Borough of Neptune City
Regular Meeting of the Mayor and Council
Agenda
Monday, August 28, 2023
6:00 pm

The Notice Requirements of Chapter 231 P.L. 1975 have been satisfied by the publication of said notice in the Asbury Park Press, and the Coaster and by filing a copy with the Municipal Clerk.

1. **CALL TO ORDER**
   Roll Call
   Open Public Meetings Act Statement
   Flag Salute

2. **CLOSED SESSION** – None

3. **RECEIPT OF MINUTES**
   Closed Session 7/24/2023
   Special Meeting 7/31/2023

4. **RECEIPT OF COMMUNICATIONS**
   - **A.** Neptune City Police Department – Monthly Report, July 2023
   - **B.** Senator Vin Gopal – Legislative Update, July 2023
   - **C.** NJ DCA Department of Housing and Community Relations - Notice of Appointment to NCHA
   - **D.** Monmouth County Board of Commissioners – Approval of CDBG Grant Application
   - **E.** Neptune City Land Use Board – Findings Regarding Ordinance 2023-07
   - **F.** Neptune City Land Use Board – Resolution Regarding Amended Redevelopment Plan for Block 13, Lot 1 and Block 18, Lot 1

5. **PRESENTATIONS** –
   Proclamation - Recognizing September 2023 as Prostate Cancer Awareness Month
   Proclamation - Recognition of Overdose Awareness Day

6. **MAYOR'S REPORT** - Mayor Wardell

7. **COUNCIL REPORTS**
   ADMINISTRATION & FINANCE – Council President Brian Thomas
   SPECIAL SERVICES – Councilmember Scott Dellett
   ADMINISTRATION & JUSTICE – Councilmember Dana Farley
   LAW & ORDINANCE – Councilmember Glen Kocsis
   PUBLIC WORKS – Councilwoman Danielle Pappas
   HUMAN SERVICES – Councilmember Pamela Renee

8. **ADMINISTRATOR'S REPORT** - Administrator Jardine

9. **PUBLIC COMMENTS ON AGENDA ITEMS** - *There will be a four minute per person limit on all public comments.*

10. **UNFINISHED BUSINESS**

ORDINANCE ADOPTION

1) **Ordinance 2023-08** - Bond Ordinance Providing For Acquisition of a Police Vehicle, Appropriating $210,000 Authoring the Issuance of $199,500 Bonds or Notes of the Borough for Financing Part Of the Cost Thereof – *Public Hearing/Adoption*

2) **Ordinance 2023-09** - Ordinance Adopting the Amended East Coast Ice Redevelopment Plan Consisting of Block 13, Lot 1 and Block 18, Lot 1 within the East Coast Ice Redevelopment Plan Area- *Public Hearing/Adoption*

11. **NEW BUSINESS**

ORDINANCE INTRODUCTION- None

CONSENT AGENDA RESOLUTIONS

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

Resolution 2023-77 - Auth. Payment of the Bills

Resolution 2023-78 - Auth. the Sale of Municipal Personal Property Through Online Auction and the Disposal of Personal Property Not Sold at Auction

Resolution 2023-79 - Adopting 2022 Volunteer List for Neptune City Fire Department Enrollment in LOSAP

Resolution 2023-80 - Approving Volunteer Application for the Neptune City Fire Department

Resolution 2023-81- Auth. a Refund of a Park Use Application Fee

Resolution 2023-82 - Confirming Mayor's Appointments of Certain Volunteer Positions (Land Use Board, Alt)

Resolution 2023-83- CDBG Resolution Auth. Mayor & Clerk to Execute a Project Agreement with Monmouth County for Performance & Delivery of FY 2023 Community Development Projects (Ped. & ADA Improv.)

Resolution 2023-84 - Auth. Mayor to Sign Certification Prohibiting the Use of Excessive Force and a Certification of Prohibiting the Use of Federal Funds for Lobbying

Resolution 2023-85 - Auth Amendments to East Coast Ice Redevelopment Plan Agreement (B 18, L 1 & B 13, L 1)

Resolution 2023-86 - Amending the Support of the Establishment and Operations of a Facility for Class 5 Cannabis Retailer Operations on Premises Occupied by Shipwreck'd LLC Located at 300 W Sylvania Avenue

Resolution 2023-87- Authorize Application to Temporarily Close Bennett Avenue for the Purpose of a Block Party

12. **PUBLIC PARTICIPATION** - *There will be a four minute per person limit on all public comments.*

13. **CLOSED SESSION** - None

14. **ADJOURN**

The next Council Meeting will be held
Monday, September 11, 2023 at 7:00 pm at Borough Hall

Borough of Neptune City
Regular Meeting of the Mayor and Council
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6:00 pm

5. PRESENTATIONS –
   Proclamation - Recognizing September 2023 as Prostate Cancer Awareness Month
   Proclamation - Recognition of Overdose Awareness Day

BOROUGH OF NEPTUNE CITY
COUNTY OF MONMOUTH, STATE OF NEW JERSEY

PROCLAMATION
RECOGNIZING THE MONTH OF SEPTEMBER 2023 AS PROSTATE CANCER AWARENESS MONTH

Whereas, this year, approximately 288,300 men will be diagnosed with prostate cancer in the United States alone, which is one man every two minutes, and roughly 34,700 will die this year from the disease, about 3,500 more than 2020 where one man every 15 minutes died; and

Whereas, in New Jersey, an estimated 9,460 new cases of prostate cancer will be diagnosed and an estimated 730 deaths will occur in 2023; and

Whereas, men with relatives such as fathers, uncles, brothers, or sons who have a history of prostate cancer are twice as likely to develop the disease; and

Whereas, prostate cancer is the most commonly diagnosed cancer in American Men and the third leading cause of cancer death behind lung and colon cancer; and

Whereas, 1 in 8 men are diagnosed with prostate cancer in their lifetime, and 1 in 6 African American men will develop prostate cancer in their lifetime; and

Whereas, overall, African American men are 1.7 times more likely to be diagnosed with - and 2.1 times more likely to die from - prostate cancer than white men; and

Whereas, Veterans who were exposed to herbicides like Agent Orange are at increased risk for developing prostate cancer, and are more likely to have an aggressive form of the disease; and

Whereas, education regarding prostate cancer and early detection strategies is critical to saving lives, preserving, and protecting our families. As well as the economic and social burden of prostate cancer is huge on families; and

Whereas, if caught early prostate cancer has a five-year survival rate of nearly 100%. However, for late stage prostate cancer the five-year survival rate is 31%; and

Whereas, many more men will be diagnosed in 2023 at a later stage because of delayed screenings and treatment due to Covid-19 and

Whereas, all men are at risk for prostate cancer and we encourage the citizens of the Borough of Neptune City to increase the importance of prostate awareness and screenings.

NOW, THEREFORE, BE IT RESOLVED; I, Andrew Wardell, do hereby proclaim the month of September 2023 to be PROSTATE CANCER AWARENESS MONTH in the Borough of Neptune City.

_____

Andrew C. Wardell, Mayor
Borough of Neptune City
August 28, 2023

BOROUGH OF NEPTUNE CITY
COUNTY OF MONMOUTH, STATE OF NEW JERSEY

PROCLAMATION
RECOGNITION OF OVERDOSE AWARENESS DAY

WHEREAS, addiction is a chronic disease, characterized by compulsive or difficult to control drug use despite harmful consequences; and

WHEREAS, addiction is seen by both the Centers for Disease Control and the World Health Organization as a fast-growing epidemic that can all too easily lead to overdose and death; and

WHEREAS, in 2022, over 100,000 individuals died from drug overdoses in the United States; and

WHEEAS, New Jersey alone, 2,892 people died from drug overdoses in 2022; and

WHEREAS, in 2022 Monmouth County alone has lost 151 persons due to overdose; and

WHEREAS, for every drug overdose that results in death, there are many more nonfatal overdoses, each taking an emotional and economic toll on the individual, their family, and the community at large; and

WHEREAS, addiction can fuel feelings of shame, guilt, embarrassment, depression, and hopelessness, causing individuals to resist seeking treatment and support; and

WHEREAS, Overdose Awareness Day is a global event held on August 31st of each year that aims to raise awareness of drug overdoses, reduce the stigma of a drug-related death, and to acknowledge the grief felt by families and friends remembering those who have died or had a permanent injury as a result of a drug overdose; and

WHEREAS, to further the goals of Overdose Awareness Day, all flags throughout the State should be flown at half-staff for the day's duration; and

WHEREAS, Overdose Awareness Day in New Jersey sends a strong message to former or current substance users, namely, that they are valued, and that overdose death is preventable.

NOW, THEREFORE, BE IT RESOLVED by Mayor and Council of the Borough of Neptune City and State of New Jersey:

1. August 31st of each year shall be designated as "Overdose Awareness Day" in the Borough of Neptune City to raise awareness of overdose and reduce the stigma of a drug-related death.
2. The Governor is respectfully requested to order flags be flown at half-staff and to issue a proclamation calling upon public Officials and the citizens of this State to observe "Overdose Awareness Day" with appropriate activities and programs each year.
3. This resolution shall take effect immediately.

_____

Andrew C. Wardell, Mayor
Borough of Neptune City
August 28, 2023

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10. UNFINISHED BUSINESS

ORDINANCE ADOPTION

1) **Ordinance 2023-08** - Bond Ordinance Providing For Acquisition of a Police Vehicle, Appropriating $210,000 Authoring the Issuance of $199,500 Bonds or Notes of the Borough for Financing Part Of the Cost Thereof – *Public Hearing/Adoption*

2) **Ordinance 2023-09** - Ordinance Adopting the Amended East Coast Ice Redevelopment Plan Consisting of Block 13, Lot 1 and Block 18, Lot 1 within the East Coast Ice Redevelopment Plan Area- *Public Hearing/Adoption*

BOND ORDINANCE 2023 – 08

BOROUGH OF NEPTUNE CITY, COUNTY OF MONMOUTH

BOND ORDINANCE PROVIDING FOR ACQUISITION OF POLICE VEHICLES, APPROPRIATING $210,000 AND AUTHORIZING THE ISSUANCE OF $199,500 BONDS OR NOTES OF THE BOROUGH FOR FINANCING PART OF THE COST THEREOF.

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

Section 1. The capital improvement described in Section 3 of this Bond Ordinance is hereby authorized by the Borough of Neptune City, New Jersey. For the capital improvement described in Section 3, there is hereby appropriated the sum of $210,000, which includes $500 in costs as permitted by *N.J.S.A. 40A:2-20* and a $10,500 as the down payment for the said purpose as required by the Local Bond Law.

Section 2. In order to finance the cost of the Acquisition of Police Vehicles not covered by the aforementioned grant, negotiable bonds are hereby authorized to be issued in the principal amount of $199,500 pursuant to the Local Bond Law. In anticipation of issuance of the bonds, negotiable bond anticipation notes are hereby authorized to be issued pursuant to and within the limitations prescribed by the Local Bond Law.

Section 3. The Acquisition of Police Vehicles is hereby authorized and the purpose for which the bonds are to be issued. The minimum period of usefulness is ten years.

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

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

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

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

(b) The Supplemental Debt Statement required by the Local Bond Law has been duly prepared and filed in the Office of the Clerk, and a complete executed duplicate thereof has been filed in the Office of the Director of the Division of Local Government Services in the Department of Community Affairs of the State of New Jersey. The gross debt of the Borough of Neptune City is increased by the authorization of the bonds or notes provided in this bond ordinance by $199,500, and the obligations authorized herein will be within all debt limitations prescribed by law.

(c) An aggregate amount not exceeding $500 for items of expense listed in and permitted under *N.J.S.A. 40A:2-20* may be included in the costs of the purchase authorized in Section 3 hereof and is included in the foregoing estimate thereof.

Section 7. The full faith and credit of the Borough are hereby pledged to the punctual payment of the principal of an interest on the obligations authorized by this bond ordinance. The obligations shall be direct, unlimited obligations of the Borough and the Borough shall be obligated to levy ad valorem taxes upon all the taxable property within the Borough for the payment of the obligations and interest thereon without limitation on rate or amount.

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

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

DATE INTRODUCED: July 24, 2023
PUBLIC HEARING: August 28, 2023

ORDINANCE 2023-09

BOROUGH OF NEPTUNE CITY
COUNTY OF MONMOUTH

ORDINANCE ADOPTING THE AMENDED EAST COAST ICE REDEVELOPMENT PLAN CONSISTING OF BLOCK 13, LOT 1 AND BLOCK 18, LOT 1 WITHIN THE EAST COAST ICE REDEVELOPMENT PLAN AREA

WHEREAS, redevelopment plans must be adopted by ordinance pursuant to N.J.S.A. 40A:12A-7, and said plans must include an outline for the planning, development, redevelopment or rehabilitation of the identified project area; and

WHEREAS, on September 28, 2020, pursuant to Resolutions No. 20-140 and 20-141, the governing body of the Borough of Neptune City (the "**Borough**") directed the Land Use Board to conduct a preliminary investigation to determine whether an area including Block 18, Lot 1 (96 Laird Avenue) and Block 13, Lot 1 (87 Rosewood Place) (the "**Properties**") is an area in need of redevelopment according to the criteria set forth in N.J.S.A. 40A:12A-5 and N.J.S.A. 40A:12A-3; and

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

WHEREAS, on April 13, 2021, the Land Use Board accepted and adopted the recommendations and proposed findings of the Investigation Report and recommended to the Mayor and Council that the Properties be declared a Non-Condemnation Area in Need of Redevelopment; and

WHEREAS, on April 26, 2021, the Borough adopted Resolution No. 21-81 accepting the Land Use Board's recommendation adopting the findings of the Investigation Report and declaring that the Properties constitute an area in need of redevelopment (the "**Redevelopment Area**") as defined pursuant to N.J.S.A. 40A:12A-5 and N.J.S.A. 40A:12A-3; and

WHEREAS, the Borough's professional redevelopment planner, Jennifer Beahm, PP, AICP, has prepared a Redevelopment Plan entitled the "East Coast Ice Redevelopment Plan" dated April 2022 including Block 13, Lot 1 and Block 18, Lot 1 (the "**East Coast Ice Redevelopment Plan**"); and

WHEREAS, following referral to the Land Use Board, on April 25, 2022 the Borough adopted Ordinance 2022-06 adopting the East Coast Ice Redevelopment Plan; and

WHEREAS, on July 25, 2022, the Borough adopted Resolution No. 22-95 designating Genesis Redevelopment, LLC (the "**Redeveloper**") as the redeveloper of the Properties; and

WHEREAS, following discussions with the Redeveloper, the Borough's professional redevelopment planner, Jennifer Beahm, PP, AICP, prepared revisions to the East Coast Ice Redevelopment Plan dated July 2023 (the "**Amended East Coast Ice Redevelopment Plan**"); and

WHEREAS, the Borough Council wishes to adopt the Amended East Coast Ice Redevelopment Plan to establish revised development standards for designated redeveloper(s) within the plan area.

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

SECTION 1. Amended East Coast Ice Redevelopment Plan. The Amended East Coast Ice Redevelopment Plan dated July 2023 prepared by Jennifer Beahm, PP, AICP, attached hereto and made part hereof as **Exhibit A** is hereby approved and adopted pursuant to N.J.S.A. 40A:12A-1 et seq., shall supersede the current zoning applied to Block 13, Lot 1 and Block 18, Lot 1, and be enacted as an amendment to the Borough's Zoning Map.

SECTION 2. Severability. If any section, subsection or paragraph of this ordinance be declared unconstitutional, invalid or inoperative, in whole or in part, by a court of competent jurisdiction, such chapter, section subchapter or paragraph shall to the extent that is not held unconstitutional, invalid or inoperative remain in full force and effect and shall not affect the remainder of this ordinance.

SECTION 3. Repealer. The East Coast Ice Redevelopment Plan is hereby repealed in its entirety. All ordinances, resolutions and other redevelopment plans, and parts of ordinances, resolutions and other redevelopment plans, which are inconsistent with provisions of this ordinance shall be, and are hereby, repealed to the extent of any such inconsistency.

SECTION 4. Effective Date. This ordinance shall take effect immediately after final adoption and approval pursuant to law.

DATE INTRODUCED: July 31, 2023
PUBLIC HEARING: August 28, 2023

East Coast Ice
Redevelopment Plan

Block 13, Lot 1 & Block 18, Lot 1
Borough of Neptune City
Monmouth County, New Jersey

Adopted: April 2022
Revised July 2023

Prepared by:

Jennifer Beahm, P.P., AICP

LEON S. AVAKIAN INC.
CONSULTING ENGINEERS
788 Wayside Road
Neptune, New Jersey 07753
(732) 922-9229

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I. Background Information

The Borough of Neptune City is an attractive, near-completely built out community located in southeastern Monmouth County, New Jersey. Most of the Borough's land area contains residential properties, with defined commercial areas and scattered industry. Previous land use planning policies have focused on protecting existing residential areas, providing development opportunities in vacant areas most suited for in-fill uses, providing adequate services and facilities for the present and projected population, and preserving open space in areas of environmental concern.

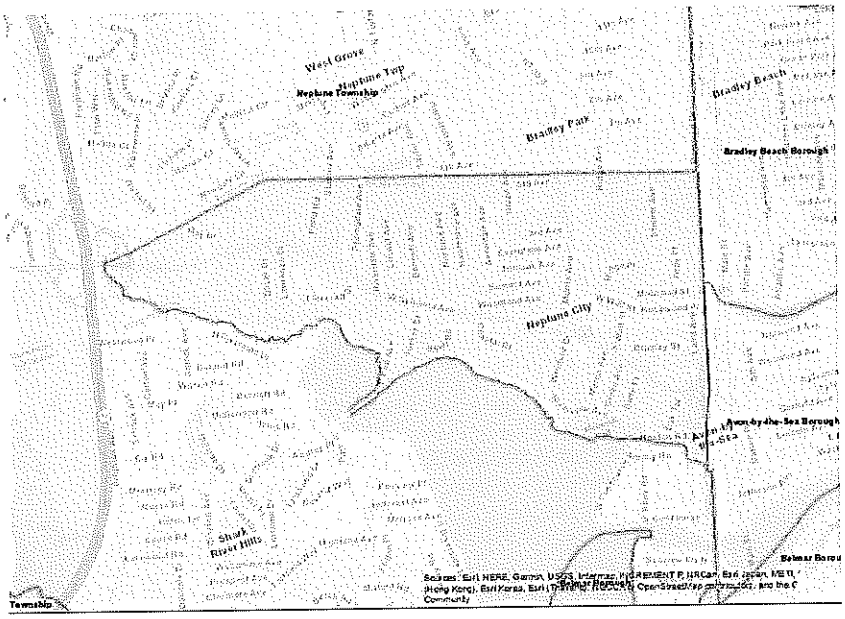


Figure 1. Municipal Boundaries

As of the 2020 American Community Survey 5-year estimates, there were 4,626, a 5.9% decrease since its 2010 population of 4,916. There were 2,176 households, and 1,107 families residing in the Borough. The racial makeup of the Borough was 73.9% (3,437) white, 15.2% (708) black or African American, 0% Native American, 2.2% (103) Asian, 6.2% (290) from other races, and 2.5% (116) two or more races. Hispanic or Latino of any race were 14.2% (662) of the population. In the Borough, the population was spread out with 15.0% under the age of 18, 14.5% from ages 18 to 24, 25.7% from ages 25 to 44, 30.6% from ages 45 to 64, and 14.1% who were 65 years of age or older. The median age was 41.6 years. The average household size was 2.1 and the average family size was 2.81.

The 2019 American Community Survey 5-year estimates showed that median household income was $76,463 and the median family income was $100,738. The per capita income for the Borough was $41,107 and about 7.7% of families were below the poverty line, including 15% of those under age 18 and 10.4% of those age 65 or over.

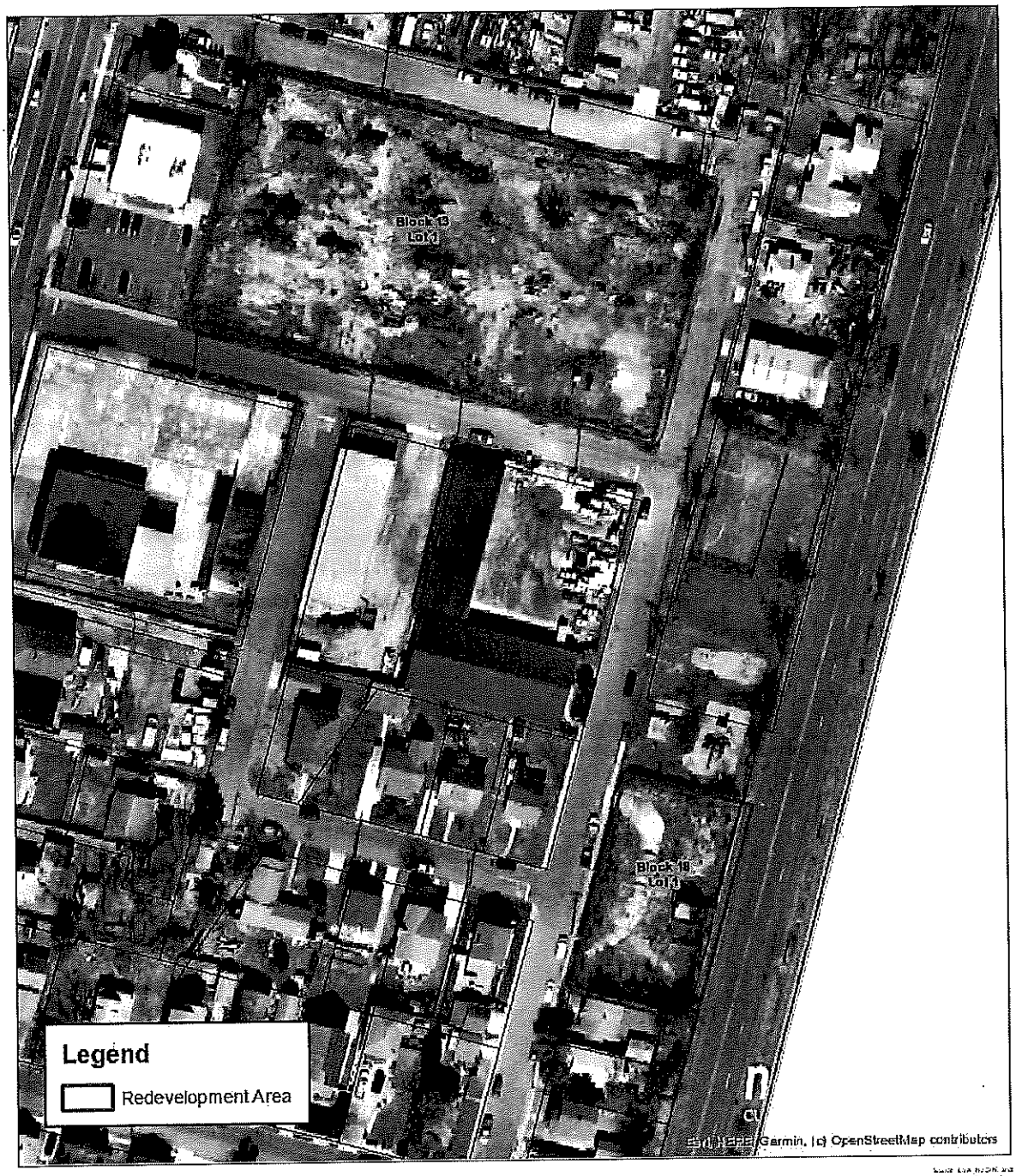


Figure 2 Redevelopment Area

II. Basis for the Plan

This Redevelopment Plan has been prepared for an area that has been designated in need of redevelopment without condemnation for Block 13, Lot 1 and Block 18, Lot 1. Block 13, Lot 1 is located between Midwood Street to the north, Lots 4 & 5 of Block 13 to the wet, Rosewood Place to the south, and Laird Avenue to the east. Block 18, Lot 1 is located between Laird Avenue to the west and Memorial Drive to the east. The Redevelopment Area is situated near the Borough's eastern border with Avon Borough and Bradley Beach Borough. Memorial Drive, a major arterial road connecting shore towns from Asbury Park in the north to Avon in the south, is located to the east of the Redevelopment Area, beyond which runs the railroad for the New Jersey Transit North Jersey Coast Line. The corridor between and around Steiner Avenue and Memorial Drive, in which the Redevelopment Area is situated, has historically contained industrial uses tied to the rail line. Industrial operations continue to occupy many of the properties in the area, but they have been interspersed with other uses over time, including commercial, residential, and public use properties.

A variety of land uses surround the redevelopment area. To the east of Block 13, Lot 1, across Laird Road, there are municipal uses, including a utility pump station and a playground. To the north of Block 13, across Midwood Street, there is an active industrial yard and to the south, across Rosewood Place, a CrossFit gym and warehousing operation. Commercial and residential uses make up the remainder of Block 13. Residential uses are located to the south and west of Block 18, Lot 1. The NJ Transit North Jersey Coast Rail Line is located to the east of Block 18, across Memorial Drive, and municipal owned property is located to the north.

In February 2010, the Borough Council adopted the Steiner Avenue Scattered Sites Redevelopment Plan, which covered a select number of sites within the former/underutilized Steiner Avenue industrial area of the Borough. This plan was adopted after a more comprehensive Redevelopment Plan for the section of the Borough located between Steiner Avenue and Memorial Drive was challenged through litigation.

III. Required Components of the Redevelopment Plan:

N.J.S.A 40A:12A-7 requires that a redevelopment plan include an outline for the planning, development, redevelopment, or rehabilitation of the Redevelopment Area sufficient to indicate the following:

1) Its relationship to definite local objectives as to appropriate land uses, density of population, and improved traffic and public transportation, public utilities, recreational and community facilities and other public improvements.

2) Proposed land uses and building requirements in the project area.

3) Adequate provision for the temporary and permanent relocation, as necessary, of residents in the project area, including an estimate of the extent to which decent, safe and sanitary dwelling units affordable to displaced residents will be available to them in the existing local housing market.

4) An identification of any property within the redevelopment area which is proposed to be acquired in accordance with the redevelopment plan.

5) Any significant relationship of the redevelopment plan to:

   (a) the master plans of contiguous municipalities,

   (b) the master plan of the county in which the municipality is located, and

   (c) the State Development and Redevelopment Plan adopted pursuant to the "State Planning Act," P.L.1985, c.398 (C.52:18A-196 et al.).

6) As of the date of the adoption of the resolution finding the area to be in need of redevelopment, an inventory of all housing units affordable to low and moderate income households, as defined pursuant to section 4 of P.L.1985, c.222 (C.52:27D-304), that are to be removed as a result of implementation of the redevelopment plan, whether as a result of subsidies or market conditions, listed by affordability level, number of bedrooms, and tenure.

7) A plan for the provision, through new construction or substantial rehabilitation of one comparable, affordable replacement housing unit for each affordable housing unit that has been occupied at any time within the last 18 months, that is subject to affordability controls and that is identified as to be removed as a result of implementation of the redevelopment plan. Displaced residents of housing units provided under any State or federal housing subsidy program, or pursuant to the "Fair Housing Act," P.L.1985, c.222 (C.52:27D-301 et al.), provided they are deemed to be eligible, shall have first priority for those replacement units provided under the plan; provided that any such replacement unit shall not be credited against a prospective municipal obligation under the "Fair Housing Act," P.L.1985, c.222 (C.52:27D-301 et al.), if the housing unit which is removed had previously been credited toward satisfying the municipal fair share obligation. To the extent reasonably feasible, replacement housing shall be provided within or in close proximity to the redevelopment area. A municipality shall report annually to the Department of Community Affairs on its progress in

implementing the plan for provision of comparable, affordable replacement housing required pursuant to this section.

8) Proposed locations for zero-emission vehicle fueling and charging infrastructure within the project area in a manner that appropriately connects with an essential public charging network.

b. A redevelopment plan may include the provision of affordable housing in accordance with the "Fair Housing Act," P.L.1985, c.222 (C.52:27D-301 et al.) and the housing element of the municipal master plan.

c. The redevelopment plan shall describe its relationship to pertinent municipal development regulations as defined in the "Municipal Land Use Law," P.L.1975, c.291 (C.40:55D-1 et seq.). The redevelopment plan shall supersede applicable provisions of the development regulations of the municipality or constitute an overlay zoning district within the redevelopment area. When the redevelopment plan supersedes any provision of the development regulations, the ordinance adopting the redevelopment plan shall contain an explicit amendment to the zoning district map included in the zoning ordinance. The zoning district map as amended shall indicate the redevelopment area to which the redevelopment plan applies. Notwithstanding the provisions of the "Municipal Land Use Law," P.L.1975, c.291 (C.40:55D-1 et seq.) or of other law, no notice beyond that required for adoption of ordinances by the municipality shall be required for the hearing on or adoption of the redevelopment plan or subsequent amendments thereof.

d. All provisions of the redevelopment plan shall be either substantially consistent with the municipal master plan or designed to effectuate the master plan; but the municipal governing body may adopt a redevelopment plan which is inconsistent with or not designed to effectuate the master plan by affirmative vote of a majority of its full authorized membership with the reasons for so acting set forth in the redevelopment plan.

e. Prior to the adoption of a redevelopment plan, or revision or amendment thereto, the planning board shall transmit to the governing body, within 45 days after referral, a report containing its recommendation concerning the redevelopment plan. This report shall include an identification of any provisions in the proposed redevelopment plan which are inconsistent with the master plan and recommendations concerning these inconsistencies and any other matters as the board deems appropriate. The governing body, when considering the adoption of a redevelopment plan or revision or amendment thereof, shall review the report of the planning board and may approve or disapprove or change any recommendation by a vote of a majority of its full authorized membership and shall record in its minutes the reasons for not following the recommendations. Failure of the planning board to transmit its report within the required 45 days shall relieve the governing body from the requirements of this subsection with regard to the pertinent proposed redevelopment plan or revision or amendment thereof. Nothing in this subsection shall diminish the applicability of the provisions of subsection d. of this section with respect to any redevelopment plan or revision or amendment thereof.

f. The governing body of a municipality may direct the planning board to prepare a redevelopment plan or an amendment or revision to a redevelopment plan for a designated redevelopment area. After completing the redevelopment plan, the planning board shall transmit the proposed plan to the governing

body for its adoption. The governing body, when considering the proposed plan, may amend or revise any portion of the proposed redevelopment plan by an affirmative vote of the majority of its full authorized membership and shall record in its minutes the reasons for each amendment or revision. When a redevelopment plan or amendment to a redevelopment plan is referred to the governing body by the planning board under this subsection, the governing body shall be relieved of the referral requirements of subsection e. of this section.

IV. Redevelopment Goals

The purpose of this plan is to provide certain development criteria that is cohesive with the varying adjacent land uses and with the goals and objectives of the 2017 and 2006 Reexamination Reports, the 1999 Master Plan, and the 2016 Monmouth County Master Plan. This plan seeks to redevelop underutilized sites within the former Industrial area of the Borough.

V. Redevelopment Objectives

The Borough is looking to promote development that would support the goals and objectives of the 1999 Master Plan and 2017 Master Plan Reexamination Report. The objectives for this Redevelopment plan are to:

1. To provide sufficient area in appropriate locations within the Borough for residential, business, office, and public and quasi-public uses in a manner which will provide for balanced growth and development.
2. To encourage a transition of existing industrial properties to commercial and residential uses, which will serve to minimize impacts due to the juxtaposition of incongruous land uses.
3. To create an aesthetic character and scale within the redevelopment area that is consistent with that of the Borough as a whole.
4. To create positive tax benefits for the Borough.
5. To capitalize on the proximity of the redevelopment area to the Bradley Beach and Belmar train stations.
6. To improve the visual streetscape within the redevelopment area through design and signage standards.
7. To improve the public elements of the streetscape, e.g., lighting, paving, pedestrian linkages.

VI. Definitions

Refer to Chapter 139 Zoning, Article I, Section 4 Definitions, of the Borough of Neptune City's General Ordinance for all definitions related to this redevelopment plan.

VII. Existing Zoning

Block 13, Lot 1 is located within the I Industrial Zone District, while Block 18, Lot 1 is located within the

R-1 Single Family Zone District. Refer to Chapter 139 Zoning, Article IV Zone Regulations, of the Borough of Neptune City's General Ordinance for all requirements related to the existing zoning of the redevelopment area. In any instance where the regulations are in conflict, this plan shall govern. The standards and regulations located within this Redevelopment Plan supersede the underlying zoning requirements.

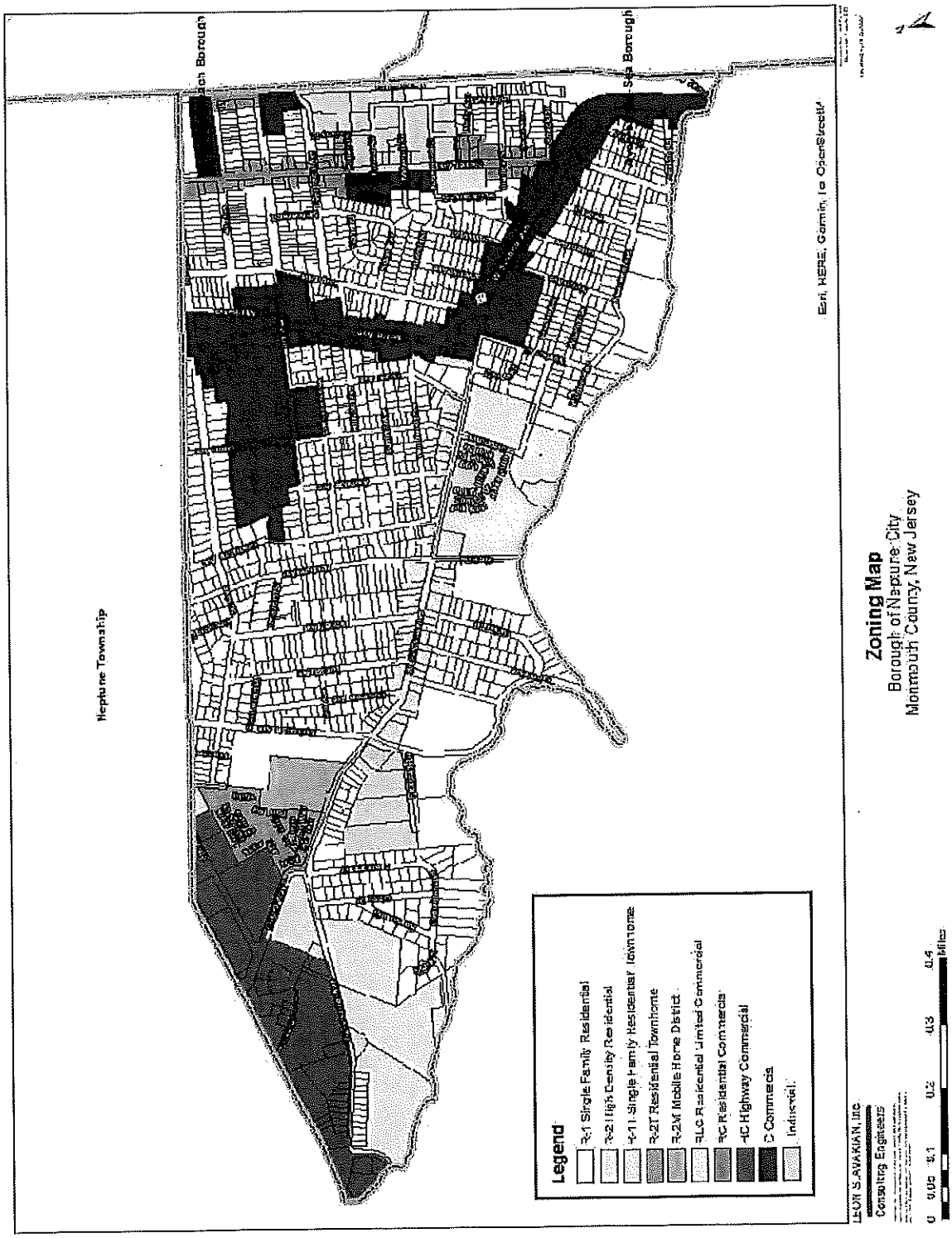


Figure 3. Borough of Neptune City Zoning Map

VIII. Use and Bulk Requirements

PERMITTED LAND USES:

The land uses permitted within the Redevelopment Area are listed below. Any land use that is not specifically included as a permitted use is prohibited unless determined by the Mayor and Council to be equivalent to a listed permitted use and consistent with the purposes and goals of this Plan:

Block 18, Lot 1:

Permitted Uses:

* Townhomes – no more than seven (7) units

Accessory Uses:

* No accessory uses shall be permitted on site

Bulk Requirements:

Minimum Front Yard Setback:	Laird Avenue 25 feet; Memorial Drive 30 feet
Minimum Side Yard Setback:	20 feet
Maximum Building Height:	2 stories/35 feet
Maximum Building Coverage:	35%
Maximum Impervious Coverage:	60%
Off Street Parking:	2 spaces per unit per RSIS

Block 13, Lot 1:

Permitted Uses:

* Self-storage facility
* Accessory office space
* Apartment – maximum of one (1) unit for use of an employee of the self storage only. Located on the second story only.

Accessory Uses:

* No accessory uses shall be permitted on site

Bulk Requirements:

Minimum Front Yard Setback:	10 feet
Minimum Side Yard Setback:	10 feet
Maximum Building Height:	2 stories/35 feet
Maximum Building Coverage:	50%
Maximum Impervious Coverage:	100%
Minimum Distance Between Buildings:	20 feet
Off Street Parking:	Apartment per RSIS Office: 1 space per 1,000 square feet Self-Storage: 1 space per 10,000 sf *Retailers that provide 25 or fewer off-street parking spaces are not required to provide or install any EV charging stations or make-ready parking spaces

OTHER REQUIREMENTS:

Fence Regulations:

1. A 6 ft. high, solid, white vinyl fence shall be provided towards the northwest property corner, along the portion of shared property line with the adjacent residential use, to act as a buffer/ screening.
2. In all other locations, a 6 ft. high chain link fence with screening slats shall be provided to act as a buffer and provide site security. In most locations, this fence shall be provided between buildings, along a line representing a continuation of their walls, to provide a full enclosed, secure site. At the driveway location, this fence shall be provided as a rolling gate for permitted access.

Grading:

Grading within a municipal right-of-way shall be permitted at a maximum slope of 3h:1V, beginning at the curb line or edge of pavement, as may exist, in order to achieve the required onsite elevations.

Lighting:

1. Parking areas shall have a minimum illumination of 0.5 footcandle.
2. Maximum illumination at right-of-way lines: 1.0 footcandle.
3. No light spillage shall be permitted along shared property lines.
4. After 10:00PM, internal lighting shall operate on timers to provide the minimum needed for security purposes.

IX. Consistency with Other State and Local Plans and Regulations:

STATE DEVELOPMENT AND REDEVELOPMENT PLAN

In reviewing the New Jersey State Development and Redevelopment Plan Volumes 1-4, the following information pertains to goals and policies for a program of rehabilitation which discusses the development and redevelopment policies.

The Borough of Neptune City is designated as a Planning Area I (PA1) or Metropolitan Planning Area in the State Development and Redevelopment Plan. This is the most urban of the State's five (5) planning area classifications, and communities with this designation generally exhibit mature settlement patterns with a diminished supply of vacant land. In established communities such as Neptune City, and other municipalities located proximate to the Borough, the reuse of existing properties will be the major form of new construction. The land use policy objectives of Metropolitan Planning Areas are to:

(1) Promote redevelopment and development in cores (i.e., downtowns) and neighborhoods through cooperative regional efforts.
(2) Promote diversification of land use, including housing where appropriate in single use developments, and enhance their linkages to the rest of the community.
(3) Ensure efficient and beneficial utilization of scarce land resources to strengthen its diversification and compact nature. Consequently, the Borough's Master Plan recognizes this designation and will support the intent and principles of the State Plan. Further, the overall objectives and policies of the Neptune City Master Plan shall be consistent with these goals.

The Redevelopment Plan helps advance these land use policy objectives and encourages the provision of diverse and compatible land uses, especially through the redevelopment of the current abandoned building. The Redevelopment Plan is in conformance with the State Development and Redevelopment as well as the Monmouth County Cross Acceptance Report.

MONMOUTH COUNTY MASTER PLAN

Monmouth County adopted a new Master Plan in 2016. The 2016 Land Use Element of the Monmouth County Master Plan designates the Borough of Neptune City as a Priority Growth Investment Area (PGIA) and a Priority Growth Reinvestment Area/Site (PG-RAS). PGIAs are areas with either existing or planned infrastructure that lend to development and redevelopment opportunities. This Redevelopment Area is located in the Priority Growth – Reinvestment Area/Site (PG-RAS), which are areas where more intense or significant development, redevelopment, revitalization, and hazard mitigation investments are highly encouraged. The Master Plan theme is focused on redevelopment, revitalization, and rediscovery, recognizing many county municipalities have an established physical form and character that they now seek to maintain and/or enhance it in a time characterized by limited growth and constrained public finance. The Redevelopment plan furthers this general theme and aligns with the following relevant goals and objectives of the County Master Plan:

1. Promote in-fill development and the adaptive reuse of substandard, underutilized, or abandoned structures that complement or improve adjacent land uses and support or enhance neighborhood character resulting in healthier places to live, work, learn, and recreate.
2. Encourage the redevelopment and revitalization of highway commercial corridors that incorporate multi-purpose uses, higher design standards, are located outside Special Flood Hazard Areas (SFHA) and improve circulation both on and off-site.
3. Encourage development of a high quality, diversified tax base to provide superior economic resiliency when confronted with unanticipated changes in the overall economy.
4. Support policies and investment in priority growth areas and locations that promote safe, healthy, sustainable, and resilient communities.

The Redevelopment Plan encourages the redevelopment and reuse of vacant structures to further economic development in the post-Industrial area of the Borough. The redevelopment of underutilized lots will add value to Neptune City's and Monmouth County's tax base. Through economic revitalization and the creation of diverse and compatible land uses, the Redevelopment Plan will enhance the overall quality of life in Monmouth County.

Given Monmouth County's overall focus on redevelopment, revitalization, and rediscovery, and as seen by the relevant goals and objectives identified above, the Redevelopment Plan is consistent with the goals, objectives and policies stated in the Monmouth County Master Plan.

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BOROUGH OF NEPTUNE CITY PLANNING DOCUMENTS

The Borough of Neptune City has previously focused on protecting existing residential areas, providing development opportunities in vacant areas most suited for in-fill uses, providing adequate services and facilities for the present and projected population, and preserving open space in areas of environmental concern. These initiatives are reflected in and are consistent with the following relevant goals, objectives, and policies from the 2017 Reexamination Report and the 1999 Master Plan as they pertain to this redevelopment plan:

2017 REEXAMINATION

1. Encourage the redevelopment or revitalization of vacant or underutilized properties.
2. Amend the zoning along the portion of Memorial Drive currently zoned for single-family Residential but occupied by commercial or multi-family uses. This recommendation is particularly pertinent in view of the Borough's redevelopment goals for this portion of Neptune City (see recommendation 5 below), which it supports by establishing transition areas around the intended redevelopment zone.
3. Remain committed to the redevelopment of underutilized industrial and commercial properties along Steiner Avenue. Encourage the development of the area with uses that are compatible with adjacent residential uses and that capitalize on the area's proximity to passenger rail mass transit.

1999 COMPREHENSIVE MASTER PLAN

1. Encouraging residential development in location and at densities which are compatible with existing development patterns and consistent with Borough standards. Any new development should be properly serviced by public roads, utilities, and services.
2. Encouraging a development pattern which will protect and enhance the long term economic, social and welfare interests of present and future residents of the Borough.
3. To encourage municipal actions which will guide the long-range appropriate use and development of the lands within the Borough of Neptune City in a manner which promotes the public health, safety, morals and general welfare of present and future residents.
4. To provide sufficient area in appropriate locations within the Borough for residential, business, office, and public and quasi-public uses in a manner which will provide for balanced growth and development.
5. To promote a desirable visual environment through creative development techniques which respect the environmental qualities and constraints of the Borough and of particular sites therein.
6. Planning will include a variety of residential and non-residential uses that will encourage continuation of an enhancement of the Borough of Neptune City as a quality suburban residential community and as a commercial, employment and recreation center for eastern Monmouth County.
7. To encourage commercial, office, recreational and service development within the Borough which will provide employment for residents and contribute to a balanced economic and ratable base for

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the Borough.

8. To encourage a transition of existing industrial properties to commercial and residential uses, which will serve to minimize impacts due to the juxtaposition of incongruous land uses.

This Redevelopment Plan furthers the identified goals, objectives, and principals of Neptune City's planning documents.

NEIGHBORING COMMUNITIES PLANNING DOCUMENTS

The municipalities sharing boundaries with Neptune City are Bradley Beach, Avon by The Sea, and Neptune Township. The zoning and land uses that have been adopted for lands bordering Neptune City in Neptune Township, Avon By The Sea, and Bradley Beach appear to be consistent with the planning principles that have been adopted for proximate areas of Neptune. In sum, these areas have been zoned for residential and commercial uses, which are consistent with the lands within Neptune City that border these municipalities.

X. Implementation Tools

REDEVELOPMENT POWERS

The designation of this Redevelopment Plan as a "Non-Condemnation Redevelopment Area" deliberately excludes the exercise of the taking of property by eminent domain, however, still requires a redeveloper be designated to make a site plan application under the Redevelopment Plan. One of the redevelopment policies of the Borough is that the present owners of property in designated redevelopment parcels be given every opportunity to participate in the redevelopment program through the reinvestment, rehabilitation, and/or redevelopment of their properties in accordance with the land uses and building and design requirements of this Plan. To that end, the present property owners of properties within the Redevelopment Area are encouraged to present their own proposals for redevelopment in accordance with this Plan.

PROCEDURAL AND SUBSTANTIVE STANDARDS FOR REDEVELOPER DESIGNATION

The procedural and substantive standards described here will guide redeveloper selection. The Borough Council reserves all options available to it under the Local Redevelopment and Housing Law to designate one or more redevelopers to execute redevelopment agreements to implement this Plan.

BOROUGH COUNCIL REVIEW BEFORE APPLICATION TO THE PLANNING BOARD

The Borough Council, or its designee, shall review and approve, in a manner consistent with this Redevelopment Plan and all proposed redevelopment projects within the Redevelopment Area to ensure that such project(s) is consistent with the Redevelopment Plan and any relevant Redeveloper Agreement(s). Such review shall occur prior to the submission of an application for approval of the redevelopment project(s) to the Planning Board. In addition, the review may address the site and building design elements of the project

to ensure that the project adequately addresses the goals and objectives of this Plan and the redevelopment agreement.

PLANNING BOARD REVIEW PROCESS

After the Borough Council review process noted above is completed, all development applications shall be submitted to the Borough of Neptune City Land Use Board through the standard site plan and subdivision procedures as outlined in N.J.S.A. 40:55D-1 et seq. The Planning Board shall deem any application for redevelopment for any property subject to this Redevelopment Plan incomplete if the applicant has not been designated by the Borough Council as a redeveloper(s), a redevelopment agreement has not been fully executed.

DEVIATIONS/VARIANCES

The Neptune City Land Use Board, at the time of site plan review and without formal amendment to this Plan, may approve minor modifications from the bulk standards set forth herein if deemed to be in the interest of project implementation and in furtherance of the Redevelopment Plan. Any material deviations from the uses provided and the overall goals of the Redevelopment Plan shall be by formal amendment to the Redevelopment Plan adopted by the Borough Council in accordance with the procedures set forth in the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq.

SEVERABILITY

If a Court of competent jurisdiction finds any word, phrase, clause, section, or provision of this Redevelopment Plan to be invalid, illegal, or unconstitutional, the word, phrase, clause, section, or provision shall be deemed severable, and the remainder of the Redevelopment Plan and implementing Ordinance shall remain in full force and effect.

ADVERSE INFLUENCES

No use or reuse shall be permitted which, when conducted under proper and adequate conditions and safeguards, will produce corrosive, toxic or noxious fumes, glare, electromagnetic disturbance, radiation, smoke, cinders, odors, dust or waste, undue noise or vibration, or other objectionable features so as to be detrimental to the public health, safety or general welfare.

RELOCATION REQUIREMENTS

Implementation of this Redevelopment Plan may require the displacement and relocation of businesses located within the Redevelopment Area. At the time of property acquisition, the actual extent of displacement will be confirmed, and if it is necessary, a Workable Relocation Assistance Plan will be prepared and submitted to the New Jersey Department of Community Affairs for approval. The Borough will comply with

the requirements of the New Jersey State relocation statutes and regulations as applicable and will provide all benefits and assistance required under applicable law.

PROCEDURES FOR AMENDING THE PLAN

This Redevelopment Plan may be amended from time to time upon compliance with the requirements of state law.

LAND USE MAP AMENDMENTS

The adoption of this Redevelopment Plan or any amendments thereto shall automatically allow for any necessary modifications to the official Borough Land Use Map to ensure consistency between the two documents.

REDEVELOPMENT PLAN DURATION

The provisions of this Redevelopment Plan specifying the redevelopment of the Redevelopment Area and the requirements and restriction with respect thereto shall be in effect for a period of fifty (50) years from the date of adoption of this Redevelopment Plan by the Borough of Neptune City Mayor and Council.

Borough of Neptune City
Regular Meeting of the Mayor and Council
Agenda
Monday, August 28, 2023
6:00 pm

CONSENT AGENDA RESOLUTIONS

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

Resolution 2023-77 - Auth. Payment of the Bills

Resolution 2023-78 - Auth. the Sale of Municipal Personal Property Through Online Auction and the Disposal of Personal Property Not Sold at Auction

Resolution 2023-79 - Adopting 2022 Volunteer List for Neptune City Fire Department Enrollment in LOSAP

Resolution 2023-80 - Approving Volunteer Application for the Neptune City Fire Department

Resolution 2023-81- Auth. a Refund of a Park Use Application Fee

Resolution 2023-82 - Confirming Mayor's Appointments of Certain Volunteer Positions (Land Use Board, Alt)

Resolution 2023-83- CDBG Resolution Auth. Mayor & Clerk to Execute a Project Agreement with Monmouth County for Performance & Delivery of FY 2023 Community Development Projects (Ped. & ADA Improv.)

Resolution 2023-84 - Auth. Mayor to Sign Certification Prohibiting the Use of Excessive Force and a Certification of Prohibiting the Use of Federal Funds for Lobbying

Resolution 2023-85 - Auth Amendments to East Coast Ice Redevelopment Plan Agreement (B 18, L 1 & B 13, L 1)

Resolution 2023-86 - Amending the Support of the Establishment and Operations of a Facility for Class 5 Cannabis Retailer Operations on Premises Occupied by Shipwreck'd LLC Located at 300 W Sylvania Avenue

Resolution 2023-87- Authorize Application to Temporarily Close Bennett Avenue for the Purpose of a Block Party

RESOLUTION 2023-77

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 $169,769.07

	MOTION	SECOND	AYE	NAY	ABSTAIN	ABSENT
Council President Thomas						
Councilmember Dellett						
Councilmember Farley						
Councilmember Kocsis						
Councilwoman Pappas						
Councilmember Renee						
Mayor Wardell						

CERTIFICATION
I, Corinne DiCorcia Williams, Borough Clerk of the Borough of Neptune City do hereby certify this to be a true and exact copy of a resolution adopted by the Governing Body of the Borough of Neptune City, County of Monmouth, State of New Jersey at the regular meeting held on August 28, 2023

Corinne M. DiCorcia Williams, RMC
Borough Clerk

Bill List
August 28, 2023

Vendor Name	Description	Amount
WINNER FORD OF CHERRY HILL	Police Vehicles	$ 46,174.56
DI GUILIO, LEO	MEMORIAL PK RENTAL: 8-5-2023	$ 100.00
JOYCE, JAMES	MEM PK RENTAL DEPOSIT: 7-29-23	$ 100.00
Gomez-Lopez, Margarita	CC RENTAL DEPOSIT: 8-12-2023	$ 150.00
E.R.S. FLEET REPAIR, INC	FIRE TRUCK REPAIRS 1995 HME	$ 767.48
C.A. POWER EQUIPMENT, INC.	RECOIL ASSEMBLY TILLER	$ 99.33
C.A. POWER EQUIPMENT, INC.	RECOIL ASSEMBLY TILLER	$ 98.40
ALL HANDS FIRE EQUIPMENT	VESTS-NCPD	$ 3,421.60
BRINEW, ERIN	MEM PK RENTAL DEPOSIT: 8-4-23	$ 100.00
ATS ENVIRONMENTAL SERVICES	gas tank yearly test	$ 1,117.00
HOME DEPOT CREDIT SERVICES	BATTERIES-SEWER PLANT	$ 426.18
INOJOSA, GABRIELLE	MEM PK RENTAL DEPOSIT: 8-11-23	$ 100.00
NJ GRAVEL & SAND COMPANY	playground mulch field clay	$ 640.00
NJ GRAVEL & SAND COMPANY	playground mulch field clay	$ 470.40
CINTAS	VALVE MASK	$ 191.50
MONMOUTH COUNTY POLICE ACADEMY	METHOD OF INSTRUCTION 7/14	$ 100.00
MONMOUTH COUNTY POLICE ACADEMY		$ 25.00
AR COMMUNICATIONS	RADIO REPAIR-NCPD	$ 85.00
STAPLES CREDIT PLAN	OFFICE SUPPLIES: ADMIN OFFICE	$ 765.81
STAPLES CREDIT PLAN	OFFICE SUPPLIES: ADMIN OFFICE	$ 50.27
GENUINE PARTS COMPANY	JULY VEHICLE REPAIR PARTS	$ 496.78
BRADLEY CAR CARE	JULY TIRE AND SERVICES	$ 400.00
SEA BREEZE FORD, INC.	JULY VEHICLE REPAIR PARTS	$ 1,646.52
FIREFIGHTER ONE, LLC	HYDROSTATIC TESTING	$ 350.00
KERBER, KATHLEEN	MEM PARK DEPOSIT: 7-28-2023	$ 100.00
RUTGERS STATE UNIVERSITY	Clean Communitties Class	$ 255.00
C & A POWER EQUIPMENT	WEED TRIMMER	$ 419.99
KNOX	key box for boro bldg's	$ 1,507.00
B & K CARPET CLEANING	Library carpet	$ 400.00
DE LAGE LANDEN FINANCIAL SERV.	COPIER: AUGUST 2023	$ 657.44
SHORE CHRISTIAN CHURCH	MEM PK RENTAL: 8-13-2023	$ 100.00
FBI NATIONAL ACADEMY ASSOC.	CONFERENCE QUAGLIATO-CANO	$ 550.00
FBI NATIONAL ACADEMY ASSOC.	CONFERENCE CANO	$ 550.00
TURETZKIN, HARRY	REIMBURSEMENT: INK	$ 82.98
CLEARY GIACOBBE ALFIERI JACOBS	PROF SERV: JUNE TAX APPEAL	$ 82.50
SHRED-IT USA,LLC	SERVICE: JULY 2023	$ 331.51
C.A. POWER EQUIPMENT, INC.	CASTER	$ 256.50
C.A. POWER EQUIPMENT, INC.	WHEEL ASSEMBLY	$ 125.55
C.A. POWER EQUIPMENT, INC.	WHEEL ASSEMBLY	$ 42.20
C.A. POWER EQUIPMENT, INC.	WHEEL ASSEMBLY	$ 131.10
NJ DIV ALCOHOLIC BEV CONTROL	2022-2023 ABC RENEWAL	$ 24.00
UNISERV INCORPORATED	BLACK HATS	$ 469.64
POWERDMS, INC.	POWERTIME SUBSCRIPTION	$ 1,565.00
VERBAL JUDO INSTITUTE, INC.	IN-PERSON TRAINING 4X$150	$ 600.00
VOLLBRECHT, MICHAEL	3515 REGISTRATION	$ 85.00
S&S ASSOCIATES, LLC	SERVICE: JULY-AUGUST 2023	$ 900.00
S&S ASSOCIATES, LLC	SERVICE: JULY-AUGUST 2023	$ 900.00

Bill List
August 28, 2023

STANDARD INSURANCE COMPANY	PREMIUM: JULY-AUGUST 2023	$	631.62
TROCCHIO, LOUIS	MEDICAL REIMBURS: AUGUST 2023	$	164.90
THE NEW COASTER, LLC.	LEGAL AD: ORD: 23-05,06,07,08	$	88.97
RELIANCE GRAPHICS, INC.	2023 PRIMARY ELECTION PRINTING	$	1,720.00
SCHINDLER ELEVATOR CORP.	MONTHLY PREV MAINT: AUG 2023	$	296.90
NJ DEPT HEALTH & SENIOR SERV	DOG LIC STATE FEE: JULY 2023	$	5.40
MONMOUTH COUNTY SPCA	SERVICE: JUNE 2023	$	1,375.00
J. SWANTON FUEL OIL COMPANY	DELIVERY: 7-24-2023 INV# 46891	$	612.97
FIREFIGHTER ONE, LLC	VEHICLE REPAIR-NCFD	$	211.98
JARDINE, ALBERT	CELL PHONE ALLOWANCE-AUG 2023	$	100.00
CANO, HOOVER	CELL PHONE ALLOWANCE-AUG 2023	$	100.00
HELLWIG, KELLY	CELL PHONE ALLOWANCE-AUG 2023	$	100.00
REYNOLDS,ROBERT SR.	CELL PHONE ALLOWANCE-AUG 2023	$	50.00
LAUENSTEIN, ERIC	CELL PHONE ALLOWANCE-AUG 2023	$	35.00
QUAGLIATO, MATTHEW	CELL PHONE ALLOWANCE-AUG 2023	$	100.00
VOLLBRECHT, MICHAEL	CELL PHONE ALLOWANCE-AUG 2023	$	100.00
SEABOARD WELDING SUPPLY	REFILL OXYGEN: JULY 2023	$	18.50
READY REFRESH, BY NESTLE	SERVICE: JULY 2023	$	274.11
SAFE ID CARD SYSTEMS INC.	ID CARDS HARKER-BLECKI DPW	$	27.00
BROWN & BROWN BENEFIT ADVISORS	CONSULTING FEE: SEPTEMBER 2023	$	1,250.00
TRUGREEN COMMERCIAL	SERVICE: JULY 2023 LAWN SERV	$	134.00
TOWNSHIP OF NEPTUNE	EMS AGREEMENT: JULY 2023	$	5,899.73
THE NEW COASTER, LLC.	LEGAL AD: ORD: 23-09	$	56.73
STATE OF NJ DEPT OF LABOR/WORK	UNEMPLOYMENT YR END: 2022	$	103.50
INSTITUTE FOR PROFESSIONAL DEV	WEBINAR: 8-9-23 REGISTRAR	$	50.00
ALLEGRA MARKETING-ATTN: NICK	CONSTRUCTION PERMIT JACKET	$	220.00
RICK'S MARKET	CORNHOLE BOARDS	$	400.00
MON COUNTY ASSESSOR'S ASSOC	2023 TAX ASSESSOR'S DUES	$	150.00
HFA CPA & ADVISORS	PROF SERV: 2023 (2022 YR END)	$	5,000.00
ARCHER & GREINER	PROF SERV: JULY 2023	$	2,700.00
CUMMINS IRRIGATION	sprinkler repairs	$	195.00
CERTIFIED AUTOGLASS REPAIR	REPAIR 2023 BACKGLASS	$	375.00
STOP & SHOP	COOLING STATION SUPPLIES 7/23	$	29.61
JERSEY SHORE FLORIST	VETERANS DAY-MEM DAY	$	225.00
JERSEY SHORE FLORIST	VETERANS DAY-MEM DAY	$	225.00
COWLEY'S TERMITE & PEST	COWLEY'S: JULY 2023	$	66.00
COWLEY'S TERMITE & PEST	COWLEY'S: JULY 2023 COMM CNTR	$	61.95
AVAKIAN,LEON S INC.	PROF SERV: AUGUST 2023	$	77.50
AVAKIAN,LEON S INC.	PROF SERV: AUGUST 2023	$	1,662.50
AVAKIAN,LEON S INC.	PROF SERV: AUGUST 2023	$	130.00
AVAKIAN,LEON S INC.	PROF SERV: AUGUST 2023	$	437.50
UDOVIC DESIGN, LLC	LIBRARY PROGRAM: 9-25-2023	$	85.00
J. SWANTON FUEL OIL COMPANY	DELIVERY: 8-9-2023 #41367	$	730.80
NEAVES, WILLIAM	MEDICAL REIMBURSEMENT	$	494.70
INSTITUTE FOR PROFESSIONAL DEV	DANIEL'S LAW WEBINAR	$	50.00
DE LAGE LANDEN FINANCIAL SERV.	COPIER LEASE: SEPTEMBER 2023	$	645.82
DELISA DEMOLITION & DISPOSAL	SERVICE: AUGUST 2023	$	22,191.66
DELISA DEMOLITION & DISPOSAL	SERVICE: AUGUST 2023	$	7,470.11

Bill List

August 28, 2023

DELISA DEMOLITION & DISPOSAL	SERVICE: AUGUST 2023	$	4,544.94
DELISA DEMOLITION & DISPOSAL	SERVICE: AUGUST 2023	$	555.50
DELISA DEMOLITION & DISPOSAL	SERVICE: AUGUST 2023	$	7,670.06
DELISA DEMOLITION & DISPOSAL	SERVICE: AUGUST 2023	$	7,623.11
DELISA DEMOLITION & DISPOSAL	SERVICE: SEPTEMBER 2023	$	22,191.66
AMAZON CAPITAL SERVICES	SUPPLIES: ADMIN/DPW/NCPD	$	84.99
AMAZON CAPITAL SERVICES	SUPPLIES: ADMIN/DPW/NCPD	$	9.70
AMAZON CAPITAL SERVICES	SUPPLIES: ADMIN/DPW/NCPD	$	142.95
CINTAS	SUPPLIES-NCPD	$	431.10
CINTAS	SUPPLIES-NCPD	$	624.36
FISH, THOMAS	MUSIC IN THE PARK: 8-18-2023	$	750.00
	8/28/23 Bill List Total	**$**	**169,769.07**

RESOLUTION 2023-78

BOROUGH OF NEPTUNE CITY
COUNTY OF MONMOUTH, STATE OF NEW JERSEY

Authorizing 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 has 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 Thursday, September 14, 2023 at 8:00 am EDT and will begin to close on Thursday, September 21, 2023 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, that the Borough Director of Public Works has advised the Borough Council that there is obsolete equipment as listed in "Schedule A" that is no longer needed for public use and which has passed its useful life expectancy; and

BE IT RESOLVED, N.J.S.A. 40A:11-36 authorizes the disposition of personal property not needed for public use when the fair value of the property is less than $2,625 (15% of the bid threshold) as is the case for the equipment set forth on "Schedule A"; and

BE IT RESOLVED, by the Governing Body of the Borough of Neptune City, Monmouth County, State of New Jersey that the obsolete equipment on "Schedule A" not sold at the municibid auction being advertised in the Coaster on Thursday, September 7, 2023 and is no longer needed for public use by the Borough shall be disposed of according to the manner as prescribed by law.

	MOTION	SECOND	AYE	NAY	ABSTAIN	ABSENT
Council President Thomas						
Councilmember Dellett						
Councilmember Farley						
Councilmember Kocsis						
Councilwoman Pappas						
Councilmember Renee						
Mayor Wardell						

CERTIFICATION
I, Corinne DiCorcia Williams, Borough Clerk of the Borough of Neptune City do hereby certify this to be a true and exact copy of a resolution adopted by the Governing Body of the Borough of Neptune City, County of Monmouth, State of New Jersey at the regular meeting held on August 28, 2023

Corinne M. DiCorcia Williams, RMC
Borough Clerk

SCHEDULE A

	MAKE	MODEL	YEAR	VIN/SERIA #	MILEAGE	DESCRIPTION	NOTE
1	Ford	Expedition	2000	1FMRU1662YLB51988	unknown	White	Running
2	Ford	Expedition	2003	1FMPu16W73LA08616	unknown	Black	Not Running - electrical
3	Ford	Bus	2004	1FDXE45F43HB58654	178,641		Not Running - electrical
4	Ford	Ambulance	1996	1FDKE30FXTHB30949	unknown		Not Running - electrical
5	Chevy		1992	1GBKC34F6NJ109052	unknown	Utility Body	
6	Dodge	Spirit	1992	1B3XA4638NF184873	89,768		Not Running - electrical
7	Chevy	Impala	2006	2G1WS551X69371631	unknown	Grey	Running
8		Trailer	1987	1120-TR20XHS060010		Recycling Trailer	
9	Kohler				Hours: 536.8	60kw Generator	Running
10	Kohler				Hours: 1,026.1	15kw Generator	Running

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, Thursday, September 14, 2023; and close beginning at 5:00 am on Thursday, September 21, 2023. 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**": **White 2000 Ford Expedition**, Vin 1FMRU1662YLB51988, mileage unknown, running; **2003 Black Ford Expedition**, vin 1FMPu16W73LA08616 mileage unknown, not running (electrical); **2004 Ford Bus**, vin 1FDXE45F43HB58654, mileage 178,641, not running (electrical); **1996 Ford Ambulance**, vin 1FDKE30FXTHB30949, mileage unknown, not running (electrical); **1992 Chevy Utility Body**, vin 1GBKC34F6NJ109052, mileage unknown; **1992 Dodge Spirit**, vin 1B3XA4638NF184873, mileage 89,768, not running (electrical); **2006 Grey Chevy Impala**, vin 2G1WS551X69371631, mileage unknown, running; **1987 Recycling Trailer**, vin 1120-TR20XHS060010; **Kohler 60kw Generator**, Hours: 536.8, running; **Kohler 15kw Generator**, Hours: 1,026.1, running.

RESOLUTION 2023-79

BOROUGH OF NEPTUNE CITY
COUNTY OF MONMOUTH, STATE OF NEW JERSEY

ADOPTING 2022 VOLUNTEER LIST FOR NEPTUNE CITY FIRE DEPARTMENT ENROLLMENT IN LOSAP

WHEREAS, the Governing Body of the Borough of Neptune City passed Ordinance 2003-08 on August 25, 2003 which was later approved by the electorate of Neptune City on November 4, 2003 thus creating Chapter 17 of the Borough Code which implements the Length of Service Awards Program (LOSAP) within the Borough of Neptune City; and

WHEREAS, LOSAP was created in accordance with in accordance with N.J.S.A. 40A:14-183, Chapter 388 of the Laws of 1997, to reward members of the Neptune City United Fire Company No. 1 and First Aid Squad for their loyal, diligent and devoted service to the residents of the Borough of Neptune City; and

WHEREAS, pursuant to Resolution 04-171 the Governing Body adopted a Length of Service Award Program plan provided by Lincoln National Life Insurance Company and Lincoln Financial Group; and

WHEREAS, the LOSAP Program requires the Neptune City Fire Department and Neptune City First Aid Squad to submit a list of volunteers who are eligible under LOSAP, noting the points assessed for each Volunteer per Borough Code Chapter 17-5 and/or 17-6; and

WHEREAS, the Neptune City Fire Department has prepared and submitted such a volunteer list for review by the Governing Body, and for the submission to the LOSAP program agent for implementation.

NOW, THEREFORE, BE IT RESOLVED by the Governing Body of the Borough of Neptune City, County of Monmouth, State of New Jersey, that the submitted volunteer list for the Neptune City Fire Department is hereby accepted with the grateful thanks of the Governing Body and Borough residents for the dedicated efforts of the Borough Volunteers; and

BE IT FURTHER RESOLVED that the list of volunteers be forwarded to Lincoln National Life Insurance Company and Lincoln Financial Group for implementation of LOSAP for the members who qualify from the Neptune City Fire Department as follows:

John Fox	Rich Maher	Robert Reynolds, Jr.
Jay O'Connell	Ryan Oppegaard	Kevin Pearse
Robert Reynolds, Sr.	Chris Thomas	David Whalen

	MOTION	SECOND	AYE	NAY	ABSTAIN	ABSENT
Council President Thomas						
Councilmember Dellett						
Councilmember Farley						
Councilmember Kocsis						
Councilwoman Pappas						
Councilmember Renee						
Mayor Wardell						

CERTIFICATION
I, Corinne DiCorcia Williams, Borough Clerk of the Borough of Neptune City do hereby certify this to be a true and exact copy of a resolution adopted by the Governing Body of the Borough of Neptune City, County of Monmouth, State of New Jersey at the regular meeting held on August 28, 2023

Corinne M. DiCorcia Williams, RMC
Borough Clerk

RESOLUTION 2023-80

BOROUGH OF NEPTUNE CITY
COUNTY OF MONMOUTH, STATE OF NEW JERSEY

APPROVING VOLUNTEER APPLICATION FOR THE NEPTUNE CITY FIRE DEPARTMENT

WHEREAS, the Neptune City Fire Department is always in need of volunteers; and

WHEREAS, the following person has made application to become a member of the Neptune City Fire Department:

RYAN PETRILLO

WHEREAS, the applicant has been recommended for membership by the Neptune City Fire Department.

NOW THEREFORE BE IT RESOLVED, that Ryan Petrillo be approved as a member Firefighter with the Neptune City Fire Department.

	MOTION	SECOND	AYE	NAY	ABSTAIN	ABSENT
Councilmember Dellett						
Councilmember Farley						
Councilmember Kocsis						
Councilwoman Pappas						
Councilmember Renee						
Councilmember Thomas						
Mayor Wardell						

CERTIFICATION
I, Corinne DiCorcia Williams, Borough Clerk of the Borough of Neptune City do hereby certify this to be a true and exact copy of a resolution adopted by the Governing Body of the Borough of Neptune City, County of Monmouth, State of New Jersey at the regular meeting held on August 28, 2023

Corinne M. DiCorcia Williams, RMC
Borough Clerk

RESOLUTION 2023-81

BOROUGH OF NEPTUNE CITY
COUNTY OF MONMOUTH, STATE OF NEW JERSEY

AUTHORIZING A REFUND OF A PARK USE APPLICATION FEE

WHEREAS, it has been determined by the Borough Administrator that a scheduled park use application permit is entitled to a refund; and

WHEREAS, it is the desire of the Governing Body to have these permit application fees returned to the respective applicant.

NOW, THEREFORE, BE IT RESOLVED by the Governing Body of the Borough of Neptune City, County of Monmouth, State of New Jersey, that a refund of $200.00 is hereby authorized to Barbara Wombough; and

BE IT FURTHER RESOLVED that a certified copy of this resolution be forwarded to the Borough Administrator and Finance Officer.

	MOTION	SECOND	AYE	NAY	ABSTAIN	ABSENT
Council President Thomas						
Councilmember Dellett						
Councilmember Farley						
Councilmember Kocsis						
Councilwoman Pappas						
Councilmember Renee						
Mayor Wardell						

CERTIFICATION
I, Corinne DiCorcia Williams, Borough Clerk of the Borough of Neptune City do hereby certify this to be a true and exact copy of a resolution adopted by the Governing Body of the Borough of Neptune City, County of Monmouth, State of New Jersey at the regular meeting held on August 28, 2023

Corinne M. DiCorcia Williams, RMC
Borough Clerk

RESOLUTION 2023-82

BOROUGH OF NEPTUNE CITY
COUNTY OF MONMOUTH, STATE OF NEW JERSEY

CONFIRMING MAYOR'S APPOINTMENTS OF CERTAIN VOLUNTEER POSITIONS

WHEREAS, there is an opening for a volunteer member position on the Neptune City Housing Authority.

NOW THEREFORE BE IT RESOLVED, the following appointment as made by the Mayor are hereby confirmed

Land Use Board

Alternate Member # 3	2023-2025	2 year unexpired term	Donald Smith

	MOTION	SECOND	AYE	NAY	ABSTAIN	ABSENT
Council President Thomas						
Councilmember Dellett						
Councilmember Farley						
Councilmember Kocsis						
Councilwoman Pappas						
Councilmember Renee						
Mayor Wardell						

CERTIFICATION
I, Corinne DiCorcia Williams, Borough Clerk of the Borough of Neptune City do hereby certify this to be a true and exact copy of a resolution adopted by the Governing Body of the Borough of Neptune City, County of Monmouth, State of New Jersey at the regular meeting held on August 28, 2023

Corinne M. DiCorcia Williams, RMC
Borough Clerk

RESOLUTION 2023-83

BOROUGH OF NEPTUNE CITY
COUNTY OF MONMOUTH, STATE OF NEW JERSEY

AUTHORIZING THE MAYOR AND CLERK TO EXECUTE A PROJECT AGREEMENT WITH MONMOUTH COUNTY FOR PERFORMANCE AND DELIVERY OF FISCAL YEAR 2023 COMMUNITY DEVELOPMENT PROJECTS

WHEREAS, certain federal funds are potentially available to Monmouth County under the Housing and Community Development Act of 1974, as amended; and

WHEREAS, the County of Monmouth expects to receive an allocation for Fiscal Year 2023 from the United States Department of Housing and Urban Development; and

WHEREAS, the County of Monmouth has submitted its Annual Plan for Fiscal Year 2023 to the U.S. Department of Housing and Urban Development, which included a project hereinafter referred to as Pedestrian and ADA Improvements Phase 4 with a grant allocation of $175,385.00.

WHEREAS, the Borough of Neptune City hereby met all the requirements for the release of funds to begin incurring costs for this project; and

WHEREAS, the Borough of Neptune City has filed with the Monmouth County Community Development Program an acceptable timetable for completion and expenditure of grant funds, which is included as an appendix to the Project Agreement.

NOW, THEREFORE, BE IT ORDAINED, that the Mayor and Municipal Clerk are hereby authorized to execute with the County of Monmouth the attached Project Agreement on behalf of the Borough of Neptune City.

Motion by _____ **Seconded by** _____ **and adopted on roll call by the following vote:**

In the Affirmative:
In the Negative:
Abstained:
Absent:

APPROVED BY:

_____ **August 28, 2023**

Mayor, Borough of Neptune City **Andrew C. Wardell**

	MOTION	SECOND	AYE	NAY	ABSTAIN	ABSENT
Council President Thomas						
Councilmember Dellett						
Councilmember Farley						
Councilmember Kocsis						
Councilwoman Pappas						
Councilmember Renee						
Mayor Wardell						

CERTIFICATION
I, Corinne DiCorcia Williams, Borough Clerk of the Borough of Neptune City do hereby certify this to be a true and exact copy of a resolution adopted by the Governing Body of the Borough of Neptune City, County of Monmouth, State of New Jersey at the regular meeting held on August 28, 2023

_____
Corinne M. DiCorcia Williams, RMC
Borough Clerk

RESOLUTION 2023-84

BOROUGH OF NEPTUNE CITY
COUNTY OF MONMOUTH, STATE OF NEW JERSEY

AUTHORIZING THE MAYOR TO SIGN A CERTIFICATION PROHIBITING THE USE OF EXCESSIVE FORCE AND A CERTIFICATION PROHIBITING THE USE OF FEDERAL FUNDS FOR LOBBYING

WHEREAS, certain federal funds are potentially available to Monmouth County through the Housing and Community Development Act of 1974, as amended; and

WHEREAS, the United States Department of Housing and Urban Development has allocated funding to the County of Monmouth for Fiscal Year 2023; and

WHEREAS, the County is making some of these funds available to certain participating municipalities and non-profit agencies; and

WHEREAS, it is required that the Borough of Neptune City execute a Project Agreement with Monmouth County to undertake a project known as Pedestrian and ADA Improvements Phase 4 and WHEREAS, the U.S. Department of Housing and Urban Development is requiring that the Mayor of the Borough of Neptune City sign additional certifications in order to receive these funds; and

WHEREAS, the Borough of Neptune City has adopted a policy prohibiting the use of excessive force by its law enforcement agency (police force) within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and

WHEREAS, a copy of that policy is attached to and made part of this resolution.

NOW, THEREFORE, BE IT ORDAINED, that the Borough of Neptune City has met the conditions of receiving a Fiscal Year 2023 allocation by adopting a policy prohibiting the use of excessive force and by not using federal funds for lobbying or by disclosing that funds have been used for lobbying; and

BE IT FURTHER RESOLVED, that the Mayor of the Borough of Neptune City is hereby authorized to sign the attached certifications which will become part of the Fiscal Year 2023 Project Agreement.

Motion by _____ **Seconded by** _____ **and adopted on roll call by the following vote:**

In the Affirmative:
In the Negative:
Abstained:
Absent:

APPROVED BY:

_____ **August 28, 2023**

Mayor, Borough of Neptune City **Andrew C. Wardell**

	MOTION	SECOND	AYE	NAY	ABSTAIN	ABSENT
Council President Thomas						
Councilmember Dellett						
Councilmember Farley						
Councilmember Kocsis						
Councilwoman Pappas						
Councilmember Renee						
Mayor Wardell						

CERTIFICATION
I, Corinne DiCorcia Williams, Borough Clerk of the Borough of Neptune City do hereby certify this to be a true and exact copy of a resolution adopted by the Governing Body of the Borough of Neptune City, County of Monmouth, State of New Jersey at the regular meeting held on August 28, 2023

_____
Corinne M. DiCorcia Williams, RMC
Borough Clerk

RESOLUTION 2023-85

BOROUGH OF NEPTUNE CITY
COUNTY OF MONMOUTH, STATE OF NEW JERSEY

AUTHORIZING EXECUTION OF AMENDED REDEVELOPMENT AGREEMENT OF CERTAIN PROPERTIES IDENTIFIED AS BLOCK 18, LOT 1 AND BLOCK 13, LOT 1 WITHIN THE EAST COAST ICE REDEVELOPMENT AREA

Being Drafted

	MOTION	SECOND	AYE	NAY	ABSTAIN	ABSENT
Council President Thomas						
Councilmember Dellett						
Councilmember Farley						
Councilmember Kocsis						
Councilwoman Pappas						
Councilmember Renee						
Mayor Wardell						

CERTIFICATION
I, Corinne DiCorcia Williams, Borough Clerk of the Borough of Neptune City do hereby certify this to be a true and exact copy of a resolution adopted by the Governing Body of the Borough of Neptune City, County of Monmouth, State of New Jersey at the regular meeting held on August 28, 2023

Corinne M. DiCorcia Williams, RMC
Borough Clerk

RESOLUTION 2023-86
BOROUGH OF NEPTUNE CITY
COUNTY OF MONMOUTH, STATE OF NEW JERSEY
AMENDING THE SUPPORT OF THE ESTABLISHMENT AND OPERATION OF A FACILITY FOR CLASS 5 CANNABIS RETAILER OPERATIONS ON PREMISES OCCUPIED BY SHIPWRECK'D LLC LOCATED AT 23 WEST SYLVANIA AVENUE (BLOCK 29, LOT 1.01)

WHEREAS, on November 3, 2020, the Marijuana Legalization Amendment was approved by voters in New Jersey, which legalized the possession and use of cannabis for residents twenty-one years of age or older, on February 22, 2021, Governor Phil Murphy signed into law the New Jersey Cannabis Regulatory, Enforcement Assistance, and Marketplace Modernization Act ("CREAMM Act"), which established the personal-use cannabis program in the State of New Jersey; and

WHEREAS, the Borough of Neptune City supports the safe and appropriate siting of cannabis businesses where such facilities are permitted pursuant to Neptune City Ordinance 2021-04, later amended by Ordinance 2023-01 as amended, to the extent consistent with applicable state and local statutes, rules, regulations, and ordinances; and

WHEREAS, certain properties exist within the Borough of Neptune City that are suitable to be developed with facilities for the construction and operation of a Class 5 Cannabis Retailer facility, as well as any other related or ancillary use (to the extent permitted by state law); and

WHEREAS, on October 24, 2023, via Resolution 2022-125, the Mayor and Council of the Borough of Neptune City hereby joined the CREAMM Act's initiative, and issued a Resolution of Support thereby allowing Shipwreck'd LLC's to pursue its application for state licensure by the State of New Jersey Cannabis Regulatory Commission ("CRC") to operate a facility for Class 5 Cannabis Retailer operations on premises located at 23 West Sylvania Avenue within the Borough of Neptune City; and

WHEREAS, Ordinance 2023-01, as amended, revises the conditions for operation of a Class 5 Cannabis Retailer within the Borough, including the requirement that any Class 5 Cannabis Retailer be located in within the HC Highway Commercial Zone; and

WHEREAS, Shipwreck'd LLC's previously proposed location at 23 West Sylvania Avenue does not meet the revised conditions for operation of a Class 5 Cannabis Retailer as required by Ordinance 2023-01, as amended; and

WHEREAS, in order to comply with Ordinance 2023-01, Shipwreck'd LLC requests it be permitted to revise its proposed location to 300 West Sylvania Avenue, Suite 6; and

WHEREAS, the Borough Administrator has made a preliminary determination that Shipwreck'd LLC's revised proposed location at 300 West Sylvania Avenue, Suite 6 complies with the location requirements set forth in Ordinance 2023-01, as amended, subject to formal site plan approval by the Borough of Neptune City Land Use Board.

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

1. The Borough finds that it is important to provide for and protect the health and welfare of the citizens of the Borough of Neptune City, County of Monmouth, and the State of New Jersey, consistent with the CREAMM Act, N.J.S.A. § 24:6I-31 et seq.
2. As such, the Borough of Neptune City hereby supports the amended initiative taken by Shipwreck'd LLC to operate a facility for Class 5 Cannabis Retailer operations (to the extent permitted by state law) within the Borough's boundaries, particularly at the new location of 300 West Sylvania Avenue, Suite 6, subject to, and in accordance with, all applicable ordinances.
3. The issuance of a Class 5 license to Shipwreck'd LLC will not exceed the limit imposed by the Borough on the number of licensed Class 5 Cannabis Retailers.
4. The establishment is subject to site plan approval by the Borough of Neptune City Land Use Board.

	MOTION	SECOND	AYE	NAY	ABSTAIN	ABSENT
Council President Thomas						
Councilmember Dellett						
Councilmember Farley						
Councilmember Kocsis						
Councilwoman Pappas						
Councilmember Renee						
Mayor Wardell						

CERTIFICATION
I, Corinne DiCorcia Williams, Borough Clerk of the Borough of Neptune City do hereby certify this to be a true and exact copy of a resolution adopted by the Governing Body of the Borough of Neptune City, County of Monmouth, State of New Jersey at the regular meeting held on August 28, 2023

Corinne M. DiCorcia Williams, RMC
Borough Clerk

RESOLUTION 2023-87

BOROUGH OF NEPTUNE CITY
COUNTY OF MONMOUTH, STATE OF NEW JERSEY

AUTHROIZE APPLICATION TO TEMPORARILY CLOSE BENNETT AVENUE FOR THE PURPOSE OF A BLOCK PARTY

WHEREAS, the residents at 75 Bennett Avenue have submitted an application to close Bennett Avenue on September 23,2023; and

WHEREAS, the residents are requesting to have a block party on September 23, 2023; and

WHEREAS, this application has been reviewed by the Chief of Police and Department of Public Works.

NOW THEREFORE BE IT RESOLVED, that the Mayor and Council of the Borough of Neptune City hereby approve the closing of Bennett Avenue on Saturday, September 23, 2023; and

BE IT FURTHER RESOLVED that the proper signs and barricades be posted as not to create a traffic hazard.

	MOTION	SECOND	AYE	NAY	ABSTAIN	ABSENT
Council President Thomas						
Councilmember Dellett						
Councilmember Farley						
Councilmember Kocsis						
Councilwoman Pappas						
Councilmember Renee						
Mayor Wardell						

CERTIFICATION
I, Corinne DiCorcia Williams, Borough Clerk of the Borough of Neptune City do hereby certify this to be a true and exact copy of a resolution adopted by the Governing Body of the Borough of Neptune City, County of Monmouth, State of New Jersey at the regular meeting held on August 28, 2023

Corinne M. DiCorcia Williams, RMC
Borough Clerk