Borough of Neptune City

Regular Meeting of the Mayor and Council

Monday, April 27, 2026 at 6:00 pm

1. CALL TO ORDER

2. OPEN PUBLIC MEETINGS ACT STATEMENT

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

3. ROLL CALL

4. FLAG SALUTE

5. CLOSED SESSION – None

6. RECEIPT OF MINUTES *(vv)*

A. Regular Meeting – 04/13/2026

7. RECEIPT OF COMMUNICATIONS *(vv)*

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

8. PRESENTATIONS

A. Resolution 2026-86 - Auth. Appointment of Member of Neptune City Fire Police (Bonin)
  1) Fire Police Oath of Office – Administered by Mayor McGreevy
B. Redevelopment Agreement and Vacation of Paper Street - Attorney J. Sena
C. Department of Public Works Directors Report – Director Harker

9. MAYOR'S REPORT - Mayor Rachel McGreevy

10. COUNCIL REPORTS

A. Council President Glen Kocsis - Administration of Justice
B. Councilmember Pamela Renee - Community Relations
C. Councilmember Kimberly Karalovich - Special Services
D. Councilmember Corlies Chong - Administration and Finance
E. Councilmember Robert Johnson - Emergency Services
F. Councilmember Aaron Williams - Buildings and Grounds

11. PUBLIC COMMENTS ON AGENDA ITEMS

12. UNFINISHED BUSINESS

A. Ordinance Adoption - None

13. NEW BUSINESS

A. Ordinance Introduction *(rc)*

1) **Ordinance 2026-11**: Ordinance to Amend Chapter 107 Section 1 to Amend the Annual Rates for Sewer Rents/Charges *(First Reading / Introduction)* **Public Hearing 05/11/26**
2) **Ordinance 2026-12**: Bond Ordinance Providing for Adams Field, Phase 3 Appropriating $606,250 and Authorizing the Issuance of $244,433 Bonds or Notes of the Borough for Financing Part of the Costs Thereof *(First Reading / Introduction)* **Public Hearing 05/11/26**
3) **Ordinance 2026-13**: Ordinance Authorizing the Vacation of the Unimproved Paper Street Designated as 'Field Street' on the Official Tax Map of the Borough of Neptune City *(First Reading / Introduction)* **Public Hearing 05/11/26**

B. Consent Resolutions *(rc)*

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

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

14. PUBLIC PARTICIPATION

15. CLOSED SESSION – None

16. ADJOURN *(vv)*

The next meeting of the Governing Body is scheduled for
Monday, May 11, 2026 at 6:00 pm in Council Chambers at Borough Hall

8. PRESENTATIONS

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

1) Fire Police Oath of Office – Administered by Mayor McGreevy

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

C. Department of Public Works Directors Report – Director Harker

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

WHEREAS, the Borough of Neptune City has need for members of the Fire Police, and

WHEREAS, the Neptune City Fire Department has made a recommendation to appoint Christopher Bonin to become a member of the Neptune City Fire Police, and

NOW THEREFORE BE IT RESOLVED, that the Mayor and Council of the Borough of Neptune City appoint Christiopher Bonin as a member of the Neptune City Fire Police.

12. UNFINISHED BUSINESS

A. Ordinance Adoption - None

13. NEW BUSINESS

A. Ordinance Introduction *(rc)*

1) **Ordinance 2026-11**: Ordinance to Amend Chapter 107 Section 1 to Amend the Annual Rates for Sewer Rents/Charges *(First Reading / Introduction)* **Public Hearing 05/11/26**

2) **Ordinance 2026-12**: Bond Ordinance Providing for Adams Field, Phase 3 Appropriating $606,250 and Authorizing the Issuance of $244,433 Bonds or Notes of the Borough for Financing Part of the Costs Thereof *(First Reading / Introduction)* **Public Hearing 05/11/26**

3) **Ordinance 2026-13**: Ordinance Authorizing the Vacation of the Unimproved Paper Street Designated as 'Field Street' on the Official Tax Map of the Borough of Neptune City *(First Reading / Introduction)* **Public Hearing 05/11/26**

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

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

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

SECTION 1

107-1 Annual Sewer Rental/Charge

Type of Property	July 1 **2026**	January 1 **2028**
Single family private dwelling	470.00	480.00
Single family private dwelling with garage apartment or with second private dwelling on same lot	940.00	960.00
Two-family private dwelling	940.00	960.00
Two-family private dwelling and garage apartment	1,410.00	1,440.00
Multi-family (more than two) dwellings, each Family Unit	470.00	480.00
Apartment structures, each apartment	450.00	460.00
Hotels and Motels	800.00	900.00
Plus each additional room	450.00	460.00
Barber and beauty shop (including 1st chair)	470.00	480.00
Each additional chair	100.00	100.00
Professional, business, commercial, Industrial and manufacturing		
Initial charge (up to 10 employees)	600.00	620.00
11-20 employees	1,800.00	1,860.00
21-30 employees	2,600.00	2,720.00
31-40 employees	3,400.00	3,600.00
41-50 employees	4,800.00	5,200.00
50+ employees	6,400.00	6,800.00
Service stations and garages	940.00	960.00
Bar (with or without restaurant)		
Up to 10 seats	1,100.00	1,150.00
Up to 25 seats	1,800.00	1,860.00
Each additional 25 seats or fraction thereof *capped at 250	400.00	420.00

Restaurant (without bar)		
First 25 seats	1,100.00	1,150.00
Each additional 25 seats or fraction thereof	400.00	420.00
Laundries and Laundromats	600.00	620.00
Plus per 1000 gallons or fraction thereof		
Or – if no water bill is submitted	3.60	3.80
Plus per Washing machine	400.00	420.00
Nursing homes (including convalescent centers, etc.)	1,000.00	1,000.00
Plus for each room	400.00	420.00
Car wash (Self wash)	470.00	480.00
Plus for each wash bay	470.00	480.00
Car Wash (automatic)	470.00	480.00
Plus per 1000 gallons of water or fraction thereof	4.00	4.20

SECTION 2

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

SECTION 3

This ordinance shall become effective July 1, 2026

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

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

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

(First Reading / Introduction)

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

1. Pursuant to N.J.S.A. 40:67-19, et seq., the Borough hereby vacates, extinguishes, releases and abandons all public right, title and interest in and to that unimproved paper street known as Field Street which is located immediately adjacent to Block 18, Lot 1 and Block 8, Lot 6, and is an area that measures approximately 5,879 square feet, as more particularly shown on **Exhibit A** attached hereto, and as more particularly described in **Exhibit B** attached hereto, subject to the terms of the Redevelopment Agreement.
2. It is the intention of the Borough that once the Subject Area has been vacated, the ownership of the underlying lands shall revert to the owners of the adjacent lots by operation of law.
3. The provisions of this Ordinance shall not be deemed to vacate any rights and privileges which may be possessed by any public utility company (as defined in N.J.S.A. 48:2-13), or by any cable

television company (as defined in N.J.S.A. 48:5A-1, et seq.), to maintain, repair, and replace any existing facilities in, adjacent to, over or under the said vacated area.

4. Following the introduction of this Ordinance, the Borough Clerk shall provide notice of its pending status as mandated by N.J.S.A. 40:49-6, and at least one week prior to the time fixed for further consideration and final passage of the Ordinance, the Borough Clerk shall mail a copy of the Ordinance, together with a notice of the introduction thereof, and information as to the time and place of when and where the Ordinance will be further considered for final passage, to every person whose lands may be affected by the Ordinance, by certified mail return receipt requested and regular mail, to their last known post office address(es).

5. Following the adoption of this Ordinance, the Borough Clerk shall within sixty (60) days of the effective date thereof, file a copy of this Ordinance along with the attached exhibits, certified by the Clerk, under the Seal of the Borough, to be a true and exact copy of the Ordinance, together with a copy of the proof of publication thereof, in the Office of the Monmouth County Clerk for recordation in the County's Book of Vacations, pursuant to N.J.S.A. 40:67-21.

6. The Borough Attorney and Borough Engineer are hereby authorized and directed to undertake all actions and to prepare all documents that are necessary in order to effectuate the intentions of this Ordinance.

7. The Mayor and/or the Borough Administrator are hereby authorized and directed to execute any documents necessary to effectuate this Ordinance.

8. All costs and expenses associated with this Ordinance shall be the responsibility of the Redeveloper, and sufficient funding shall be posted prior to the adoption of this Ordinance to cover all Borough's expenses associated with this Ordinance.

9. This Ordinance shall take effect immediately upon final passage and publication in accordance with the law.

10. The provisions of this Ordinance shall be severable. In the event that any portion of this Ordinance is found to be invalid for any reason by any Court of competent jurisdiction, such judgement shall be limited in its effect only to the portion of the Ordinance actually adjudged invalid and shall not be deemed to affect the operation of any other portion thereof, which shall remain in full force and effect.

12. That all other Ordinances or parts of Ordinances inconsistent herewith are hereby repealed to the extent of such inconsistencies.

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

B. Consent Resolutions *(rc)*

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

***Description of Contract/Expenditure*:** Purchase, Delivery and Installation of 22 Personal Storage Lockers (P.D.)
Vendor: Diversified Storage Solutions ***Amount Not to Exceed***: $57,411.37 ***Budget Line Item***: Law Enforcement Trust Fund

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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