hereby amended as follows (~~stricken text~~ deleted, **bold underlined text** added, language that remains unchanged is not highlighted in any way):

Chapter 139: "Zoning" is hereby supplemented with *new* Section §139-43 "Mixed Use Overlay Zone" as follows:

§139-43 MU-O Mixed Use Overlay Zone

A. Purpose of the Mixed-Use Overlay Zone
The purpose of the Mixed-Use Zone ("MU-O Zone") is to allow for a combination of mixed uses within the Residential Commercial Zone including commercial, retail, and residential uses.

B. Principle Permitted Uses
1. Mixed Use.
Permitted retail/commercial on ground level with residential units above; no residence on ground level; townhouse units are permitted in the rear of the mixed-use building. Any mixed-use development requires a mandatory 20% set aside for affordable housing. A Minimum of one (1) affordable housing unit is required in any residential development utilizing the overlay zoning. All affordable housing units must be compliant with UHAC requirements.
2. All other permitted uses in the RC Zone.

C. Permitted Accessory Uses
1. All permitted accessory uses within the RC Zone.
2. Conditional Uses.
All permitted conditional uses within the RC Zone.

D. Area and bulk requirements
Minimum Lot Area: 10,000 square feet.
Minimum Lot Frontage: 75 feet.
Minimum Lot Width: 50 feet.
Minimum Lot Depth: 75 feet.
Minimum Front Yard Setback: The same as established by the structure adjacent to the subject lot which is set back furthest but in no case more than 40 feet or less than 20 feet.
Minimum Side Yard Setback: aggregate of 20 ft., no less than 8 ft. per side.
Minimum Rear Yard: 20 feet.
Maximum Building Height: 35 ft., 3.5 stories at the street line.
Maximum Lot Coverage: 70%.
Maximum Permitted Density: 20 units/acre.

E. Parking and Other Design Standards
As set forth in the Site Plan Review Ordinance:
1. All uses permitted within the underlying Commercial zoning district in which the overlay zone is located.
2. Affordable housing development as defined in the Affordable Housing Ordinance of the Borough Code as for sale or rental housing which may include the following uses:
i. Mixed Use Buildings that include commercial, restaurant, retail or office space on the ground floor and residential development on subsequent floors.
3. Permitted Accessory Uses.
Uses that are customary and incidental to multi-family housing, including, but not limited to:
i. Parking;
ii. Garages;

iii. Signs;
iv. Fences;
v. Trash enclosure;
vi. Temporary construction trailers;
vii. Utility pump station, transformers, switches, and meter facilities to support the development;
viii. HVAC units; and
ix. Generators.

4. Bulk Regulations. for purposes of this subsection, 3rd Avenue shall be considered the front yard and any intersection street shall be considered the side yard.
5. Projections from buildings, such as, but not limited to balconies, patios, chimneys and windows, may extend into the building set-back provided they shall be set-back a minimum of five (5) feet from all property lines.
6. All property lines abutting a residential use shall provide a ten (10) foot landscaped buffer. Said buffer shall not be in addition to the required setback.

F. Affordable Housing Requirements:
1. Twenty percent (20%) of the residential units shall be restricted to low- and moderate-income households. Fractions of .49 or less may be rounded down; fractions of .50 or more shall be rounded up.
2. All affordable housing units shall comply with the Borough's affordable housing regulations in its Affordable Housing Ordinance, as well as the NJ Fair Housing Act (N.J.S.A. 52:27D-301 et seq.), and the Uniform Housing Affordability Controls Rules (N.J.A.C. 5:80-26.1 et seq.). This shall include but is not limited to:
i. The requirement that at least thirteen percent (13%) of the affordable units within each bedroom distribution shall be required to be for very low-income households earning thirty percent (30%) or less of median income;
ii. Appropriate bedroom distribution of 1-2-, and 3-bedroom units;
iii. Recording of appropriate affordability controls of not less than forty (40) years for rental units and not less than thirty (30) years for sale units;
iv. Minimum unit sizes by square footage for affordable housing units; and
v. The affordable units shall be affirmatively marketed in accordance with UHAC and applicable law. The affirmative marketing shall include the community and regional organizations identified by the Borough, and it shall also include posting of all affordable units on the New Jersey Housing Resource Center website in accordance with applicable law.
3. The affordable units shall be integrated with the market-rate units, and the affordable units shall not be concentrated in separate building(s) or in separate area(s) or floor(s) from the market-rate units. In buildings with multiple dwelling units of similar tenure, this shall mean that the affordable units shall be generally distributed within each building with market units. The residents of the affordable units shall have full and equal access to all of the amenities, common areas, and recreation areas and facilities as the residents of the market rate units. The affordable units shall be the same type of housing unit as the market rate units, meaning that a market rate building available to families shall not be developed to provide age-restricted housing units.
4. Construction of the affordable units in the inclusionary development shall be phases in compliance with N.J.A.C. 5:93-5.6(d).

SECTION 5. If any article, section, subsection, sentence, clause or phrase of this Ordinance is, for any reason, held to be unconstitutional or invalid, such decision shall not affect the remaining portions of this Ordinance and they shall remain in full force and effect.

SECTION 6. In the event of any inconsistencies between the provisions of this Ordinance and any prior ordinance of the Borough, the provisions hereof shall be determined to govern. All other parts, portions and provisions of

The Revised General Ordinances of the Borough of Neptune City are hereby ratified and confirmed, except where inconsistent with the terms hereof.

SECTION 7. This Ordinance shall take effect upon adoption and publication and review in accordance with the laws of the State of New Jersey.

Introduction Date: May 26, 2026
Public Hearing: June 29, 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 2026-102 -** Auth. Payment of the Bills
2) **Resolution 2026-103-** Auth. Dates for the Sale of Municipal Personal Property Through On-line Auction and the Disposal of Personal Property Not Sold at Auction (DPW)
3) **Resolution 2026-104 -** Providing for the Insertion of Special Item of Revenue in the Budget Pursuant to N.J.S.A. 40A:4-87 (Chapter 159, P.L. 1948)
4) **Resolution 2026-105** - Auth. Renewal of Alcoholic Beverage Control Licenses (2026-2027)
5) **Resolution 2026-106 -** Confirming Appointment of Part Time Zoning Officer (Wilms) ***to be held to a future meeting**
6) **Resolution 2026-107 -** Auth. Salaries for 2026
7) **Resolution 2026-108 -** Accepting Resignation of Patrol Officer from the Neptune City Police Department (Miles)
8) **Resolution 2026-109 -** Accepting Resignation of Councilmember from the Neptune City Governing Body (Karalovich)
9) **Resolution 2026-110 -** Auth. Purchase of Police Vehicles Through the State of New Jersey Cooperative Purchasing Program NJ Start State Contract (20-FLEET-01189)

RESOLUTION 2026-102
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 **$255,674.30**

Vendor Name	Description	Amount
SHI INTERNATIONAL CORP	WI FI CONTROLLER	$ 249.11
PEPPLER, MEREDITH	MEM RENTAL DEP REFUND: PEPPLER	$ 100.00
GENUINE PARTS COMPANY	APRIL VEHICLE REPAIR	$ 2,264.24
AMAZON CAPITAL SERVICES	water fountain parts for C.C.	$ 55.81
AMAZON CAPITAL SERVICES	SPECIAL APP. EXHAUST CLAMP	$ 110.72
AMAZON CAPITAL SERVICES	DIESEL PARTICULATE FILTER #663	$ 1,375.56
AMAZON CAPITAL SERVICES	DPW Supplies	$ 95.83
JOHN KELLY MECHANICAL, LLC	HVAC UNIT	$ 12,500.00
AMAZON CAPITAL SERVICES		$ 9.93
AMAZON CAPITAL SERVICES	GRILL: MEMORIAL PARK 2026	$ 498.70
AMAZON CAPITAL SERVICES	GRILL: MEM PARK 26-POLISH ADMI	$ 21.82
AMAZON CAPITAL SERVICES	bathroom parts for park	$ 106.98
MURRAY'S UNIFORMS, 312 LLC	uniforms	$ 906.50
AMAZON CAPITAL SERVICES	NCPD - EXTERNAL DRIVES 2TB	$ 1,015.00
AMAZON CAPITAL SERVICES	Memorial Day Parade - Flags	$ 87.99
AMAZON CAPITAL SERVICES	Community Center Supplies	$ 374.64
NJ STATE ASSOC CHIEF OF POLICE	ACCREDITATION AUTO DECALS 2026	$ 63.00
VECTOR SOLUTIONS	GUARDIAN TRACKING RENEWAL	$ 1,557.43
AMAZON CAPITAL SERVICES	CLERK - REYNOLDS PROCLAMATION	$ 33.24
EDWARDS, MATTHEW	LUKE'S MEDICATION AND FOOD	$ 237.97
SEABOARD WELDING SUPPLY	SERVICE: APRIL 2026	$ 19.90
COWLEY'S TERMITE & PEST	SERVICE: 4-23-26 CC-BORO HALL	$ 73.60
COWLEY'S TERMITE & PEST	SERVICE: 4-23-26 CC-BORO HALL	$ 66.00
KLEEN-RITE	CLEANING SERV: APRIL 2026	$ 2,178.00

ALLIED OIL	DELIVERY: 4-28-26 #88388	$ 10,271.62
ALLIED OIL	DELIVERY: 4-28-26 #88388	$ 1,400.67
ASSOCIATION OF NJ RECYCLERS	2 year membership ANJR	$ 180.00
ORBA SERVICES NJ, INC.	REPAIR 3511, FUEL PUMP	$ 1,454.45
ROAD REMEDY LLC	road repair	$ 1,508.00
TRUGREEN COMMERCIAL	SERVICE: APRIL 2026	$ 145.00
NEAVES, WILLIAM	MEDICAL REIMB: JUNE-AUG 2026	$ 608.70
KEPWEL SPRING WATER CO.	SERVICE: APRIL 2026	$ 164.10
KEPWEL SPRING WATER CO.	SERVICE: APRIL 2026	$ 20.00
KEPWEL SPRING WATER CO.	SERVICE: APRIL 2026	$ 20.00
KEPWEL SPRING WATER CO.	SERVICE: APRIL 2026	$ 20.00
NJ AMERICAN WATER COMPANY	SERVICE: APRIL 2026	$ 228.11
NJ AMERICAN WATER COMPANY	SERVICE: APRIL 2026	$ 912.42
CANO, HOOVER	CELL PHONE ALLOWANCE: 2026	$ 100.00
HARKER, DAN	CELL PHONE ALLOWANCE: 2026	$ 100.00
MCGREEVY, RACHEL	CELL PHONE ALLOWANCE: 2026	$ 100.00
MAVERICK WORK WEAR, INC.	uniform allowance	$ 837.20
JERSEY SHORE FLORIST	MEMORIAL DAY WREATH 2026	$ 275.00
BRADLEY CAR CARE	MARCH SERVICE: 2026	$ 110.00
BRADLEY CAR CARE	MARCH SERVICE: 2026	$ 25.00
VOLLBRECHT, MICHAEL	CELL PHONE ALLOWANCE: 2026	$ 100.00
LAUENSTEIN, ERIC	CELL PHONE ALLOWANCE: 2026	$ 45.00
MONMOUTH MUNICIPAL JIF	INSURANCE PREMIUM 2026 2ND	$ 64,794.43
MONMOUTH MUNICIPAL JIF	INSURANCE PREMIUM 2026 2ND	$ 57,059.53
MONMOUTH MUNICIPAL JIF	INSURANCE PREMIUM 2026 2ND	$ 30,491.52
MONMOUTH MUNICIPAL JIF	INSURANCE PREMIUM 2026 2ND	$ 26,851.52
DE LAGE LANDEN FINANCIAL SERV.	COPIER LEASE: APR-MAY 2026	$ 685.64
DE LAGE LANDEN FINANCIAL SERV.	COPIER LEASE: APR-MAY 2026	$ 719.92
WEINER LAW GROUP, LLP	NCPB ENFRA MMC Inv #339968	$ 962.00
AVAKIAN,LEON S INC.	NCPB Genesis Redev Inv 33948	$ 1,295.00
AVAKIAN,LEON S INC.	NCPB Genesis Redev Inv 35204	$ 1,642.50
AVAKIAN,LEON S INC.	NCPB Genesis Redev Inv 35205	$ 2,145.00
AVAKIAN,LEON S INC.	GENERAL ENGINEERING #36062	$ 6,410.00
DELISA DEMOLITION & DISPOSAL	SERVICE: APRIL 2026	$ 4,426.74
DELISA DEMOLITION & DISPOSAL	SERVICE: APRIL 2026	$ 7,245.81
CHONG, CORLIES	REIMBUR: MEM DAY SUPPLIES 2026	$ 280.00
LECKSTEIN & LECKSTEIN	NCPB - March Legal Fees	$ 900.00
AVAKIAN,LEON S INC.	NCPB 25-08 DelGuercio #36055	$ 367.50
AVAKIAN,LEON S INC.	NCPB 26-01 39 Fourth #36054	$ 390.00
AVAKIAN,LEON S INC.	NCPB 24-06 5 Kids #36058	$ 195.00
SCHINDLER ELEVATOR CORP.	PREVENTATIVE MAINT: JUNE 2026	$ 334.95
ELLICOTT NETWORK CONSULTANTS	ANNUAL GOOGLE WORKSPACE 2026	$ 5,850.00
	05/26/2026 Bill List Total:	**$ 255,674.30**

RESOLUTION 2026-103
BOROUGH OF NEPTUNE CITY
COUNTY OF MONMOUTH, STATE OF NEW JERSEY
AUTHORIZING DATES FOR THE SALE OF MUNICIPAL PERSONAL PROPERTY THROUGH ON-LINE AUCTION AND THE DISPOSAL OF PERSONAL PROPERTY NOT SOLD AT AUCTION

WHEREAS, the Borough of Neptune City has determined that certain personal property as described on the below listed "Schedule A" is no longer needed for public purposes; and

WHEREAS, N.J.S.A. 40A:11-36 requires that all such personal property be sold at public sale to the highest bidder; and

WHEREAS, the Borough of Neptune City Department of Public Works have selected Municibid to conduct an on-line auction.

NOW THEREFORE, BE IT RESOLVED, by the Governing Body of the Borough of Neptune City as follows:

1. The below listed "Schedule A" of Borough Property is hereby declared surplus, and is no longer needed for public purposes; and
2. The On-Line Auction will commence on Monday, June 15, 2026 at 8:00 am EDT and will begin to close on Monday, June 29, 2026 at 5:00 pm EDT on the website www.municibid.com
3. Preview will consist of on-line photos only on the website www.municibid.com; and
4. The Borough Clerk is hereby authorized to advertise a public sale of said property according to N.J.S.A. 40A:11-36(3)

BE IT RESOLVED, by the Governing Body of the Borough of Neptune City, Monmouth County, State of New Jersey that the equipment no longer needed for public use by the Borough on "Schedule A" being advertised on the Borough website, and in the Thursday, June 4, 2026 edition of The Coaster and shall be listed for online auction according to the manner as prescribed by law; and

BE IT FURTHER RESOLVED, that the obsolete equipment on "Schedule A" not sold at the municibid auction being held June 15-June 29, 2026 as being advertised on the website and in The Coaster and is no longer needed for public use by the Borough shall be disposed of according to the manner as prescribed by law.

Schedule A

Year	Make	Model	Vin	Miles
2015	Chevrolet	Tahoe	1GNSK3EC1FR680803	64,768
	5.3 L Engine. Engine and possible transfer case issues. Vehicle does run, shifts well. Needs Jump Start			
6/87	Freightliner	Military Unimog	1FG999994HM450284	1,901
	Mercedes Engine. 24 Volt Electrical System. Leaking Hydraulic Cylinder			
2006	Chevrolet	Impala	2G1WB58N379161405	92,536
	3.8 V-6 Engine. Driver's Door Needs Adjustment. Vehicle Runs. Needs Jump Start			

PUBLIC NOTICE: Borough of Neptune City, Monmouth County, New Jersey

PLEASE TAKE NOTICE A PUBLIC AUCTION of municipal personal property no longer needed for public use listed herewith as "Schedule A" is being sold in accordance with applicable law via www.municibid.com commencing at 8:00 am prevailing time, Monday, June 15, 2026; and close beginning at 5:00 pm on Monday, June 29, 2026. TERMS AND CONDITIONS OF SALE **1.** The items listed below will be sold on an "as is", "where is" basis with no warranty, guarantee, or allowance of return or refund for any reason. **2.** Payment direction will be provided on www.municibid.com **3.** All items that remain 10 (ten) days after the closing of the auction shall be forfeited. **4.** The Borough reserves the right to reject any bid or all bids if deemed to be in the best interest of the Borough. "**SCHEDULE A**": **2015 Chevrolet Tahoe**, Vin 1GNSK3EC1FR680803, Miles 64,768, Notes 5.3 L Engine. Engine and possible transfer case issues. Vehicle does run, shifts well. Needs Jump Start; **6/87 Freightliner Military Unimog**, Vin 1FG999994HM450284, Miles 1,901, Notes Mercedes Engine. 24 Volt Electrical System. Leaking Hydraulic Cylinder; **2006 Chevrolet Impala**, Vin 2G1WB58N379161405, Miles 92,536, Notes 3.8 V-6 Engine. Driver's Door Needs Adjustment. Vehicle Runs. Needs Jump Start.

RESOLUTION 2026-104
BOROUGH OF NEPTUNE CITY
COUNTY OF MONMOUTH, STATE OF NEW JERSEY
RESOLUTION PROVIDING FOR THE INSERTION OF A SPECIAL ITEM OF REVENUE IN THE BUDGET OF THE BOROUGH OF NEPTUNE CITY PURSUANT TO N.J.S.A. 40A:4-87 (CHAPTER 159, P.L. 1948)

WHEREAS, N.J.S.A. 40A:4-87 provides that the Director of the Division of Local Government Services may approve the insertion of any such item of revenue in the budget of the county or municipality when such item shall have been made available by law and the amount was not determined at the time of the adoption of the budget; and

WHEREAS, the Director may also approve the insertion of any item of appropriation for an equal amount.

NOW, THEREFORE, BE IT RESOLVED that the Borough Council of the Borough of Neptune City, in the County of Monmouth, New Jersey, hereby requests the Director of the Division of Local Government Services to approve the insertion of an item of revenue in the budget of the year 2026 which item is now available as a revenue from monies held pursuant to the provisions of statute:

CLEAN COMMUNITIES PROGRAM (FY2026) $12,501.01; and

BE IT FURTHER RESOLVED that a like sum of $12,501.01 and the same is hereby appropriated under the following captions:

CLEAN COMMUNITIES PROGRAM (FY2026) $12,501.01; and

BE IT FURTHER RESOLVED that the Borough Clerk shall submit one copy of the Certification for State and Federal Grants to the Director of the Division of Local Government Services for approval.

RESOLUTION 2026-105
BOROUGH OF NEPTUNE CITY
COUNTY OF MONMOUTH, STATE OF NEW JERSEY
AUTHORIZING RENEWAL OF ALCOHOLIC BEVERAGE CONTROL LICENSES

WHEREAS, on June 30, 2026, all New Jersey Alcoholic Beverage Control licenses (Plenary Retail Consumption, Plenary Retail Distribution, and Club) issued in the Borough of Neptune City will expire as per N.J.S.A.33-1 et al, and may be renewed upon application to the Borough Clerk and approval by the Neptune City Governing Body; and

WHEREAS, the following named applicants have properly filed their applications for renewal with the Borough Clerk in a timely manner, have fulfilled all the legal requirements, and paid all the required fees; and

WHEREAS, the Neptune City Police Department has found no reason to deny the issuance of these licenses; and

WHEREAS, no objections have been filed with the Borough Clerk by anyone, including the New Jersey Division of Alcoholic Beverage Control Commission, regarding the renewal of these licenses.

NOW, THEREFORE BE IT RESOLVED, that the Mayor and Council of the Borough of Neptune City do hereby grant the applicants listed below a renewal of their ABC Licenses in the Borough of Neptune City for the period of July 1, 2026 through June 30, 2027, as follows:

DISTRIBUTION	**Neptune City Liquors**	*t/a:* **Max's Beer Wine & Liquors**	**1335-44-003-008**
	Maavida, LLC	*t/a:* **Pops Liquor**	**1335-44-002-004**
CONSUMPTION	**Kelly's Tavern Inc**	*t/a:* **Kelly's Tavern**	**1335-33-006-005**
CONSUMPTION (pocket)			
	KM Fitz, LLC	**pocket license**	**1335-33-005-014**

RESOLUTION 2026-106
BOROUGH OF NEPTUNE CITY
COUNTY OF MONMOUTH, STATE OF NEW JERSEY
CONFIRMING APPOINTMENT OF PART TIME ZONING OFFICER

To be held to a future meeting.

BOROUGH OF NEPTUNE CITY
COUNTY OF MONMOUTH, STATE OF NEW JERSEY
AUTHORIZING SALARIES FOR 2026

BE IT RESOLVED that the following salaries become effective January 1, 2026

FINANCE & TAX			
Assistant to Finance Officer Accounts Payable Registrar Office Manager Deputy Tax Collector	Sylvia Laughlin	$ 72,956.00	p/y
Tax Collector / Treasurer Official Assessment Searcher	Albert Jardine (Eff April 15, 2026)	$ 30,000.00	p/y
Tax Assessor	William Fitzpatrick	$ 30,264.00	p/y
ADMINISTRATIVE OFFICE			
Administrative Office Clerk Deputy Registrar of Vital Statistics Land Use Board Secretary	Mya Cherbini	$ 56,160.00	p/y
Administrative Office Clerk	Wyatt Kubar	$ 41,600.00	p/y
Administrative Office Clerk (P/T)	Amy Hall	$ 26.00	***p/h***
Administrative Office Clerk (P/T)	Catherine DeGenova	$ 21.00	***p/h***
MUNICIPAL COURT			
Judge	Paul Capotorto	$ 35,000.00	p/y
Prosecutor	James Carton, IV	$ 25,000.00	p/y
LIBRARY			
Librarian Director (eff. 4/16/26)	Britt Long	$ 30.00	***p/h***
Library Clerk	Dina Fazio	$ 20.00	***p/h***
Library Clerk (1/1/26-4/15/26)	Britt Long	$ 20.00	***p/h***
CONSTRUCTION / CODE / ZONING			
Construction Official	George Selah	$ 29,276.00	p/y
Building Subcode Official	George Gebhardt	$ 10,400.00	p/y
Building Inspector	William Doolittle	$ 50.00	***p/h***
Electrical Subcode Official	George Selah	$ 13,754.00	p/y
Plumbing Subcode Official	Philip M. Price	$ 8,663.00	p/y
Fire Subcode Official	Douglas Frueh	$ 5,200.00	p/y
Fire Inspector	William Doolitle	$ 50.00	***p/h***
Fire Prevent. Official / Fire Marshal	Chris Wilms	$ 17,420.00	p/y
Zoning Officer		$ 12,000.00	p/y
Fire Prevention Inspector	Jay O'Connell	$1,352.00	p/y
Administrative Clerk Construction	Katie Kepler	$ 24.50	***p/h***
PUBLIC WORKS			
Recycling Center	Donald Petit	$ 16.50	***p/h***
RECREATION / COMMUNITY CENTER			
Recreation / Community Center Clerk	Jordan Barraud	$ 18.00	***p/h***
Recreation / Community Center Clerk	Evan Giore	$ 18.00	***p/h***
Recreation / Community Center Clerk	Mary Beth D'Amico	$ 21.00	***p/h***

Recreation / Community Center Clerk	Matthew J. Maxcy	$ 18.00	***p/h***
Recreation / Community Center Clerk	Tom Adcock	$ 25.50	***p/h***
Recreation / Community Center Clerk	Elaine Scott	$ 18.00	***p/h***
POLICE / FIRE / EMERGENCY MANAGEMENT			
OEM Coordinator	Richard Maher	$ 3,500.00	p/y
Conf. Secretary / Admin. Clerk, P.D. Records and OPRA Clerk, P.D. Daniel's Law Redactor	Regina Jackson	$ 31.00	***p/h***
Class II SLEO /SRO	Margaret F. Freeman	$ 36.50	***p/h***
Crossing Guard	Michael Cosgrove	$ 21.00	***p/h***
Crossing Guard	Lisa Martin	$ 21.00	***p/h***
Crossing Guard	Anthony Matarazzo	$ 21.00	***p/h***
Crossing Guard	Terry M. Anderson	$ 21.00	***p/h***
Crossing Guard	Mary Mallory	$ 21.00	***p/h***
GOVERNING BODY			
Mayor	Rachel McGreevy	$ 7,795.00	p/y
Council President	Glen R. Kocsis	$ 6,838.00	p/y
Councilmember	Corlies Chong	$ 6,838.00	p/y
Councilmember	Robert Johnson	$ 6,838.00	p/y
Councilmember (Jan 1 - May 12)	Kimberly Karalovich	$ 6,838.00	**P/R**
Councilmember	Pamela Renee	$ 6,838.00	p/y
Councilmember	Aaron A. Williams	$ 6,838.00	p/y

BOROUGH OF NEPTUNE CITY
COUNTY OF MONMOUTH, STATE OF NEW JERSEY
ACCEPTING RESIGNATION OF PATROL OFFICER FROM THE NEPTUNE CITY POLICE DEPARTMENT

WHEREAS Ayden C. Miles has been a Patrol Officer with the Borough of Neptune City since February 1, 2025; and

WHEREAS Ayden C. Miles has submitted his letter of resignation effective Sunday, May 17, 2026.

NOW THEREFORE BE IT RESOLVED by the Governing Body of the Borough of Neptune City that the Borough hereby accepts the resignation of Patrol Officer Ayden C. Miles effective Sunday, May 17, 2026 with thanks for his service to the Borough.

BOROUGH OF NEPTUNE CITY
COUNTY OF MONMOUTH, STATE OF NEW JERSEY
ACCEPTING RESIGNATION OF COUNCILMEMBER OF THE NEPTUNE CITY GOVERNING BODY

WHEREAS Kimberly Karalovich has been a duly elected member of the Governing Body of the Borough of Neptune City since January 1, 2025; and

WHEREAS Kimberly Karalovich has submitted her letter of resignation effective Tuesday, May 12, 2026.

NOW THEREFORE BE IT RESOLVED by the remaining members of the Governing Body of the Borough of Neptune City that the Borough hereby accepts the resignation of Councilmember Kimberly Karalovich effective Tuesday, May 12, 2026 with thanks for her service to the Borough.

RESOLUTION 2026-110
BOROUGH OF NEPTUNE CITY
COUNTY OF MONMOUTH, STATE OF NEW JERSEY
PURCHASE OF POLICE VEHICLES THROUGH THE STATE OF NEW JERSEY COOPERATIVE PURCHASING PROGRAM NJSTART STATE CONTRACT (20-FLEET-01189)

WHEREAS, The Borough of Neptune City wishes to purchase one 2026 Ford Explorer PIU from an authorized vendor under contract by the Division of Purchase and Property, Department of Treasury, State of New Jersey; and

WHEREAS, Winner Ford, 250 Haddonfield-Berlin Road, Cherry Hill, New Jersey 08034, has been awarded New Jersey State Contract Number 20-FLEET-01189, effective June 18, 2020 to June 17, 2026 for the purchase of police vehicles; and

WHEREAS, the Police Lieutenant has recommended the use of this contract, price and other factors considered; and

WHEREAS, the cost of this purchase shall not exceed $64,405.36; and

WHEREAS, the cost shall include the purchase of the Ford Explorer PIU in the amount $44,653, upfitting of lights, sirens and related equipment in the amount of $18,932.36 and lettering by VirtualFX in the amount of $820.00; and

WHEREAS, the Chief Financial Officer of the Borough of Neptune City, as required by N.J.A.C 5:30-1, has certified that there are sufficient funds available for the purpose of awarding a contract to said entity.

NOW, THEREFORE, BE IT RESOLVED, that the Township Committee of the Township of Pennsauken, County of Camden and the State of New Jersey, as follows:

1. That Winner Ford be awarded a contract for the purchase of a 2026 Ford Explorer PIU for the Police Department, as recommended by the Police Lieutenant, in an amount not to exceed $64,405.36.
2. That the Governing Body hereby directs the Borough Administrative Consultant and/or CFO, and the Purchasing Agent to execute any contract documents which are necessary to effectuate the terms of this Resolution, subject to review, revision, and approval by the Borough Attorney.

CHIEF FINANCIAL OFFICER'S CERTIFICATION I, William Antonides, Chief Financial Officer of the Borough of Neptune City, hereby certify that adequate funds are available for the above referenced purchase. Monies are available in LIST THE LINE ITEM

Dated: May 22, 2026 William Antonides, Chief Financial Officer