Borough of Neptune City

Regular Meeting of the Mayor and Council
Monday, June 29, 2026 at 6:00 pm

1. CALL TO ORDER
Mayor McGreevey called the meeting to order at 6:02 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 Robert Johnson; Councilmember Pamela Renee, Councilmember Aaron Williams
ABSENT: Councilmember Corlies Chong, Councilmember Joanne Jodry
ALSO PRESENT: Attorney McGuinn, Consultant Bascom

Councilmembers Jodry and Chong have excused absences.

4. FLAG SALUTE
Mayor McGreevy invited all to stand for the flag salute.

5. ADMINISTRATION OF OATHS OF OFFICE
A. Resolution 2026-124– Auth. Appointment of Patrol Officer, Neptune City Police Department

Motion to appoint Zachary Veitch as a Police Officer with the Neptune City Police Department by **C/Kocsis;** seconded by **C/Johnson**
Council welcomed Officer Veitch aboard.
ROLL CALL: **AYE -** C/Kocsis, C/Johnson, C/Renee, C/Williams
ABSENT - C/Chong, C/Jodry

RESOLUTION 2026-124
BOROUGH OF NEPTUNE CITY
COUNTY OF MONMOUTH, STATE OF NEW JERSEY
AUTHORIZE APPOINTMENT OF POLICE OFFICER, NEPTUNE CITY POLICE DEPARTMENT

WHEREAS, the Borough of Neptune City is in need of a Police Officer; and

WHEREAS, it is the recommendation of the Police Administration and the Mayor and Council to hire Zachary A. Veitch as a Police Officer.

NOW THEREFORE BE IT RESOLVED, that the Mayor and Council of the Borough of Neptune City hire Zachary A. Veitch as a Police Officer effective July 1, 2026 at the rate of pay as determined by agreement between the Borough of Neptune City and the Neptune City Police Officers' Association.

Captain Cano was invited to the floor. He thanked the Mayor and Council for their support and commitment to public safety. Captain Cano provided information about Officer Veitch who graduated from Wall Highschool and Seton Hall and who began his career in Spring Lake. Officer Veitch has expressed a sincere desire to serve Neptune City and Captain Cano believes he will be a great asset to the Department.

B. Oath of Office – Patrol Officer Zachary A. Veitch
Oath to Be Administered by Mayor McGreevy

Mayor McGreevy swore in Patrol Officer Veitch to the Neptune City Police Department effective July 1, 2026. They took photos with the family, friends and command staff.

Chief Quagliato thanked the Council for allowing the hiring and wished Officer Veitch.

C/Renee made a motion to recess; seconded by C/Johnson.
All present were in favor.

Council entered recess at 6:15 pm

C/Kocsis made a motion to resume the meeting; seconded by C/Renee.
All present were in favor.

Council resumed the meeting at 6:18 pm

6. CLOSED SESSION – There was no closed session before council.

7. RECEIPT OF MINUTES

A. Special meeting and Executive Session – 06/10/2026

Motion to receive the minutes of 6/10/2026 by **C/Kocsis;** seconded by **C/Johnson**
Voice Vote: **AYE -** C/Kocsis, C/Johnson, C/Renee, C/Williams
ABSENT - C/Chong, C/Jodry

8. RECEIPT OF COMMUNICATIONS

A. Gough Family – Recognition of Officer Matt (Edwards)

Mayor McGreevy read the letter into the record.

9. PRESENTATIONS

A. Monmouth County Municipal Park Improvement Grant Program – Public Comments
For the Improvements to Memorial Park, Adams Field, and Joe Freda Park project,
located at 2 West End Ave, Block 104, Lot 17; 1-41 Riverview Ave, Block 32, Lot 1; and 38 3rd Ave, Block 4, Lot 32

Engineer Shafai made a presentation for the proposed improvements to Memorial Park, Adams Field and Joe Freda Park. Engineer Shafai explained the cost match – the Borough is applying for $500,000 for 3 parks including an outdoor fitness station at Adams Field, expanding and paving the parking lot at Memorial Park, and removing and replacing the playground equipment at the southern end of Joe Freda Park. Mr. Shafai invited questions.

C/Williams asked for the timeframe; Mr. Shafai noted the awards are made in November so it would be a 2027 project.

C/Renee confirmed the playground would be replaced. Discussion followed on the design for equipment stations, which is proposed for one area of the park.

C/Renee asked for a timeline of pickle ball courts; Mr. Shafai met with a contractor from Field Turf to provide a quote to a newer type of surface with a 50-year warranty.

C/Renee asked for the timeline for Laird Park; Mr. Shafai noted it is in the applicants' hands to meet resolution compliance but the playground install will be the number one goal.

B. Department of Public Works Directors Report – Director Harker
Director Harker noted there is progress on several projects.

10. MAYOR'S REPORT - Mayor Rachel McGreevy

Mayor McGreevy shared residential sewer bills have been mailed which is a demonstration of government efficiency for bills to be mailed and thus there is no need for grace period. There has been an extensive audit for business sewer accounts – those bills will go out next week. Mayor attended a grant award ceremony from Sustainable Jersey from the PSEG foundation, for which Neptune City was awarded $10,000 for the Community Garden Project – "Growing for Good". Mayor McGreevy noted the Borough really appreciates it's volunteers. Mayor McGreevy shared updates from the school, including details of the recent class wide field trip for 7th and 8th graders to Princeton. Mayor McGreevy thanked Friends of Washington Park, the State Historian, First Student Bus Company, 5 Kids, Ship Wreck'd, and Ocean Athletics and the Neptune City Historical Committee for making the day possible. The middle schoolers have been working on a project called Inherited Memories which are a collection of personal memories of second and third generation of Holocaust Survivors. Google "inherited memories Woodrow Wilson School, Neptune City, NJ" to view their work. On June 18 the 8th grade NJHS hosted Celebrate 250 which was an interactive event. Mayor McGreevy provided a graduation address on June 17 at the graduation ceremony. The Police Department attended the County's 250 Parade in Middletown yesterday. Mayor McGreevy noted with the anticipated heat there will be cooling centers which are posted on the Borough's social media.

11. COUNCIL REPORTS

COUNCIL PRESIDENT GLEN KOCSIS - ADMINISTRATION OF JUSTICE

C/Kocsis welcomed Officer Veitch. C/Kocsis reported Officer Emmons completed the Drug Recognition Expert Certification. Captain Cano completed the FBI National Academy. C/Kocsis thanked the Police Department for taking part in the America 250 events

COUNCILMEMBER PAMELA RENEE - COMMUNITY RELATIONS

C/Renee reported on the County's America 250 Bash. C/Renee congratulated the Environmental Commission and Green Team for their grants, and expressed appreciation for all volunteers. The Food Truck date has been changed to September 26.

COUNCILMEMBER CORLIES CHONG - ADMINISTRATION AND FINANCE

Mayor McGreevy read an update provided by C/Chong into the record as follows: "*We held a Finance Committee Meeting on June 17th. Attendees included Michael Bascon, CFO William Antonides, Councilmember Kosis and Mayor McGreevy. Process improvement initiatives and updates were discussed which include the following topics - HR Process and Procedures - Health Benefits and Life Insurance, Tax Collection Update, Grant Management, Finance/Tax Collection Department Responsibilities – Training, Segregation and Delineation of Responsibilities and Department Capital Requests. The next Finance Committee is scheduled for July 15th. Thanks again and have a good July 4th holiday. Happy 250th!!"*

COUNCILMEMBER ROBERT JOHNSON - EMERGENCY SERVICES

C/Johnson congratulated Officer Veitch and the Neptune City graduates. C/Johnson was able to respond to an accident with Chief Maher today as part of a ride along, with both the Fire Department and Police Department responding timely and taking control of the scene safely. C/Johnson provided detail on response time stats. C/Johnson also provided firework stats – cautioning all to be safe and aware. C/Johnson also provided grill safety tips.

COUNCILMEMBER AARON WILLIAMS - BUILDINGS AND GROUNDS

C/Williams reported that it has been a long time coming, but the Veteran Banner program has taken off and the first 9 banners will be installed. C/Williams thanked the Administration and staff for their work on the program.

COUNCILMEMBER JOANNE JODRY - SPECIAL SERVICES

C/Jodry was absent. Mayor McGreevy shared information about the Board of Recreations' Movies in the Park Schedule for 2026, being held on Thursday in Memorial Park. Information about moving for weather will be posted on the website, in the news letter and on Nixle.

12. PUBLIC COMMENTS ON AGENDA ITEMS

The meeting is open to the public or comments on agenda items. There were no comments from the public.

13. UNFINISHED BUSINESS

A. Ordinance Adoption

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 (*Public Hearing / Adoption)*
2) **Ordinance 2026-16**: Ordinance Amending Ordinance No. 2026-07 to Include a Maximum Density within the Mixed-Use Overlay Zone (*Public Hearing / Adoption)*

Mayor McGreevy read the ordinance by title into the record as follows: **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.

Motion to open the meeting to the public on Ordinance 2026-15 by **C/Renee**; seconded by **C/Williams**
VOICE VOTE: **AYE -** C/Kocsis, C/Johnson, C/Renee, C/Williams
ABSENT - C/Chong, C/Jodry

There were no comments from the public or Council on Ordinance 2026-15.

Motion to close the meeting to the public on Ordinance 2026-15 by **C/Johnson**; seconded by **C/Kocsis**
VOICE VOTE: **AYE -** C/Kocsis, C/Johnson, C/Renee, C/Williams
ABSENT - C/Chong, C/Jodry

Motion to adopt Ordinance 2026-15 by **C/Renee;** seconded by **C/Kocsis**
ROLL CALL: **AYE -** C/Kocsis, C/Johnson, C/Renee, C/Williams
ABSENT - C/Chong, C/Jodry

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.

Mayor McGreevy read the ordinance by title into the record as follows: **Ordinance 2026-16**: Ordinance Amending Ordinance No. 2026-07 to Include a Maximum Density within the Mixed-Use Overlay Zone

Motion to open the meeting to the public on Ordinance 2026-16 by **C/Williams**; seconded by **C/Johnson**
VOICE VOTE: **AYE -** C/Kocsis, C/Johnson, C/Renee, C/Williams

ABSENT - C/Chong, C/Jodry

There were no comments from the public or Council on Ordinance 2026-16.

Motion to close the meeting to the public on Ordinance 2026-16 by **C/Kocsis**; seconded by **C/Williams**
VOICE VOTE: **AYE -** C/Kocsis, C/Johnson, C/Renee, C/Williams
ABSENT - C/Chong, C/Jodry

Motion to adopt Ordinance 2026-16 by **C/Renee;** seconded by **C/Kocsis**
ROLL CALL: **AYE -** C/Kocsis, C/Johnson, C/Renee, C/Williams
ABSENT - C/Chong, C/Jodry

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, THEREFORE, 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.

12. NEW BUSINESS

A. Ordinance Introduction

1) Ordinance 2026-17: Ordinance to Amend Chapter 107, Article 1 Sewer Rates (*First Reading / Introduction)* **Public Hearing 07/27/2026**

Mayor McGreevy read the ordinance into the record by title as follows: **Ordinance 2026-17**: Ordinance to Amend Chapter 107, Article 1 Sewer Rates

Motion to introduced ordinance 2026-17 by **C/Kocsis;** seconded by **C/Johnson**

ROLL CALL: **AYE -** C/Kocsis, C/Johnson, C/Renee, C/Williams
ABSENT - C/Chong, C/Jodry

ORDINANCE 2026-17
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

	July 1	January 1
Type of Property	**2026**	**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	**200.00**	**200.00**
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
Churches	**470.00**	**480.00**
Schools	**8.30**	**8.30**
per student based upon the prior year November 30 enrollment		
Facilities used by non-profit, public, private, and civic organizations	**470.00**	**480.00**
Additional fee if used in conjunction with a liquor license	**940.00**	**940.00**

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.

Public Hearing will be on Monday, July 27, 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 2026-125 -** Auth. Payment of the Bills
2) **Resolution 2026-126** - Auth. Renewal of Alcoholic Beverage Control Licenses (2026-2027)
3) **Resolution 2026-127** - Auth. Monmouth County Park Grant – Improve. to Memorial Park, Adams Field & Joe Freda Park
4) **Resolution 2026-128** - Approving the Bylaws of the Monmouth Municipal Joint Insurance Fund
5) **Resolution 2026-129 -** Providing for the Insertion of a Special Item of Revenue in The Budget Pursuant to N.J.S.A. 40A.4-87 (Chapter 159, P.L. 1948) – NJBPU
6) **Resolution 2026-130** - Auth a Refund on Properties due to Overpayment by Lienholder (Pro Cap 8)
7) **Resolution 2026-131** - Providing for the Insertion of a Special Item of Revenue in The Budget Pursuant to N.J.S.A. 40A.4-87 (Chapter 159, P.L. 1948) - NJ Native Plant Society Grant

8) **Resolution 2026-132** - Auth Extension of Shared Svc with Monmouth County for Emergency Dispatch and Public Safety Answering Point Services (2026-2030)
9) **Resolution 2026-133** - Providing for the Insertion of a Special Item of Revenue in The Budget Pursuant to N.J.S.A. 40A.4-87 (Chapter 159, P.L. 1948) - NJBPU Clean Emergency Plan Grant
10) **Resolution 2026-134 -** Auth. The Application of NJ Green Communities Grant (NC Shade Tree Committee)
11) **Resolution 2026-135 -** Auth The Personnel Committee to Make Conditional Offers of Employment (NCPD)
12) **Resolution 2026-136 –** Auth. Endorsement of NJDEP TWA Application forms for 96 Laird Avenue

Mayor McGreevy invited questions or comments from Council. There were none.

Mayor McGreevy thanked the Green Team for writing the grant to receive funding for native planting at Borough Hall, which will be planted at Borough Hall at no cost to tax payers, with special thanks to member Angeal Monehan. Mayor McGreevy also noted the Shade Tree Committee has been working hard to identify goals to maintain and plan for trees in the Borough. The Shade Tree identified a grant opportunity, which Council will be authorizing application for this evening.

Motion to adopt items 1-12 (Resolutions 2026-125 through 2026-136) as a group by **C/Johnson;** seconded by **C/Renee**
ROLL CALL: **AYE -** C/Kocsis, C/Johnson, C/Renee, C/Williams
ABSENT - C/Chong, C/Jodry

RESOLUTION 2026-125
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 **$ 409,588.39**

Vendor Name	Description	Amount
SKYLANDS AREA FIRE EQUIPMENT	Fire department gear	$ 15,312.09
FIREFIGHTER ONE, LLC	SCOTTPACKS: NCFD	$ 55,000.00
FIREFIGHTER ONE, LLC	SCOTTPACKS: NCFD	$ 5,738.07
FIREFIGHTER ONE, LLC	SCOTTPACKS: NCFD	$ 297.29
WEATHERPROOFING TECH, INC.	LAIRD AVE SEWER GARAGE ROOF	$ 52,666.37
OWSIANY, STEPHEN AND GRACE	PK RENTAL REFDEP - OWSIANY	$ 100.00
AMERICAN UNIFORM SUPPLY	NC 25-50 YR FD BADGES 2026	$ 642.50
HOME DEPOT CREDIT SERVICES	supplies	$ 244.67
HOME DEPOT CREDIT SERVICES	supplies	$ 113.79
RUTGERS STATE UNIVERSITY	EXAM/STUDY CLASS: C. THOMAS	$ 265.00
HOME DEPOT CREDIT SERVICES	SUPPLIES: DPW FOR NCPD	$ 124.94
HOME DEPOT CREDIT SERVICES	SUPPLIES: DPW FOR NCPD	$ 13.81
HOME DEPOT CREDIT SERVICES		$ 895.50
AMAZON CAPITAL SERVICES	office supplies	$ 62.31
MAZZA RECYCLING SERVICES, LTD.	Tire Recycling	$ 67.50
AMAZON CAPITAL SERVICES	ECHO TRIMMER HEADS	$ 50.22
AMAZON CAPITAL SERVICES	EXMARK HYD DRIVE BELT	$ 21.94
AMAZON CAPITAL SERVICES	EXMARK 60" MOWER BLADES	$ 323.91
CUMMINS IRRIGATION	Adams Field sprinkler system	$ 1,940.00
MGL PRINTING SOLUTIONS	DELINQUENT NOTICES: 2026	$ 434.00
AMAZON CAPITAL SERVICES	9 INCH SPRINGS	$ 69.99
AMAZON CAPITAL SERVICES	3/4" X 10' METAL STRAPPING	$ 5.97
THE NEW COASTER, LLC.	LEGAL AD: 5-14-2026 #12472	$ 7.44

ACOSTA, PAMELA	MEM PARK DEP REFUND - ACOSTA	$	100.00
SIRNA, ZACHARY	MEM PARK GAZEBO REFUND - SIRNA	$	50.00
FIRE SYSTEMS OF NJ, LLC	Back flow	$	350.00
FIRE SYSTEMS OF NJ, LLC	Back flow	$	405.00
CINTAS	cleaning supplies	$	711.34
ENTENMANN-ROVIN CO.	NCPD POLICE BADGE W/CLIP DOME	$	610.40
WALL TOWNSHIP	2 class emotional survival	$	200.00
NJ GRAVEL AND SAND	playground mulch	$	192.00
HOLIDAY OUTDOOR DECOR	HOMETOWN HEROES BRACKETS	$	1,498.78
SNYDER, BRYNLEE	MEM PARK DEP REFUND - SNYDER	$	100.00
AMAZON CAPITAL SERVICES	TAX: CUSTOM RECEIVED STAMP	$	73.50
STAPLES ADVANTAGE	NCPB - LABEL MAKER	$	89.99
AMAZON CAPITAL SERVICES	LIBRARY: HOOKS	$	14.49
BULLOCK, DIAMOND	CC RENTAL DEPOSIT REFUND 4-26	$	250.00
THE NEW COASTER, LLC.	LEGAL AD: 5-28-2026 #12524	$	24.80
TNSA	2ND QTR BILLING: 2026	$	143,369.00
MONMOUTH TELECOM	SERVICE: MAY 2026	$	1,033.82
MONMOUTH TELECOM	SERVICE: MAY 2026	$	140.97
STATE OF NJ TREASURER	NJPDES PERMIT 2026	$	1,050.00
CHERRY,JR,ESQ. ANTHONY L.	PROF SERV: APRIL-MAY 2026	$	1,666.66
MCGREEVY, RACHEL	CELL PHONE ALLOWANCE: 2026	$	100.00
VOLLBRECHT, MICHAEL	CELL PHONE ALLOWANCE: 2026	$	100.00
CANO, HOOVER	CELL PHONE ALLOWANCE: 2026	$	100.00
HARKER, DAN	CELL PHONE ALLOWANCE: 2026	$	100.00
LAUENSTEIN, ERIC	CELL PHONE ALLOWANCE: 2026	$	45.00
KEPWEL SPRING WATER CO.	SERVICE: MAY 2026	$	182.00
KEPWEL SPRING WATER CO.	SERVICE: MAY 2026	$	20.00
KEPWEL SPRING WATER CO.	SERVICE: MAY 2026	$	20.00
KEPWEL SPRING WATER CO.	SERVICE: MAY 2026	$	20.00
KEPWEL SPRING WATER CO.	SERVICE: MAY 2026	$	82.75
AMAZON CAPITAL SERVICES	sign materials / frames	$	191.00
AMAZON CAPITAL SERVICES	SIGN SUPPLY-ANNUAL PRIME MEMB	$	129.00
SEABOARD WELDING SUPPLY	SERVICE: MAY 2026	$	19.90
CRAFTMASTER PRINTING, INC.	ENVELOPES: ADMIN OFFICE	$	707.00
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
TRUGREEN COMMERCIAL	SERVICE: MAY 2026	$	145.00
KLEEN-RITE	CLEANING SERV: MAY 2026	$	2,138.00
NJ AMERICAN WATER COMPANY	SERVICE: MAY 2026	$	209.48
NJ AMERICAN WATER COMPANY	SERVICE: MAY 2026	$	837.92
DOYLE, ELIZABETH	MEM PARK DEP REFUND - DOYLE	$	100.00
AMAZON CAPITAL SERVICES	NCPD - SAMSUNG TV/LITE	$	157.98
HOLIDAY OUTDOOR DECOR	HOMETOWN HEROS BANNERS 2026	$	799.55
STAPLES ADVANTAGE	ADMIN - COPY PAPER	$	219.95
STAPLES ADVANTAGE	PD - SCISSORS	$	17.81
LANGUAGE LINE SERVICES, INC	SERVICE: MAY 2026	$	158.59
QUADIENT LEASING USA, INC.	LEASE: 2ND QTR 2026	$	228.87
BURKE CONSTRUCTION	EMERGENCY REPAIR: E END AVENUE	$	7,000.00
TREAS STATE OF NJ-DIV OF WATER	SEWER LICENSE-D. HARKER	$	70.00

CALIBRE PRESS	Female enforcers event 11/5-6	$	359.00
STAPLES ADVANTAGE	TAX - STAPLES LIEN FOLDERS	$	42.74
CRAFTMASTER PRINTING, INC.	DPW signs	$	350.00
THE NEW COASTER, LLC.	LEGAL AD:6-11-26 #12591	$	7.44
JCP&L	SERVICE: APR-MAY 26 (577 003)	$	3,599.84
JCP&L	SERVICE: APR-MAY 26 (577 003)	$	2,399.90
MONMOUTH COUNTY TREASURER	RECLAMATION CENTER: 2026	$	726.74
NJ STATE ASSOC CHIEF OF POLICE	Vollbrecht & Hoover 11/10 cla	$	500.00
VERIZON	SERVICE: MAY 26 (3331) NCFD	$	140.08
VERIZON WIRELESS (CELL PHONES)	SERVICE: MAY 2026 (3212) PD	$	680.71
VERIZON WIRELESS (CELL PHONES)	SERVICE: MAY 2026 (3212) PD	$	92.82
VIRGILIO, FRANK	MEDICAL REIMUR: MAY/JUNE 2026	$	827.62
MONMOUTH COUNTY SPCA	SERVICE: MAY 2026	$	1,515.75
DE LAGE LANDEN FINANCIAL SERV.	COPIER LEASE: MAY-JUNE 2026	$	719.92
COWLEY'S TERMITE & PEST	SERVICE: 6-18-202 CC-BORO HALL	$	73.60
COWLEY'S TERMITE & PEST	SERVICE: 6-18-202 CC-BORO HALL	$	66.00
SCHULTZ, ERIC	REIMBURS: CDL	$	125.00
VALENTE, RYAN	REIMBURS: CDL	$	125.00
J. SWANTON FUEL OIL COMPANY	DELIVERY: 6-17-2026 #17600	$	1,398.63
J. SWANTON FUEL OIL COMPANY	DELIVERY: 6-17-2026 #17600	$	190.74
PRO CAP 8 FBO FIRSTRUST BANK	TSC #24-00015 PAYMENT REFUND	$	2,463.62
PRO CAP 8 FBO FIRSTRUST BANK	TSC #24-00016 PAYMENT REFUND	$	3,161.25
SHRED-IT USA,LLC	SERV: JUNE 2026	$	239.39
CANO, HOOVER	FBI UNIFORMS CAPTAIN CANO	$	569.88
CABLEVISION-MUNICIPAL	SERVICE: JUNE-JULY 2026 (8160)	$	215.44
CABLEVISION-MUNICIPAL	SERVICE: JUNE-JULY 2026 (8225)	$	57.10
CABLEVISION-MUNICIPAL	SERVICE: MAY-JUNE 2026 (9645)	$	193.32
PRO CAP 8 FBO FIRSTRUST BANK	REFUND: SEWER	$	227.08
SCHINDLER ELEVATOR CORP.	PREVENTATIVE MAINT: JULY 2026	$	334.95
DELISA DEMOLITION & DISPOSAL	SERVICE: MAY-JUNE 2026	$	3,125.03
DELISA DEMOLITION & DISPOSAL	SERVICE: MAY-JUNE 2026	$	7,747.17
DELISA DEMOLITION & DISPOSAL	SERVICE: MAY-JULY 2026	$	27,316.67
BRADLEY CAR CARE	BALANCE TIRES: MAY 2026	$	50.00
BOROUGH OF BAY HEAD	SHARED SERVICE AGREEMENT: 2026	$	26,649.37
BOROUGH OF BAY HEAD	SHARED SERVICE AGREEMENT: 2026	$	8,883.13
REAL PROPERTY ANALYTICS, INC	APPRAISAL REPORT: 23-26 116/15	$	5,000.00
GESCHKE, WILLIAM	REIMBURSEMENT-MEDICAL	$	8,046.00
TOWNSHIP OF NEPTUNE	Leaf Machine	$	1,000.00
	06/29/2026 Bill List Total:	**$**	**409,588.39**

RESOLUTION 2026-126
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:

CONSUMPTION	**PFF3, Inc. LLC**	*t/a:*	**Patrick's**	**1335-33-007-012**
DISTRIBUTION	**WinesNLiquors Foleys LLC**	*t/a:*	**Foley's**	**1335-44-004-003**

RESOLUTION 2026-127
BOROUGH OF NEPTUNE CITY
COUNTY OF MONMOUTH, STATE OF NEW JERSEY
AUTHORIZE MONMOUTH COUNTY PARK GRANT - IMPROVEMENTS TO MEMORIAL PARK, ADAMS FIELD & JOE FREDA PARK

UPON MOTION of **C/** seconded by **C/** , carried, that the following Resolution be and the same is hereby adopted:

WHEREAS, the Monmouth County Board of County Commissioners has approved an Open Space Trust Fund and established a Municipal Open Space Program to provide Program Grant funds in connection with municipal acquisition of lands for County Park, recreation, conservation and farmland preservation purposes, as well as for County recreation and conservation development and maintenance purposes; and

WHEREAS, the Governing Body of The Borough of Neptune City desires to obtain County Open Space Trust Funds in the amount of $500,000 to fund The Improvements to Memorial Park, Adams Field, and Joe Freda Park include the construction of an outdoor fitness area at Adams Field, removal and replacement of the existing older playground at Joe Freda Park, including new shade structures, parking lot improvements at Memorial Park, on 2 West End Ave, Block 104, Lot 17; 1-41 Riverview Ave, Block 32, Lot 1; and 38 3rd Ave, Block 4, Lot 32; and

WHEREAS, the total cost of the project including all matching funds is $667,000; and

WHEREAS, the Borough of Neptune City is the owner of and controls the project site.

NOW, THEREFORE, BE IT RESOLVED BY the Governing Body of the Borough of Neptune city that:

1. Michael Bascom, Administrator or his successor is authorized to (a) make an application to the County of Monmouth for Open Space Trust Funds, (b) provide additional application information and furnish such documents as may be required for the Municipal Open Space Grants Program and (c) act as the municipal contact person and correspondent of the above-named municipality; and
2. The Borough of Neptune City is committed to this project and will provide the balance of funding necessary to complete the project as described in the grant application in the form of non-county matching funds as required in the Policy and Procedures Manual for the Program; and
3. If the County of Monmouth determines that the application is complete and in conformance with the Monmouth County Municipal Open Space Program and the Policy and Procedures Manual for the Municipal Grants Program adopted thereto, the municipality is willing to use the approved Open Space Trust Funds in accordance with such policies and procedures, and applicable federal, state, and local government rules, regulations and statutes thereto; and
4. Michael Bascom, Administrator or his successor is hereby authorized to sign and execute any required documents, agreements, and amendments thereto with the County of Monmouth for the approved Open Space Trust Funds; and
5. This resolution shall take effect immediately.

CERTIFICATION

I, **Corinne DiCorcia Williams** do hereby certify that the foregoing is a true copy of a resolution adopted by the Governing Body of Borough of Neptune City at a meeting held on the **29th** day of **June**, 20**26**.

In Witness Whereof, I have hereunder set my hand and official seal of the municipality this **29th** day of **June**, 20**26**.

RESOLUTION 2026-128
BOROUGH OF NEPTUNE CITY
COUNTY OF MONMOUTH, STATE OF NEW JERSEY

APPROVING THE BYLAWS OF THE MONMOUTH MUNICIPAL JOINT INSURANCE FUND

WHEREAS, The Borough of Neptune City is a member of the Monmouth Municipal Joint Insurance Fund, hereinafter the "FUND"; and

WHEREAS, The "FUND" Bylaws were adopted in 1988; and

WHEREAS, The "FUND" Bylaws have not been amended since adoption; and

WHEREAS, The "FUND" Attorney recommended that the "FUND'S" Bylaws be revised; and

WHEREAS, After a public hearing conducted on June 18, 2026 the Executive Committee of the "FUND" adopted revised Bylaws; and

WHEREAS, These revised Bylaws must be ratified by at least three fourths of the forty-one member towns before they can become effective.

NOW, THEREFORE BE IT RESOLVED, by the governing body of the Borough of Neptune City that the revised bylaws are hereby ratified.

RESOLUTION 2026-129
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:

NJBPU COMMUNITY ENERGY PLANNING GRANT $10,000; and

BE IT FURTHER RESOLVED that a like sum of $10,000 and the same is hereby appropriated under the following captions:

NJBPU COMMUNITY ENERGY PLANNING GRANT $10,000; 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 2026-130
BOROUGH OF NEPTUNE CITY
COUNTY OF MONMOUTH, STATE OF NEW JERSEY
AUTHORIZING A REFUND ON A PROPERTY DUE TO OVERPAYMENT BY LIENHOLDER

WHEREAS, the below listed overpayment for the tax sale certificate designated is held in reserve in the tax account by the Borough of Neptune City; and

WHEREAS, the subsequent tax payment made by Pro Cap 8 FBO Firstrust Bank caused an overpayment; and

WHEREAS, the amount listed below for the payments made on the two properties below will be refunded to Pro Cap 8.

NOW, THEREFOR, BE IT RESOLVED by the Governing Body of the Borough of Neptuen City, in the County of Monmouth, State of New Jersey, that the following overpayment be:

REFUNDED TO:
Pro Cap 8 FBO Firstrust Bank
PO Box 774
Fort Washington, PA 19034

AMOUNT	BLOCK	LOT	QUALIFIER	ADDRESS	TAX SALE CERTIFICATE
$2,463.62	Block 28	Lot 9		35 W Sylvania Ave	TSC #24-00015
$3,161.25	Block 28	Lot 15		29 Steiner Ave	TSC # 24-00016
$ 227.08					Sewer Payment

BE IT FURTHER RESOLVED that a certified copy of this resolution is forwarded to the Borough of Neptune City Tax Collector and Chief Financial Officer.

RESOLUTION 2026-131
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:

NJ NATIVE PLANT SOCIETY GRANT $750; and

BE IT FURTHER RESOLVED that a like sum of $750 and the same is hereby appropriated under the following captions:

NJ NATIVE PLANT SOCIETY GRANT $750; 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 2026-132
BOROUGH OF NEPTUNE CITY
COUNTY OF MONMOUTH, STATE OF NEW JERSEY
AUTHORIZING EXTENSION OF A SHARED SERVICES AGREEMENT WITH MONMOUTH COUNTY FOR EMERGENCY DISPATCH AND PUBLIC SAFETY ANSWERING POINT SERVICES

WHEREAS, Monmouth County and the Borough of Neptune City have a Shared Service Agreement in place for Emergency Dispatch and Public Safety Answering Point (PSAP) services to the Borough of Neptune City; and

WHEREAS, the Borough of Neptune City is desirous of continuing the use of services provided by Monmouth County; and

WHEREAS, the cost to the Borough would be $159,365.00
for year one, with a 2.0% increase in years 2 through 5; and

WHEREAS, the agreement will be in effect commencing January 1, 2026, through December 31, 2030; and

WHEREAS, the full agreement is on file in the Office of the Borough Clerk.

NOW, THEREFORE, BE IT RESOLVED that the Borough Council of the Borough of Neptune City herein authorizes the renewal of the Shared Services agreement with Monmouth County for PSAP services; and

BE IT FURTHER RESOLVED that a certified copy of this Resolution, shall be forward to Monmouth County Shared Services Office and to Borough Chief Financial Officer.

RESOLUTION 2026-133
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:

NJBPU CLEAN EMERGENCY PLAN GRANT $10,000; and

BE IT FURTHER RESOLVED that a like sum of $10,000 and the same is hereby appropriated under the following captions:

NJBPU CLEAN EMERGENCY PLAN GRANT $10,000; 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 2026-134
BOROUGH OF NEPTUNE CITY
COUNTY OF MONMOUTH, STATE OF NEW JERSEY
AUTHORIZING THE APPLICATION TO NJ GREEN COMMUNITIES GRANT

WHEREAS, the Shade Tree Committee seeks to ensure that its environmental, economic and social objectives are reached; and

WHEREAS, the Borough of Neptune City strives to assure community forestry planning for present and future generations; and

WHEREAS, the Borough of Neptune City further seeks to grow a thriving, close knit community, where neighbors come together in support of each other and sustainability; and

WHEREAS, the NJ Green Communities has created a Grant Program for municipalities to implement phases of community forestry program planning; and

NOW THEREFORE BE IT RESOLVED, the Governing Body of the Borough of Neptune City authorizes the submission of the phase 1 Community Forestry Program planning Grant Program in the amount of $5,000, with Borough in-kind match of services provided by Public Works and the Shade Tree Committee, and execution of any documents to effectuate the same.

RESOLUTION 2026-135
BOROUGH OF NEPTUNE CITY
COUNTY OF MONMOUTH, STATE OF NEW JERSEY
AUTHORIZING THE PERSONNEL COMMITTEE TO MAKE CONDITIONAL OFFERS OF EMPLOYMENT

WHEREAS, the Neptune City Governing Body has placed within its budget funds necessary and appropriate for hiring Police Officers within the Borough of Neptune City Police Department; and

WHEREAS, the Personnel Committee have undertaken the interview process with regard to Police Officers which may be hired.

NOW, THEREFORE, BE IT RESOLVED, by the Governing Body of the Borough of Neptune City, County of Monmouth, State of New Jersey that the Personnel Committee be and is hereby authorized to make conditional offers of employment effective October 1, 2026. Said employment shall be subject to ratification by the Governing Body of the Borough of Neptune City.

RESOLUTION 2026-136
BOROUGH OF NEPTUNE CITY
COUNTY OF MONMOUTH, STATE OF NEW JERSEY
AUTHORIZING ENDORSEMENT FOR NJDEP TWA APPLICATION FORMS FOR 96 LAIRD AVENUE

WHEREAS, Kevin E. Shelly, PE, of Shore Point Engineering, LLC has completed the necessary engineering plans and related construction permit application as required by the New Jersey Department of Environmental Projection for Sanitary Sewer Extension Construction; and

WHEREAS, in accordance with Title 58 of New Jersey Statutes, the municipality must endorse such application before reviewed by the New Jersey Department of Environmental Projection.

NOW, THEREFORE, BE IT RESOLVED by the Borough Council of the Borough of Neptune City that the within application is endorsed and recommended for approval, and the Borough Engineer be and is hereby authorized to sign such documents as may be required on behalf of the Borough of Neptune City.

14. PUBLIC PARTICIPATION
The meeting was open to the public.

C/Renee shared a reminder for how residents can sign up for Nixle.

Mayor McGreevy shared a reminder for Summer Hours – the office will be closed on Fridays, with hours Monday-Thursday from 8:30am-4:30pm.

Mr. Bruce Wescott asked about the recognition of Officer Matt Edwards. Mayor McGreevy summarized the letter received.

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

16. ADJOURN – 7:05 pm
Motion to adjourn by **C/Williams**; seconded by **C/Kocsis**
VOICE VOTE: **AYE -** C/Kocsis, C/Johnson, C/Renee, C/Williams
ABSENT - C/Chong, C/Jodry

The next meeting of the Governing Body will be on Monday, July 27 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 07/27/2026