Borough of Neptune City
Regular Meeting of the Mayor and Council
Tuesday, May 27, 2025 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, The Coaster, and The Coast Star, and by posting on the Borough website, at the Municipal Building, and filing with the Borough Clerk.

3. ROLL CALL

4. FLAG SALUTE

5. CLOSED SESSION - None

6. RECEIPT OF MINUTES *(vv)*

A. Regular Meeting – 5/12/2025

7. RECEIPT OF COMMUNICATIONS *(vv)* - None

A. Notice of Land Use Board Hearing - 25 Evergreen Avenue (5/20)

B. Borough of Belmar – Notice of Updated Housing Element and Fair Share Plan (PB Hearing 5/19)

8. PRESENTATIONS

A. May 27 Agenda Overview – Administrator Jardine

B. Department of Public Works Directors Report – Director Harker

9. MAYOR'S REPORT - Mayor Rachel McGreevy

10. COUNCIL REPORTS

A. Council President Glen Kocsis - Administration of Justice

B. Councilwoman Danielle Pappas - Emergency Services

C. Councilmember Brian Thomas - Administration and Finance

D. Councilmember Pamela Renee - Buildings and Grounds

E. Councilmember Corlies Chong - Community Relations

F. Councilmember Kimberly Karalovich - Special Services

11. PUBLIC COMMENTS ON AGENDA ITEMS

12. UNFINISHED BUSINESS (rc)

A. Ordinance 2025-05 - An Ordinance of the Borough of Neptune City, Monmouth County, State of New Jersey to Exceed 2025 Budget CAP Appropriations Limits and to Establish a CAP Bank (N.J.S.A. 40A:4-45.14) ***(Public Hearing / Adoption)***

B. Ordinance 2025-06 – An Ordinance Amending Chapter 102: "Property Maintenance" of the Borough's Revised General Ordinances to Designate the Substantial Presence of Mold in Rental Properties to be a Public Nuisance ***(Public Hearing / Adoption)***

C. Ordinance 2025-07 – An Ordinance Augmenting Chapter 139: "Zoning" of the Borough's Revised General Ordinances to Create New Section 139-31 "Small Wireless Facilities" to Regulate Certain Cellular Wireless Facilities in the Borough's Rights-Of-Way ***(Public Hearing / Adoption)***

D. Ordinance 2025-08 – An Ordinance Supplementing the Borough's Revised General Ordinances to Include New Chapter 105: "Responsible Contractor Certification" ***(Public Hearing / Adoption)***

E. Ordinance 2025-09 – An Ordinance Supplementing the Borough's Revised General Ordinances to Include New Chapter 94: "Special Events" ***(Public Hearing / Adoption)***

13. NEW BUSINESS

A. Ordinance Introduction (rc) – None

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 2025-76** - Auth. Payment of the Bills
2) **Resolution 2025-77** - Auth. Renewal of Neptune City Liquor Licenses (2025-2026)
3) **Resolution 2025-78** - Auth. Change Order No. 1 for Contract with Shore Top Construction Corp for Improvements to Adams Field ($355,074.00)
4) **Resolution 2025-79** - Auth. Renewal of Agreement with Millennium Strategies for Flex Grant Consulting
5) **Resolution 2025-80** - Auth. Appointment of Volunteers to Certain Volunteer Committees
6) **Resolution 2025-81** - Auth. Appointment of Part Time Administrative Clerk (Hall)

14. PUBLIC PARTICIPATION

15. CLOSED SESSION (rc) – None

16. ADJOURN *(vv)*

There is a SPECIAL MEETING for Adoption of the Budget scheduled for Monday, June 9, 2025

The next Regular Council Meeting is scheduled for 6:00 pm on Monday, June 16, 2025

There is only one regular meeting per month scheduled for June, July and August