

TOWNSHIP COMMITTEE WORKSHOP MEETING – April 8, 2024 – 6:00 P.M.

Mayor York calls the workshop meeting to order at 6:00 p.m. and asks the Clerk to call the roll:

Township Committee	Present/ Absent	Professionals	Present/ Absent
Keith Cafferty	_____	Gina LaPlaca, Business Administrator	_____
Robert Lane, Jr.	_____	Gabriella Siboni, Township Clerk	_____
Kevin McMillan	_____	Gene Anthony, Township Attorney	_____
Derel Stroud	_____		
Tassie D. York	_____		

Mayor York announces that the notice requirements of R.S. 10:4-18 have been satisfied by the publication of the required advertisement in The Coaster and the Asbury Park Press on January 5, 2024, posting the notice on the Board in the Municipal Complex, and filing a copy of said notice with the Municipal Clerk. In addition, the meeting agenda is posted on the Township web site (www.neptunetownship.org).

ITEMS FOR DISCUSSION IN OPEN SESSION

1. Collection Of Shortfall On Fees Due From The Ocean Grove Camp Meeting Association On Seasonal Single Family Rentals In 2023
2. **Ordinance 24-16** Ordinance Amending Neptune Township Code Chapter 12 Entitled “Property Maintenance”
3. Committee Calendars

Res #24 - 190 Authorize An Executive Session As Authorized By The Open Public Meetings Act.

Offered by: _____ Seconded by: _____
Vote: Cafferty _____ Lane _____ McMillan _____ Stroud _____ York _____

TOWNSHIP COMMITTEE MEETING – April 8, 2024 – 7:00 P.M.

Mayor York calls the meeting to order and asks the Clerk to call the roll:

Township Committee	Present/ Absent	Professionals	Present/ Absent
Keith Cafferty	_____	Gina LaPlaca, Business Administrator	_____
Robert Lane, Jr.	_____	Gabriella Siboni, Township Clerk	_____
Kevin McMillan	_____	Gene Anthony, Township Attorney	_____
Derel Stroud	_____		
Tassie D. York	_____		

MOMENT OF SILENCE AND FLAG SALUTE

The Clerk states, "Fire exits are located in the rear of the room and to my right. In the event of a fire, you will be notified by fire alarm and/or public address system, then proceed to the nearest smoke-free exit."

Mayor York announces that the notice requirements of R.S. 10:4-18 have been satisfied by the publication of the required advertisement in The Coaster and the Asbury Park Press on January 5, 2024, posting the notice on the Board in the Municipal Complex, and filing a copy of said notice with the Municipal Clerk. In addition, the meeting agenda is posted on the Township web site (www.neptunetownship.org).

APPROVAL OF MINUTES

Motion offered by _____, seconded by _____, to approve the minutes of meetings of March 25, 2024.

COMMENTS FROM THE DAIS

Comments from the Dais regarding business on this agenda or any reports on recent events in their respective departments.

REPORT OF THE BUSINESS ADMINISTRATOR

The Business Administrator will report on capital projects and matters of general interest.

PUBLIC COMMENTS ON RESOLUTIONS

The Clerk will announce additional information regarding Separated Resolutions if necessary.

Public comments regarding resolutions presented on this agenda only. The public will be permitted one visit to the microphone with a limit of five minutes.

ORDINANCES - For each ordinance with a public hearing, the public is permitted one visit to the microphone with a limit of five minutes.

PUBLIC HEARING AND FINAL ADOPTION ORDINANCES

Ordinance 24-10 An Ordinance Adopting The Amended Redevelopment Plan For Ocean Grove North End Located In The Township Of Neptune, County Of Monmouth, New Jersey

Explanatory Statement: This ordinance amends the redevelopment plan for Ocean Grove North End in accordance with the proposed settlement agreement.

Offered by: _____ Seconded by: _____
Vote: Cafferty _____ Lane _____ McMillan _____ Stroud _____ York _____

Ordinance 24-13 An Ordinance To Amend Volume I, Chapter VII Of The Code Of The Township Of Neptune By Adding A Resident Only Handicapped Parking Zone On Atlantic Ave., Main Ave., Heck Ave. And Ocean Ave. And Removing Heck Ave. And Broadway

Explanatory Statement: This ordinance amends the ordinance to add resident handicap parking spaces at 130 Heck Ave., 120 Main Ave., 1 Ocean Ave., and 35 Atlantic Ave. and removes resident handicap spaces at 127 1/2 Broadway and 131 Heck Ave.

Offered by: _____ Seconded by: _____
Vote: Cafferty _____ Lane _____ McMillan _____ Stroud _____ York _____

ORDINANCES FOR FIRST READING

Ordinance 24-14 An Ordinance Of The Township Of Neptune Adopting Regulations For Storage Of Salt Or Solid De-Icing Materials

Explanatory Statement: This ordinance establishes requirements for the storage of salt and other solid de-icing materials on properties not owned or operated by the municipality (privately-owned), including residences, in Neptune Township to protect the environment, public health, safety and welfare, and to prescribe penalties for failure to comply.

Offered by: _____ Seconded by: _____
Vote: Cafferty _____ Lane _____ McMillan _____ Stroud _____ York _____

Ordinance 24-15 An Ordinance To Amend Chapter Vii Of The Code Of The Township Of Neptune By Amending Section 7.3, Entitled “Temporary Parking Prohibition For Snowplowing And Removal”

Explanatory Statement: This ordinance amends the parking prohibition on Ocean Ave. and Broadway during Snow Emergencies.

Offered by: _____ Seconded by: _____
Vote: Cafferty _____ Lane _____ McMillan _____ Stroud _____ York _____

Ordinance 24-16 Ordinance Amending Neptune Township Code Chapter 12 Entitled “Property Maintenance”

Explanatory Statement: This ordinance amends and supplements the requirements for Short Term Rental Properties in Neptune Township by increasing minimum stay allowed, bonding requirements, and adding definitions.

Offered by: _____ Seconded by: _____
Vote: Cafferty _____ Lane _____ McMillan _____ Stroud _____ York _____

CONSENT AGENDA

- Res#24- 191** A Resolution Of The Township Committee Of The Township Of Neptune Co-Sponsoring A Food Truck Festival
- Res#24- 192** A Resolution Of The Township Committee Of The Township Of Neptune Accepting Resignations
- Res#24- 193** Resolution Authorizing Agreement For Purchase Of 2023 Chevy 5500 Mason Dump From Pellegrino Chevrolet Under New Jersey State Co-Op #65mcscpcs, Contract # Escnj 23/24-04 In An Amount Not To Exceed \$88,000.00
- Res#24- 194** Resolution Authorizing Agreement For Up-Fit Of Four Police Vehicles From East Coast Emergency Lighting Under New Jersey State Contract #23-Fleet-68813 In An Amount Not To Exceed \$18,500.00
- Res#24- 195** Resolution Of The Township Of Neptune Approving Grass State Nutrition, Llc For A Cannabis Business License To Operate As Class1 Cannabis Cultivator And Class 2 Cannabis Manufacturer Establishment Within The Township Of Neptune
- Res#24- 196** Authorizing The Agreement For Repair Of Sanitary Sewer Main On Wayside Road To Lucas Brothers, Inc. In An Amount Not To Exceed \$18,557.67
- Res#24- 197** A Resolution Of The Township Committee Of The Township Of Neptune Authorizing A Request For General Financial Support Under The State Fy 2025 Budget For A Regional Flood Study
- Res#24- 198** Authorizing The Payment Of Bills
- Res#24- 199** A Resolution Of The Township Committee Of The Township Of Neptune Authorizing The Appointment Of Alternate Prosecutor
- Res#24- 200** Authorizing Collection Of Shortfall On Fees Due From The Ocean Grove Camp Meeting Association On Seasonal Single Family Rentals In 2023

CONSENT AGENDA

Offered by: _____ Seconded by: _____
Vote: Cafferty _____ Lane _____ McMillan _____ Stroud _____ York _____

SEPARATED RESOLUTIONS

Res#24- 201 A Resolution Of The Township Committee Of The Township Of Neptune Authorizing Certain Personnel Actions- Finance

Offered by: _____ Seconded by: _____
Vote: Cafferty _____ Lane _____ McMillan _____ Stroud _____ York _____

Res#24- 202 A Resolution Of The Township Committee Of The Township Of Neptune Authorizing Certain Personnel Actions- Police

Offered by: _____ Seconded by: _____
Vote: Cafferty _____ Lane _____ McMillan _____ Stroud _____ York _____

Res#24- 203 A Resolution Of The Township Committee Of The Township Of Neptune Acknowledging Mayoral Appointments To The Historic Preservation Commission

Offered by: _____ Seconded by: _____
Vote: Cafferty _____ Lane _____ McMillan _____ Stroud _____ York _____

Res#24- 204 A Resolution Of The Township Committee Of The Township Of Neptune Authorizing Certain Personnel Actions- Senior Center

Offered by: _____ Seconded by: _____
Vote: Cafferty _____ Lane _____ McMillan _____ Stroud _____ York _____

PRIVILEGE OF THE FLOOR/PUBLIC COMMENTS

Members of the public may address any concern relating to the Township. The public will be permitted one visit to the microphone with a limit of five minutes.

ADJOURNMENT

Offered by: _____ Seconded by: _____

Time adjourned: _____

ORDINANCE NO. 24-10

AN ORDINANCE ADOPTING THE AMENDED REDEVELOPMENT PLAN FOR OCEAN GROVE NORTH END LOCATED IN THE TOWNSHIP OF NEPTUNE, COUNTY OF MONMOUTH, NEW JERSEY

WHEREAS, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq., as amended and supplemented (the “Act”), provides a process for municipalities to participate in the development and improvement of areas designated as areas in need of redevelopment or as areas in need of rehabilitation; and

WHEREAS, the Township of Neptune (the “Township”) desires that the land located in an area which has been determined to be an area in need of redevelopment in accordance with the Act (the “Redevelopment Area”), currently designated on the Tax Map of the Township of Neptune as Block 1.01, Lots 3 and 4 and a portion of Lot 2 that is more commonly known collectively as “North End”, as same is set forth on the survey prepared by Gallas Surveying Group and dated October 3, 2019 (the “Project Site”), be redeveloped in accordance with the Ocean Grove North End Redevelopment Plan (the “Redevelopment Plan”, including as same may be amended); and

WHEREAS, the Project Site, which comprises approximately three (3) acres, is located within the Ocean Grove Historic District; and

WHEREAS, the Project Site is owned by the Ocean Grove Camp Meeting Association (“CMA”); and

WHEREAS, OG North End Development, LLC (“OGNED”), a joint venture entity which is comprised of MB2 Ocean Grove, LLC (“MB2”), an affiliate of MB1 Capital Partners, LLC (“MB1”), and Wesley Atlantic Village Enterprises, LLC (“WAVE”), entered into a Ground Lease Agreement with CMA providing OGNED the right to, *inter alia*, develop the Project Site; and

WHEREAS, as authorized by Resolution No. 19-335 of the Township Committee of the Township of Neptune (“Township Committee”), was designated as the exclusive Redeveloper of the Project Site and OGNED and the Township entered into that certain Redevelopment Agreement dated September 9, 2019 (the “Original Redevelopment Agreement”); and

WHEREAS, as described in the Original Redevelopment Agreement, OGNED agreed to implement a mixed use project upon the Project Site comprising, *inter alia*, two (2) buildings, the first of which would include a new, iconic Victorian boutique hotel containing no more than forty (40) rooms, a residential condominium building containing no more than thirty (30) 2-bedroom condominiums at market rate, and approximately 7,600 sq. ft. of boardwalk retail; and a second building which would contain no more than nine (9) condominium units, of which approximately six (6) would be 2-bedroom residential condominiums and approximately three (3) would be 3-bedroom residential condominiums; as well as ten (10) 3-bedroom single family homes; additionally, no more than twenty (20) surface parking spaces, and no less than one hundred and forty (140) parking spaces within a subterranean parking structure would be provided; the creation or improvement of certain public open space such as a promenade along Wesley Lake and the preservation of view corridors along Spray Avenue through to Wesley Lake, all in accordance with applicable laws, including the Redevelopment Plan, and the terms and conditions of a Redevelopment Agreement (the “Original Project”); and

WHEREAS, after obtaining site plan approval from the Planning Board of the Township of Neptune (“Planning Board”), OGNED submitted an application for a Certificate of Appropriateness (“COA”) to the Historic Preservation Commission (“HPC”) which included the detailed plans for the Original Project (the

“Original Plans”), as such submission was required by the Redevelopment Plan and the Original Redevelopment Agreement; and

WHEREAS, ultimately, the HPC denied OGNED’s application for a COA for, *inter alia*, failure to comply with the Design Guidelines applicable to the Ocean Grove area of the Township; and

WHEREAS, HPC’s thorough technical comments regarding its consideration of the Original Project and the design components were incorporated into the formal Resolution denying OGNED’s application which was adopted by the HPC on October 25, 2022 (“HPC Resolution”); and

WHEREAS, on or about October 21, 2022, OGNED filed a Verified Complaint in Lieu of Prerogative Writ and Writ for Mandamus against the Township of Neptune and the Zoning Officer of the Township of Neptune in the Law Division of the Superior Court of New Jersey (Docket No. MON-L-2916-22) (the “Complaint” or the “Litigation”) seeking to compel the issuance of a COA permitting the construction of the Original Project as it was reflected in the Original Plans; and

WHEREAS, OGNED alleged in its Complaint that the HPC failed to act on its application in a timely fashion and that as such, the issuance of a permit to implement the Original Plans is merely ministerial in nature and should be issued immediately; and

WHEREAS, the Township and OGNED agreed to temporarily hold the Complaint in abeyance in order to allow for an opportunity to resolve the matter and to discuss the Redevelopment Plan, the terms and conditions of the Original Redevelopment Agreement, and the specific design elements in the Original Plans and the related comments regarding same in the HPC Resolution; and

WHEREAS, the Redevelopment Committee and OGNED have undertaken extensive additional negotiations regarding the redevelopment project to be implemented and protracted, expensive litigation would render the future of the Project Site uncertain, thereby frustrating the Redevelopment Plan and the vision of the Township; and

WHEREAS, therefore, the Township and OGNED desire to enter into a Settlement Agreement and Amended and Restated Redevelopment Agreement (“Amended Redevelopment Agreement”), in order to settle the pending Complaint without further delay and expense and to further the implementation of the Redevelopment Plan, as amended; and

WHEREAS, the Township and OGNED agreed that upon the satisfaction of certain conditions in the Amended Redevelopment Agreement including the adoption of an amendment of the Redevelopment Plan in the form attached hereto as **Attachment A** (“Amended Redevelopment Plan”), the Amended Redevelopment Agreement shall (a) fully replace and supersede the Original Redevelopment Agreement, (b) provide for the new construction and implementation of a project, as specifically reflected in the updated, detailed project plans and drawings (“Architectural Plans”) (the “Project”) and (c) result in the dismissal of the Complaint; and

WHEREAS, the Parties acknowledge that the Amended Redevelopment Agreement and the Architectural Plans attached thereto reflect thoroughly negotiated modifications of the Original Plans and the Township Committee deems such modifications to satisfactorily address a substantial majority of the insightful and detailed comments which were set forth in the HPC Resolution; and

WHEREAS, additionally, the Township Committee deems the Architectural Plans to be materially consistent with the Victorian character of Ocean Grove as well as the Design Guidelines; and

WHEREAS, as set forth in the Amended Redevelopment Agreement, an amendment of the Redevelopment Plan is a condition of the settlement of the Litigation and as such, an ordinance authorizing same is simultaneously presented to the Township Committee with this Resolution; and

WHEREAS, upon passage of this Ordinance Adopting the Amended Redevelopment Plan, the Amended Redevelopment Plan shall amend and supersede the Redevelopment Plan for the Ocean Grove North End; and

WHEREAS, pursuant to N.J.S.A. 40A:12A-7, the Amended Redevelopment Plan has been referred to the Planning Board for its review and recommendation; and

WHEREAS, the Township Committee has reviewed and considered the recommendations of the Planning Board regarding the proposed Amended Redevelopment Plan; and

WHEREAS, the Township Committee has determined that the Amended Redevelopment Plan will further the overall goals and objectives of the Redevelopment Plan and that the Amended Redevelopment Plan meets the statutory requirements of, and can be adopted consistent with, the applicable provisions of the Redevelopment Law.

NOW, THEREFORE, BE IT ORDAINED, by the Township Committee of Neptune as follows:

SECTION 1.

1. The Township Committee has determined that the Amended Redevelopment Plan, a copy of which is attached hereto as **Attachment A**, is in conformance with the provisions of the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq.
2. The Township Committee has received the comments of the Planning Board and has determined that adopting and implementing the Amended Redevelopment Plan is in the best interest of the Township.

SECTION 2.

Upon full adoption of this Ordinance, the Amended Redevelopment Plan shall fully supersede and replace the Ocean Grove North End Redevelopment Plan.

SECTION 3.

All ordinances or parts of ordinances heretofore adopted that are inconsistent with the terms and provisions of this Ordinance are hereby repealed to the extent of such inconsistency.

SECTION 4.

Upon full adoption, the Township Clerk shall transmit a copy of this Ordinance to the Planning Board of the County of Monmouth for filing, pursuant to N.J.S.A. 40:55D-16, and the Clerk shall further transmit a copy of this Ordinance to the Planning Board of the Township of Neptune for review and recommendations, pursuant to N.J.S.A. 40A:12A-7.

SECTION 5.

Township Staff and consultants are hereby authorized and directed to take all actions to

implement this Ordinance as are necessary or appropriate to accomplish its goals and intent.

SECTION 6.

This Ordinance shall become final upon adoption and publication in the manner prescribed by law.

Attachment A (to the Ordinance)
Amended Redevelopment Plan for Ocean Grove North End

TOWNSHIP OF NEPTUNE
ORDINANCE 24-14
AN ORDINANCE OF THE TOWNSHIP OF NEPTUNE ADOPTING REGULATIONS FOR
STORAGE OF SALT OR SOLID DE-ICING MATERIALS

BE IT ORDAINED, by the Township Committee of the Township of Neptune that the Code of the Township of Neptune is hereby amended as follows:

SECTION I. Purpose:

The purpose of this ordinance is to prevent stored salt and other solid de-icing materials from being exposed to stormwater.

This ordinance establishes requirements for the storage of salt and other solid de-icing materials on properties not owned or operated by the municipality (privately-owned), including residences, in Neptune Township to protect the environment, public health, safety and welfare, and to prescribe penalties for failure to comply.

SECTION II. Definitions:

For the purpose of this ordinance, the following terms, phrases, words and their derivations shall have the meanings stated herein unless their use in the text of this Chapter clearly demonstrates a different meaning. When consistent with the context, words used in the present tense include the future, words used in the plural number include the singular number, and words used in the singular number include the plural number. The word “shall” is always mandatory and not merely directory.

“De-icing materials” means any granular or solid material such as melting salt or any other granular solid that assists in the melting of snow.

“Impervious surface” means a surface that has been covered with a layer of material so that it is highly resistant to infiltration by water.

“Storm drain inlet” means the point of entry into the storm sewer system.

“Permanent structure” means a permanent building or permanent structure that is anchored to a permanent foundation with an impermeable floor, and that is completely roofed and walled (new structures require a door or other means of sealing the access way from wind driven rainfall).

A fabric frame structure is a permanent structure if it meets the following specifications:

Concrete blocks, jersey barriers or other similar material shall be placed around the interior of the structure to protect the side walls during loading and unloading of de-icing materials;

The design shall prevent stormwater run-on and run through, and the fabric cannot leak;

The structure shall be erected on an impermeable slab;

The structure cannot be open sided; and

The structure shall have a roll up door or other means of sealing the access way from wind driven rainfall.

“Person” means any individual, corporation, company, partnership, firm, association, or political subdivision of this State subject to municipal jurisdiction.

“Resident” means a person who resides on a residential property where de-icing material is stored.

SECTION III. Deicing Material Storage Requirements:

Temporary outdoor storage of de-icing materials in accordance with the requirements below is allowed between October 15th and April 15th:

Loose materials shall be placed on a flat, impervious surface in a manner that prevents stormwater run-through;

Loose materials shall be placed at least 50 feet from surface water bodies, storm drain inlets, ditches and/or other stormwater conveyance channels;

Loose materials shall be maintained in a cone-shaped storage pile. If loading or unloading activities alter the cone-shape during daily activities, tracked materials shall be swept back into the storage pile, and the storage pile shall be reshaped into a cone after use;

Loose materials shall be covered as follows:

The cover shall be waterproof, impermeable, and flexible;

The cover shall extend to the base of the pile(s);

The cover shall be free from holes or tears;

The cover shall be secured and weighed down around the perimeter to prevent removal by wind; and

Weight shall be placed on the cover(s) in such a way that minimizes the potential of exposure as materials shift and runoff flows down to the base of the pile.

Sandbags lashed together with rope or cable and placed uniformly over the flexible cover, or poly-cord nets provide a suitable method. Items that can potentially hold water (e.g., old tires) shall not be used;

Containers must be sealed when not in use; and

The site shall be free of all de-icing materials between April 16th and October 14th.

De-icing materials should be stored in a permanent structure if a suitable storage structure is available. For storage of loose de-icing materials in a permanent structure, such storage may be permanent, and thus not restricted to October 15 -April 15.

The property owner, or owner of the de-icing materials if different, shall designate a person(s) responsible for operations at the site where these materials are stored outdoors, and who shall document that weekly inspections are conducted to ensure that the conditions of this ordinance are met. Inspection records shall be kept on site and made available to the municipality upon request.

Residents who operate businesses from their homes that utilize de-icing materials are required to perform weekly inspections.

SECTION IV. Exemptions:

Residents may store de-icing materials outside in a solid-walled, closed container that prevents precipitation from entering and exiting the container, and which prevents the de-icing materials from leaking or spilling out. Under these circumstances, weekly inspections are not necessary, but repair or replacement of damaged or inadequate containers shall occur within 2 weeks.

If containerized (in bags or buckets) de-icing materials are stored within a permanent structure, they are not subject to the storage and inspection requirements in Section III above. Piles of de-icing materials are not exempt, even if stored in a permanent structure.

This ordinance does not apply to facilities where the stormwater discharges from de-icing material storage activities are regulated under another NJPDES permit.

SECTION V. Enforcement:

This ordinance shall be enforced by the Code Enforcement Department during the course of ordinary enforcement duties.

SECTION VI. Violations and Penalties:

Any person(s) who is found to be in violation of the provisions of this ordinance shall have 72 hours to complete corrective action. Repeat violations and/or failure to complete corrective action shall be subject to the penalties under subsection §1-5 General Penalty of this code book.

SECTION VII. Severability:

Each section, subsection, sentence, clause, and phrase of this Ordinance is declared to be an independent section, subsection, sentence, clause, and phrase, and finding or holding of any such portion of this Ordinance to be unconstitutional, void, or ineffective for any cause or reason shall not affect any other portion of this Ordinance.

SECTION VIII. Effective Date:

This Ordinance shall be in full force and effect from and after its adoption and any publication as may be required by law.

Motion/ Second	Roll Call To Adopt On First Reading	Adopted on First Reading
	YAY NAY ABSTAIN ABSENT	Dated:
	Keith Cafferty	
	Robert Lane, Jr	
	Kevin McMillan	
	Derel Stroud	_____
	Tassie D. York	Gabriella Siboni, RMC Township Clerk

Motion/ Second	Roll Call To Adopt On Second and Final Reading	Adopted on Second Reading
	YAY NAY ABSTAIN ABSENT	Dated:
	Keith Cafferty	
	Robert Lane, Jr	
	Kevin McMillan	
	Derel Stroud	_____
	Tassie D. York	Gabriella Siboni, RMC Township Clerk

Gabriella Siboni
Township Clerk

Tassie D. York
Mayor

TOWNSHIP OF NEPTUNE

ORDINANCE NO. 24-15

AN ORDINANCE TO AMEND CHAPTER VII OF THE CODE OF THE TOWNSHIP OF NEPTUNE BY AMENDING SECTION 7.3, ENTITLED "TEMPORARY PARKING PROHIBITION FOR SNOWPLOWING AND REMOVAL"

WHEREAS, it has been determined that a conflict exists with regard to snow removal parking on an emergency basis with regard to Broadway and Ocean Ave.

NOW THEREFORE, BE IT ORDAINED, by the Township Committee of the Township of Neptune, County of Monmouth and State of New Jersey, that the Township Committee hereby amends Chapter VII, Section 7-7.3(c) as follows:

7-7.3 Parking Prohibition for Snowplowing and Removal.

(c) Snow Emergency shall remain in full effect until cancelled by the Emergency Management Coordinator or designee. Such cancellation to be communicated to the public through various media outlets.

Name of Street	Side	Time	Location
Broadway	No parking on South side, eastbound		Entire Length
Broadway	No Parking along the center median, westbound		Between Central Ave. and Ocean Ave.
Ocean Ave.	No parking on East Side		Entire Length

BE IT FURTHER ORDAINED that this Ordinance shall take effect upon final adoption of the Ordinance and publication of notice of adoption as required by law; and,

BE IT FURTHER ORDAINED, that all Ordinances or parts of Ordinances that are inconsistent herewith are repealed, but only to the extent of such inconsistency.

Motion/ Second	Roll Call To Adopt On First Reading	Adopted on First Reading
	YAY NAY ABSTAIN ABSENT	Dated:
	Keith Cafferty	
	Robert Lane, Jr	
	Kevin McMillan	
	Derel Stroud	_____
	Tassie D. York	Gabriella Siboni, RMC Township Clerk

Motion/ Second	Roll Call To Adopt On Second and Final Reading	Adopted on Second Reading
	YAY NAY ABSTAIN ABSENT	Dated:
	Keith Cafferty	
	Robert Lane, Jr	
	Kevin McMillan	
	Derel Stroud	_____
	Tassie D. York	Gabriella Siboni, RMC Township Clerk

Gabriella Siboni
Township Clerk

Tassie D. York
Mayor

ORDINANCE NO. 24-

ORDINANCE AMENDING NEPTUNE TOWNSHIP CODE CHAPTER 12 ENTITLED "PROPERTY MAINTENANCE"

BE IT ORDAINED by the Township Committee of the Township of Neptune of the County of Monmouth in the State of New Jersey that Chapter 12, entitled "Property Maintenance," Section 12-1.2 (jj) shall be amended as follows:

Section 12-1.2 Additions, Insertions and Changes.

§12-1.2(jj) (Section PM902.3 entitled "Seasonal Rentals") is hereby rescinded.

§12-1.2 (jj) (Section PM-905.1 "Short-term Seasonal Rentals") is hereby added as follows:

PM905.1 is amended to be entitled "Short-term Rentals."

PM905.1(a) entitled, "Purpose."

The Neptune Township Committee finds and declares that the short-term rental of limited residential dwelling units within the Township benefits the local community by affording owners of such units the ability to garner additional income from their real property (also referenced as "property") in order to diminish the financial burden of carrying costs and maintenance expenses related to the property, as well as providing travelers with an alternative option for accommodation in the Township, thereby promoting the local travel and tourism industry, and contributing to the economic vitality of the Township. Notwithstanding those benefits, the Township Committee also finds and declares that certain transit uses of residential property tend to affect the residential character of the community, and, if unregulated, can be injurious to the health, safety and welfare of the community.

The intended purposes of this Section are to:

- (1) Balance the rights of the owners of residential dwelling units proposed for short-term rental use and the Township's business community affected by the allowance and existence of short-term rentals;
- (2) Protect the public health, safety and general welfare of individuals and the community at large;
- (3) Provide for an organized and reasonable process for the short-term rental of certain defined classifications of residential dwelling units in the Township;
- (4) Monitor and provide a reasonable means for the mitigation of impacts created by such transitory uses of residential properties within the Township of Neptune;
- (5) Preserve and protect the long-term housing market stock in the Township;
- (6) Implement rationally based and reasonably tailored regulations to protect the integrity of the Township's residential neighborhoods
- (7) Ensure that the short-term rental property inventory in the Township satisfies basic property maintenance standards, in order to protect the safety of occupants and the citizens of the Township.

The Township Committee has therefore determined that it shall be unlawful for any owner of any property within the geographic bounds of the Township of Neptune, New Jersey, to rent or operate a short-term rental contrary to the procedures and regulations established in this Section, or applicable State Statute.

PM905.1(b) entitled, "Authority."

In accordance with New Jersey Law, a municipality may make and enforce within its limits all

ordinances and regulations not in conflict with general laws, as it may deem necessary and proper for the good government, order and protection of persons and property, and for the preservation of the public health, safety and welfare of the municipality and its inhabitants. The Township of Neptune hereby adopts the within Ordinance in accordance with said authority.

PM905.1(c) entitled, “Definitions.”

As used in this Section, the following terms shall have the meanings indicated below:

HOTEL – shall mean establishments as defined in N.J.A.C. 18:24-3.4, as amended from time to time.

OWNER – shall mean an individual or entity holding title to a property proposed for short-term rental, by way of a legally recorded Deed.

OWNER-OCCUPIED – shall mean the owner of the property resides in the short-term rental property (also references as “STRP”), or in the principal residential unit with which the STRP is associated on the same lot, and identifies same as his, her or their principal residence as that term is defined in this Section. For purposes of this Section, if the owner of the property is an entity other than an individual or individuals, then at least one principal or member of the owner entity must reside in the STRP, or in the principal residential unit with which the STRP is associated on the same lot, and identify same as principal residence as that term is defined in this Section.

PRINCIPAL RESIDENCE – shall mean the address where:

- (1) Where at least one of the property owners spends the majority of his, her or their non-working time;
- (2) Which is most clearly the center of his, her or their domestic life and
- (3) Which is identified on driver’s license or state identification card as being his, her or their legal address, as well as recorded with the United States Postal Service as their primary residence via a Change of Address record. All of the above requirements must be met in order for an address to constitute being a principal residence for purposes of this Section.

PROPERTY – shall mean a parcel of real property located within the boundaries of the Township of Neptune, Monmouth County, New Jersey.

RESPONSIBLE PARTY – shall mean both the short-term rental property owner and a person (property manager) designated by the owner to be called upon and be responsible at all times during the period of short-term rental and to answer for the maintenance of the property, or the conduct and acts of occupants of the short-term rental property, and, in the case of the property manager to accept service of legal process on behalf of the owner of the short-term rental property.

SEASONAL SINGLE-FAMILY RENTAL – shall mean a single-family dwelling residence as defined below and having a “short term Winter Season” and “Short-term Summer Season” as defined under PM905.1(e)(8).

SECTION – shall mean PM905.1 entitled “Short-term Rentals”.

SHORT-TERM RENTAL (also referenced as “STR”) – shall mean the accessory use of a dwelling unit for occupancy by someone other than the unit’s owner or permanent resident for a period of thirty (30) or less consecutive days, up to a cumulative total period of not to exceed three hundred and sixty-four (364) days in a calendar year, which dwelling unit is regularly used and kept open as such for the lodging of guests, and which is advertised or held out to the public as a place regularly rented to transient occupants, as that term is defined in this Section.

SHORT-TERM RENTAL PROPERTY (also referenced as “STRP”) – shall mean a residential dwelling unit or dwelling unit as defined in Section 201, Article II of the Land Use Ordinance of the Township of Neptune, that is used and/or advertised for rent as a short-term rental by transient occupants as guests, as those terms are defined in this Section. Dwelling units rented to the same occupant for more than thirty (30) continuous days, licensed Bed and Breakfast establishments, licensed room or boarding houses, hotels and motels shall not be considered Short-term Rental Property.

SHORT-TERM RENTAL PROPERTY AGENT – shall mean any New Jersey licensed real estate agent or other person designated and charged by the owner of a STRP with the responsibility for making the STR Application to the Township on behalf of the owner, and fulfilling all of the obligations in connection with completion of the Short-term Rental Property Permit Application process of behalf of the owner. Such person shall be available for, and responsive to contact on behalf of the owner at all times.

SINGLE-FAMILY DWELLING OR RESIDENCE (hereinafter referred to as “Single-family Rentals”) – shall mean structure containing a single household housekeeping unit.

SUBSTANTIATED COMPLAINT – shall mean an act of disorderly, indecent, tumultuous or riotous conduct, including, by way of example, but not limited to, simple assault, terroristic threats, harassment, urinating in public, lewdness, criminal mischief, excessive noise, petty disorderly offense, or as a violation of any provision of Title 2C of the New Jersey Statutes or any other municipal governing disorderly conduct upon or in proximity to any Short-term Rental premises and attributed to the acts or incitements of any of the tenants of those premises which have been substantiated by prosecution and conviction and/or guilty plea in any court of competent jurisdiction. For purposes of this definition, the phrase “upon or in proximity to” shall mean anywhere on the premises or upon or within the adjacent right-of-way, adjacent roadways or adjoining properties.

TRANSIENT OCCUPANT – shall mean any person or a guest or invitee of such person, who, in exchange for compensation, occupies or is in actual or apparent control or possession of residential property, which is either:

- (1) Registered as a Short-term Rental Property or
- (2) Satisfies the definition of a Short-term Rental Property as such term is defined in this Section.

It shall be a rebuttal presumption that any person who holds themselves out as being an occupant or guest of an occupant of the Short-term Rental is a transient occupant.

PM905.1(d) entitled, “Regulations Pertaining to Short-term Rentals.”

- (1) It shall be unlawful for any owner of any property within the geographic bounds of the Township of Neptune, New Jersey to rent or operate a Short-term Rental contrary to the procedures and regulations established in this Section or applicable State Statute.
- (2) Short-term Rentals shall be permitted to be conducted in the following classifications of property in the Township of Neptune:
 - (a) Condominium units or townhouses, where the Condominium or Townhouse Association By-Laws or Master Deed permit Short-term Rental, and where the owner of the unit legally identifies the address as his, her or their principal residence;
 - (b) Individually or collectively owned single-family residences, which one of the owners legally identifies as the address of principal residence, as that term is defined herein;
 - (c) Up to two separate units within a two-family residential dwelling where one of the two units is occupied by the owner and identified by the owner as his, her or their principal residence, as that term is defined herein;
 - (d) Not more than two separate units in any multifamily residential dwelling, where one other unit in the same dwelling is occupied by the owner and identified by the owner as principal residence, as that term is defined herein; and

- (e) Not more than two bedrooms within a single-family residential dwelling unit, where the bedrooms share common kitchen and bathroom facility with the occupant of the dwelling unit, and the remainder of the single-family dwelling unit is occupied by the owner and identified by the owner as his, her or their principal residence, as that term is defined herein.
 - (f) Single-family rentals identified as Seasonal Single-family Rentals.
- (3) Notwithstanding the provisions of Subsection (2) above, Short-term rentals shall not be permitted in boarding or rooming houses, dormitories, foster homes, adult family care homes, assisted living facilities, community residences for developmentally disabled persons, community shelters for victims of domestic violence, or nursing homes. Further, Short-term Rental of the follow properties is prohibited:
- (a) Condominiums or townhouses, where the Condominium or Townhouse Association By-Laws or Master Deed or Condominium or Townhouse Rules and Regulations do not permit such Short-term Rental of condominium or townhouse units in the development;
 - (b) An individually or collectively owned single-family residential dwelling unit, which address none of the owners legally identifies as his, her or their principal residence;
 - (c) A unit in a two-family residential dwelling, where the other unit is not occupied by the owner, nor legally identified by the owner as principal residence;
 - (d) Two or more units in a multifamily residential dwelling, and where one of the other units is not occupied by the owner, nor legally identified by the owner as his, her or their principal residence;
 - (e) A room within a single-family, two family or multifamily residential dwelling unit, where the room shares common kitchen and bathroom facilities with the occupant(s) of the dwelling unit in which it is located, which occupant(s) is neither the owner of the dwelling unit nor identifies the remainder of the dwelling unit in the single-family, two-family or multifamily residence as his, her or their principal residence;
 - (f) Two or more individual rooms within a single-family, two family or multifamily residential dwelling unit, where the room shares common kitchen and bathroom facilities with the occupant(s) of the dwelling unit(s) in which they are located, which occupant(s) is neither the owner of the dwelling unit nor identifies the remainder of the dwelling unit in the single-family, two-family or multifamily residence as his, her or their principal residence;
 - (g) With the exception of condominium or townhouse dwelling units, and with limitations imposed on seasonal single-family rentals, all Short-term Permit tenancies must be conducted with the property owner resident present and within the residence for duration of the Short-term rental period. By obtaining a Short-term Rental Permit the property owner grants full and unrestricted access to the permitted property at anytime to establish that the property owner is present during the rental period. All tenants must be informed in writing that the property owner will be present during the rental period. Seasonal single-family rentals must have at least one principal or member of the owner/entity residing on site, meaning a Block or Lot having multiple Seasonal Single-family Rentals.
 - (h) The provisions of this Section shall apply to Short-term Rentals as defined in §905.1(c) above. The following do not qualify as a privately-owned residential dwelling unit, as that term is used herein, and therefore do not need to obtain a Short-term Rental Permit pursuant to this Section: any hotel, motel, studio hotel, rooming house, dormitory, public or private club, bed and breakfast inn convalescent home, rest home, home for aged people, foster home, halfway house, transitional housing facility, or other similar facility operated for the care, treatment, or reintegration into society of human beings; any housing owned or controlled by an educational institution and used exclusively to house students, faculty or other employees with or without their families; any housing operated or used exclusively for religious, charitable or educational purposes; or any housing owned by a governmental agency and used to house its employees or for governmental purposes;

- (i) A property owner shall be able to transfer a legal Short-term Rental to family, an estate, etc. upon death and do not lose the rights vested as per this Section.

PM905.1(e) entitled, “Short-term Rental Permit, Permit Registration Fee/Application and Certificate of Inspection.”

- (1) In addition to any Land Use requirement(s) set forth by the Township of Neptune Land Use Regulations, the owner/operator of a Short-term Rental Property shall obtain a Short-term Rental Permit from the Township of Neptune’s Code Enforcement Department before renting or advertising for any Short-term Rental;
- (2) No person or entity shall operate a Short-term Rental Property or advertise a residential property for use as a STRP, without the owner/operator of the property first having obtained a Short-term Rental Permit issued by the Township of Neptune’s Code Enforcement Department. The failure to obtain a valid Short-term Rental Permit prior to advertising the Short-term Rental Property in any print, digital or internet advertisement or web-based platform, and/or in the MLS or any realtor’s property listing shall be a violation of this Section. No Short-term Rental Permit issued under this Section may be transferred or assigned or used by any person or entity, other than the owner to whom it is issued, or at any property location or dwelling unit other than the property for which it is issued;
- (3) An owner of property intended to serve as a Short-term Rental Property, as defined herein, or any agent acting on behalf of the owner, shall submit to the Township of Neptune’s Code Enforcement Department a Short-term Rental Permit Application provided by the Township, along with an Annual or Seasonal Application/Registration Fee of \$500.00 and Certificate of Inspection Fee as set forth in PM903.0, Said fees shall be non-refundable, including in the event that the application is denied.
- (4) The Short-term Rental Permit, if granted, shall be valid for a period of one (1) year from the date of issuance except for Seasonal Single-family Rentals as defined by PM905.1(d)(2)(f) and provided more fully below;
- (5) The owner of a Short-term rental property, as defined herein, or any agent acting on behalf of the owner, who intends to rent all of the property, or any permitted part thereof as a Short-term Rental, shall also make application to the Code Enforcement Department in conjunction with the Short-term Rental Permit application, for the issuance of a Rental Certificate of Inspection for the Short-term Rental Property, on such forms as required by said Department.
- (6) A Short-term Rental Permit and Rental Certificate of Inspection shall be renewed on an annual bases, based upon the anniversary of the original permit issuance, by submitting to the Code Enforcement Department a Short-term Rental Permit Application. The Certificate of Inspection Application shall be submitted prior to any occupancy and for each and every new occupancy and fees for a Certificate of Inspection shall be per PM903.0;
- (7) The Short-term Rental Permit shall expire automatically when the Short-term Rental Property changes ownership, and a new initial Application and first-time Registration Fee will be required in the event that the new owner intends to use the property as a Short-term Rental Property. A new application and first-time Registration Fee shall also be required for any Short-term Rental that had its Short-term Rental Permit revoked or suspended;
- (8) Seasonal Single-family Rentals, as defined above shall be subject to two separate defined seasons; defined as “Short Term Summer Season” beginning May 23rd and ending September 30th and “Short Term Winter Season” beginning October 1st and ending May 22nd. In the case of Seasonal Rentals, an application shall be made once prior to the initial occupancy of premises before each Short-term Rental Season. Short-term Seasonal Update Application shall be submitted with the designated Application Fee set forth above and Certificate of Inspection Fee set forth more fully in PM903.0 for each change of occupants during the Short-term Season, and submitted prior to occupancy.

PM905.1(f) entitled, “Application Process for Short-term Rental Permit and Inspections.”

- (1) Applicants for a Short-term Rental Permit shall submit, on an annual basis, an Application for a Short-term Rental Permit to the Code Enforcement Department. The Application shall be furnished, under oath, on a form specified by the Township’s Construction Official accompanied by the non-refundable Application Fee as set forth in §905.1(e) above. Such Application shall include:
 - (a) The name, address, telephone number and email address of the owner(s) of record of the dwelling unit for which a Permit is sought. If such owner is not a natural person, the Application must include and identify the names of all partners, officers and/or directors of any such entity, and the person contact information, including address, telephone number as well as email address for each of them;
 - (b) The address of the unit to be used as a Short-term Rental;
 - (c) A copy of the driver’s license or state identification card of the owner of the Short-term Rental Property, confirming, as set forth in this section, the property is the principal residence, as that term is defined herein, of the owner making application for the Short-term Rental Permit. In addition, the Applicant must provide:
 - (1) Provide a copy of Applicant’s front page of the Federal 1040 Tax Return where the Tax Identification Number and financial information has been redacted or made illegible (past immediate two years for initial permit applications; the immediate past year for renewals);
 - (2) United States Postal Service change of address record indicating that the application property is the primary residence where the property owner receives their postal mail.
 - (d) The owner’s sworn acknowledgement that they comply with the requirement that the Short-term Rental Property constitutes the owner’s principal residence, as defined in §905.1(c) above;
 - (e) The name, address, telephone number and email address of the Short-term Rental Property Agent, which shall constitute his, her or their 7 day a week, 24-hour a day contact information;
 - (f) The name, address, telephone number and email address of the Short-term Rental Responsible Party, which shall constitute 7 day a week, 24-hour a day contact information;
 - (g) The owner’s sworn acknowledgment that he or she has received a copy of this Section, has reviewed it, understands its requirements and certifies, under oath, as to the accuracy of all information provided in the Permit Application;
 - (h) The number and location of all parking spaces available to the premises, which shall include the number of legal off-street parking spaces and on -street parking spaces directly adjacent to the premises. The owner shall certify that every effort will be made to avoid and/or mitigate issues with on-street parking in the neighborhood in which the Short-term Rental is located, resulting from excessive vehicles generated by the Short-term Rental of the property, in order to avoid a shortage of parking for residents in the surrounding neighborhood;
 - (i) The owner’s agreement that all renters of the Short-term Rental Property shall be limited to one (1) vehicle per two (2) occupants in the Short-term Rental Property;
 - (j) The owner’s agreement to use his, her or their best efforts to assure that the use of the premises by all transient occupants will not disrupt the neighborhood, and will not interfere with the rights of neighboring property owners to the quiet enjoyment of their properties;
 - (k) The owner’s agreement to limit all Short-term Rental Periods to be no shorter than three (3) nights per week.
 - (l) Any other information that this Section requires a property owner to provide to the Township in connection with an Application for a Rental Certificate of Inspection. The Code Enforcement Department/Official shall have the authority to obtain additional information from the Short-term Rental Property Owner/Applicant or amend the Permit

Application to require additional information, as necessary, to achieve the objectives of this Section;

- (m) The owner's agreement to provide upon request full access to their online listing provider to affirm and validate compliance with this Ordinance. Failure to comply with this request may result in suspension or permanent revocation of the Short-term Rental Permit.
- (2) Every Application for a Short-term Rental Permit shall require one inspection per year or in regard to Seasonal Family Rentals, one inspection prior to the initial occupancy for the Short-term Rental Property's compliance with the Township's Fire Safety Regulations and Property Maintenance Code. In addition, each Application is subject to review and to verify the Short-term Rental Property's eligibility for use as a Short-term Rental and compliance with the regulations in this Section. Failure to abate any outstanding violations prior to occupancy can result in a Summons. A Short-term Update Application shall be submitted prior to each change of occupants during the year or season along with the Update Fee established under PM903.0;
- (3) For a condominium or townhouse Short-term Rental Permit Application, a letter of approval by the Condominium/Townhouse Association must be submitted with the Application;
- (4) A Zoning Permit, which states that the premises is not being occupied or used in violation of the Township's Land Use Regulations and Zoning Ordinance shall be required;
- (5) A sworn statement shall be required that there have been no prior revocations or suspensions of this or a similar Permit, in which event a Permit shall not be issued, which denial may be appealed as provided hereinafter;
- (6) Attached to and concurrent with submission of the Permit Application described in this Section, the owner shall provide:
 - (a) Proof of the owner's current ownership and principal residency status of the Short-term rental unit;
 - (b) Proof of general liability insurance in a minimum amount of \$500,000.00;
 - (c) Written certifications from the Short-term Rental Property Agent and Responsible Party that they agree to perform all of the respective duties specified in this Section;
- (7) The Short-term Rental Property Owner/Permit Holder shall public Short-term Rental Permit Number issued by the Township in every print, digital or internet advertisement, and/or in the Multiple Listing Service (hereinafter referenced as "MLS") or other real estate listing of real estate agent licensed by the NJ State Real Estate Commission, in which the Short-term Rental Property is advertised for rent on a short-term basis;
- (8) Each and every time there is a change of occupancy by transient occupants during the year when the Permit is active, the Short-term Rental Property Owner, or Short-term Rental Property Agent must provide the Township with information as to the identify of all transient occupants who will be occupying the Short-term Rental Property, on a form to be made available by the Code Enforcement Department or in electronic form on the Township's website. The intent is that the Township shall have basic identifying information of all occupants of the Short-term Rental Property at all times, just as required by the Township in conjunction with any standard rental Certificate of Inspection Application, which information shall include the occupant's or occupants' names and ages, and the dates of commencement and expiration of the terms of each Short-term Rental Period of the respective occupant(s);
- (9) In no event shall a Short-term Rental Property be rented to anyone younger than twenty-one (21) years of age. The primary occupant of all Short-term Rentals executing the agreement between the owner and the occupant must be over the age of twenty-one (21) and must be the party who will actually occupy the property during the term of the Short-term Rental. The primary occupant may have guests under the age of twenty-one (21) who will share and occupy the property with them. Both the primary occupant executing the Short-term Rental Agreement and the Short-term Rental Property Owner shall be responsible for compliance with this provision, and shall both be liable for a violation, where the property is not occupied by at least one adult over the age of twenty-one (21) during the term of the Short-term Rental;
- (10) The Code Enforcement Department/Official or their designee may waiver irregularities within this Section upon its implementation.

PM905.1(g) entitled, “Issuance of Permit and Appeal Procedure.”

- (1) Once an annual Application and Certificate of Inspection Application are submitted, complete with all required information and documentation and fees, the Code Enforcement Department, following any necessary investigation for compliance with this Section, shall either issue the Short-term Rental Permit and Certificate of Inspection, or upon inspection, issue a written denial of either or both Applications (with the reasons for such denial being stated therein); within ten (10) business days;
- (2) If denied, the Applicant shall have ten (10) business days to appeal in writing to the Township Administrator by filing an appeal with the Township Administrator’s Office;
- (3) Within thirty (30) days thereafter, the Township Administrator or their designee shall hear and decide the appeal;
- (4) Permits shall only be issued after all outstanding violations have been abated.

PM905.1(h) entitled, “Short-term Rental Operational Requirements.”

- (1) All Short-term Rentals must comply with all applicable rules, regulations and ordinances of the Township of Neptune and all applicable rules, regulations and Statutes of the State of New Jersey, including regulations governing such lodging uses, as applicable. The Short-term Rental Property owner shall ensure that the Short-term Rental is used in a manner that complies with all applicable laws, rules and regulations pertaining to the use and occupancy of a Short-term Rental;
- (2) A dwelling unit shall be limited to a single Short-term Rental Contract at a time.
- (3) The owner of a Short-term Rental Property shall not install any advertising or identifying mechanisms, such as signage, including lawn signage, identifying the property for rent as a Short-term Rental Property;
- (4) Transient occupants of the Short-term Rental Property shall comply with all ordinances of the Township of Neptune, including, but not limited to those ordinances regulating noise and nuisance conduct. Failure of transient occupants to comply shall subject the transient occupants, the owner of the STRP, the Responsible Party and the Short-term Rental Agent listed in the Short-term Rental Permit Application, to the issuance of fine and/or penalties, and the possibility of revocation or suspension of the Short-term Rental Property Permit;
- (5) The owner of a Short-term Rental Property shall post the following information in a prominent location within the Short-term Rental:
 - (a) Owner/Principal Resident name; if owner is an entity, the name of a principal in the entity, and phone number for the owner (individual);
 - (b) The names and phone numbers for the Responsible Party and the Short-term Rental Agent (as those terms are defined in this Section);
 - (c) The phone numbers for the Police Department of the Township of Neptune, the Fire Departments of the Township of Neptune, and the Code Enforcement Department of the Township of Neptune;
 - (d) The maximum number of parking spaces available on the site;
 - (e) Trash and recycling pick-up day, and all applicable rules and regulations regarding trash disposal and recycling;
 - (f) Notification that a guest, transient occupant, the Short-term Rental Property Agent, the Responsible Party or Short-term Rental Property owner may be cited or fined by the Township of Neptune Police Department or Code Enforcement Department for violations of, and in accordance with any applicable ordinances of the Township of Neptune.
- (6) In the event any Complaints are received by the Police Department of the Township of Neptune or the Code Enforcement Department regarding the Short-term Rental and/or the

transient occupants in the Short-term Rental Property, and the owner of the Short-term Rental Property is unreachable or unresponsive, both the responsible party and the Short-term Rental Agent listed in the Short-term Rental Permit Application shall have the responsibility to take any action required to properly solve such Complaint, and shall be authorized by the Short-term Rental Property owner to do so;

- (7) While a Short-term Rental Property is rented, the owner, the Short-term Rental Agent, or the Responsible Party shall be available twenty-four (24) hours per day, seven days per week for the purpose of responding within two (2) hours to Complaints regarding the condition of the Short-term Rental Property premises, maintenance of the Short-term Rental Property premises, operation of the Short-term Rental Property, or conduct of the guests at the Short-term Rental Property, or nuisance Complaints from the Neptune Township Police Department or neighbors, arising by virtue of the Short-term rental of the property;
- (8) If the Short-term Rental Property is the subject of two (2) or more Substantiated Complaints or Ordinance Violations, the Code Enforcement Department/Official or their designee shall invoke PM905.1(h) below;
- (9) Failure to make application for, and to obtain the issuance of, a Short-term Rental Permit prior to advertising the Short-term Rental Property in print publications or newspapers, on any internet-based booking platforms, or online, and/or in the MLS or other real estate listing of a real estate agent licensed by the NJ State Real Estate Commission, shall be equivalent to operation of the Short-term Rental Property without a Permit, and shall constitute a violation of this Code, and will result in enforcement action and the issuance of a Summons, and shall subject the Short-term Rental Property owner, the Short-term Rental Agent and the Responsible Party to issuance of fines and/or penalties;
- (10) The person offering a dwelling unit for Short-term Rental use must be the owner/principal resident to the extent of limitations under PM905.1(d) of the dwelling unit. A tenant of a property may not apply for a Short-term Rental Permit, nor shall the property or any portion thereof be sub-leased by the tenant on a short-term basis, or operated as a Short-term Rental Property by the tenant. This Short-term Rental Property regulation shall supersede any conflicting provision in a private lease agreement permitting sub-leasing of the property, or a any portion of the property. Violation of this Section will result in enforcement action against the tenant, the Short-term Rental Property Owner, the Short-term Rental Agent and the Responsible Party, and will subject all such parties to the issuance of a Summons and levying of fines and/or penalties;
- (11) In the event that the Township receives three (3) Substantiated Complaints concerning excessive vehicles belonging to the transient occupants of a Short-term Rental Property, the Short-term Rental Permit for the property is subject to suspension or revocation by the Code Enforcement Department/Official or their designee. Short-term Rental Permit holders shall not operate under the terms of this ordinance during a period of suspension or revocation until such time the period of suspension or revocation is formally notified that they may resume operation.
- (12) The Short-term Rental Property Owner must be current with all tax and sewer charges assessed to the property prior to the issuance of a Short-term Rental Permit. In the event that any Code Violations have been issued by the Township relating to the Short-term Rental Property, a Short-term Rental Permit shall not be issued until such time as such violations have been properly abated. The Short-term Rental Property Owner must also close any open Construction Permits for the property prior to the issuance of a Short-term Rental Permit.
- (13) All fines or penalties issued by the Municipal Court for the Township of Neptune for any past Code Violations relating to the Short-term Rental Property, including penalties for failure to appear in Court, must be satisfied in full prior to the issuance of a Short-term Rental Permit.

PM905.1(h) entitled, "Hearing, Penalty, Bond Forfeiture, Extension, Hearing Officer, Qualifications for all Short-term Rentals."

- (1) If, in any twelve-month period (12), two (2) Complaints as defined in PM905.1(c), entitled "Definitions" on separate occasions, of disorderly, indecent, tumultuous or riotous conduct, including, but by way of example, but not limited to simple assault, assault, terroristic threats, harassment, lewdness, urinating in public, criminal mischief, excessive noise, petty disorderly offense, or as a violation of any provision of Title 2C of the New Jersey Statutes or any other Municipal Ordinance governing disorderly conduct upon or in proximity to any Short-term Rental Property and attributable to the acts or incitements of any of the tenants of those premises have been substantiated by prosecution and conviction in any court of competent jurisdiction, the Township Committee or any officer or employee of the Township so designated by the Township Committee for this purpose may institute proceedings to require the Landlord of the Short-term Rental Property to lose his/her/its permit for Short-term Rentals up to one (1) year from the date of the Township's decision and/or require the Landlord of the Short-term Rental Property to post a bond against the consequences of future incidents of the same character, or of a character actionable under this Chapter. For purposes of this definition, the phrase "upon or in proximity to" shall mean anywhere on the property, upon or within the adjacent right -of-way, adjoining roadways or adjoining properties.
- (2) The Township Committee or any officer or employee of the municipality designated shall cause to be served upon the Landlord in person or by Certified Mail/RRR to the address appearing on the tax records of the municipality, a Notice advising the Landlord of the institution of such proceedings, together with particulars of the Substantiated Complaint upon which those proceedings are based and for the time and place at which the hearing will be held in the matter, which shall be in the Municipal Court or other public place as designated by the Township Committee and be no sooner than thirty (30) days from the date upon which the Notice is served or mailed.
- (3) At the hearing convened pursuant to the above subsection, the Hearing Officer shall give full hearing to both the Complaint of the municipality and to any evidence in contradiction or mitigation that the Landlord, if present or represented or offering such evidence, may present. At the conclusion of the hearing, the officer shall determine whether the Landlord shall be required to post a bond in accordance with the terms of this Ordinance.
- (4) Any bond required to be posted shall be in accordance with the judgment of the Hearing Officer based on the nature and extent of the offenses indicted in the Substantiated Complaint upon which the proceeding are based to be adequate in the case of subsequent offenses to make reparations for:
 - (a) Damages likely to be caused to public or private property consequent upon disruption of affected resident's right to fair use and quiet enjoyment of their premises;
 - (b) Securing the payment of fines and penalties likely to be levied for such offenses;
 - (c) Compensating the municipality for the cost of repressing and prosecuting such incidences of disorderly behavior; providing however, no such bond shall be in an amount less than \$500.00 nor more than \$5,000.00. The municipality may enforce a bond thus requiring an action in the Superior Court, and shall be entitled to an Injunction prohibiting the Landlord from renewing any lease of the affected premises for residential purposes until the bond or equivalent security in satisfactory form and amount has been deposited with the municipality.
- (5) Any bond or other security deposit in compliance with the subsection above shall remain in force for a period of four (4) years. Upon the lapse of four (4) years, the Landlord shall be entitled to the discharge of the bond, unless prior thereto proceedings leading to a forfeiture or partial forfeiture of the bond or other security shall have been had under subsections below, in which case the security shall be renewed in an amount and for a period that shall be specified by the Hearing Officer. A transfer of ownership or control of the property shall not void the requirement of a security imposed upon this section. The person or persons to whom ownership or control is transferred shall maintain that security and shall be subject to Injunctive Proceedings as authorized by this Chapter in the same manner as the Landlord upon which the requirement was originally imposed; provided however, the Township Committee may, by Resolution, shorten the period for which security is required to not less

- than one (1) year from the transfer of ownership or control, if during that year no Substantiated Complaints are recorded with respect to the property in question.
- (6) If, during the period in which the Landlord is required to give security pursuant to this Chapter, a Substantiated Complaint is recorded against the property in question, the Township Committee or its designee may institute proceedings against the Landlord for the forfeiture or partial forfeiture of the security for an extension as provided above, of the period for which the security is required, or for an increase in the amount of security required, or for any or all of those purposes.
 - (7) Any forfeiture or partial forfeiture of security shall be determined by the Hearing Officer solely in accordance with the amount deemed necessary to provide for the compensatory purposes set forth above. Any decision by the Hearing Officer to increase the amount or extend the period of the required security shall be determined in light of the same factors set forth above and shall be taken only to the extent that the nature of the Substantiated Complaint or Complaints out of which proceedings arise under this action indicated the appropriateness of such change in order to effectively carry out the purposes of this Ordinance. A decision of the Hearing Officer in such circumstances shall be enforceable in the same manner as provided above.
 - (8) The Hearing Officer shall be a person appointed by the Township Committee. The Hearing Officer shall not hold any interest in the assets of or profits arising from the ownership or lease of the subject property.

PM905.1(i) entitled, “Violations and Penalties; Revocation or Suspension of Licenses.”

- (1) A violation of any provision of the within Section may subject the Short-term Rental Property Owner, Transient Occupant(s), the Short-term Property Rental Agent and the Responsible Party or their agents to fines assessed by the Court up to \$2,000.00 per violation, per day that the violation exists, or a term of imprisonment or community service not to exceed 90 days or any combination thereof;
- (2) Any person or entity found or pleading guilty to any provision of this Ordinance shall be prohibited from obtaining any Short-term Property Rental Permits and from operation as a Short-term Rental for a period of one (1) year. This provision may only be waived by the Township Committee by Resolution after demonstration of mitigating circumstances and only after the first violation;
- (3) Any License or Permit granted or issued pursuant to the provisions above may be suspended or revoked as provided herein as a penalty for violations of the Ordinance upon Notice of a hearing for the following: Any violation of the provisions of this Ordinance.

BE IT FURTHER ORDAINED, all Ordinances or parts of Ordinances which are inconsistent herewith are repealed, but only to the extent of such inconsistency.

BE IT FURTHER ORDAINED, The amended Ordinance shall become effective immediately upon its final passage and publication as required by law.

DATE INTRODUCED:

DATE ADOPTED:

TOWNSHIP OF NEPTUNE

RESOLUTION 24-190

A RESOLUTION OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF NEPTUNE AUTHORIZING THE DISCUSSION OF MATTERS IN A CLOSED SESSION PURSUANT TO THE STATUTORY EXCLUSIONS OF N.J.S.A. 10:4-12

WHEREAS, Section 8 of the Open Public Meetings Act, Chapter 231, P.L. 1975, permits the exclusion of the public from a meeting in certain circumstances; and,

WHEREAS, this public body is of the opinion that such circumstances presently exist; and,

WHEREAS, the matters to be discussed relate to a statutorily excluded topic pursuant N.J.S.A 10:4-12(b) 1-9, specifically:

- Attorney- client privilege;
- X Employment and personnel;
- Imposition of civil penalty;
- Investigation;
- X Leasing or acquisition of property;
- Pending or anticipated litigation;
- Privacy;
- Public Safety;
- Educational matter;
- Contract Negotiation

Description of matter:

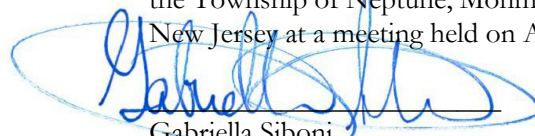
1. Employment and Personnel
 - a. New Hires, New Appointments, Policy
2. Property Acquisition
 - a. Ocean Grove Park

WHEREAS, this may be disclosed to the public at a time when the necessity for confidentiality no longer exists, or within six months or less from the date hereof; and,

NOW, THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Neptune as follows:

1. That the Township Committee shall retire into executive session where the public shall be excluded and where said matters shall be discussed.
2. That the Township Committee shall reconvene in public session upon conclusions of the discussions.
3. That the minutes of this executive session shall be closed from public inspection and shall so remain until the reason for confidentiality ceases to exist, or upon formal action by the Township Committee at an official meeting.

I, Gabriella Siboni, Clerk of the Township of Neptune hereby certify that the foregoing is a true copy of a resolution duly adopted by the Township Committee of the Township of Neptune, Monmouth County, State of New Jersey at a meeting held on April 8, 2024.


Gabriella Siboni
Township Clerk

TOWNSHIP OF NEPTUNE

RESOLUTION 24-191

**A RESOLUTION OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF NEPTUNE
CO-SPONSORING A FOOD TRUCK FESTIVAL**

WHEREAS, it is desirous of the Neptune Township to co-sponsor a Food Truck Festival and;

WHEREAS, this organization and event provide games, activities, music and entertainment as well an opportunity for local business to showcase themselves, and;

WHEREAS, to assist with the event, the Township of Neptune will provide:

- Use and Access to municipal park as determined appropriate and accessible by the Recreation Director
- Permission to utilize a sectioned area for the sale of alcoholic beverages in conformation with ABC Regulations.
- Providing and clearing of receptacles for trash and recycling
- Access for parking on municipal lands
- Assignment of officers
- Permission to charge an admission fee to event
- Providing barricades for road closure
- Shuttle Access if deemed necessary and available

NOW THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Neptune that

1. Permission for the event detailed above be granted and the host(s) are notified of requirements to comply with all rules and regulations regarding the activities intended to occur.
2. All licenses, permits and inspections that may be necessary to host such an event must be procured by the event organizer. This includes, but is not limited to games of chance, permits associated with Alcoholic Beverage Control, health inspection, fire inspection and mercantile registrations.
3. Fees associated with the labor required by the Township will be waived.

TOWNSHIP OF NEPTUNE

RESOLUTION 24-192

**A RESOLUTION OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF NEPTUNE
ACCEPTING RESIGNATIONS**

WHEREAS, the Human Resources Director has received notification from employee(s) that they will be resigning their position; and,

THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Neptune that the resignation(s) of noted below are hereby accepted.

<u>NAME</u>	<u>DEPARTMENT</u>	<u>POSITION</u>	<u>DATE OF NOTIFICATION</u>	<u>EFFECTIVE DATE OF RESIGNATION</u>
Debra Latshaw-Adams	Finance	Assistant CFO	4/2/2024	5/3/2024
Sondra Attridge	Senior Center	Customer Service Representative	4/2/2024	4/15/2024
Kyle Kohlmann	Public Works	Laborer	4/2/2024	4/12/2024

BE IT FURTHER RESOLVED, that a copy of this resolution be forwarded to the respective departments, Business Administrator and Human Resources Director.

TOWNSHIP OF NEPTUNE

RESOLUTION 24-193

RESOLUTION AUTHORIZING AGREEMENT FOR PURCHASE OF 2023 CHEVY 5500 MASON DUMP FROM PELLEGRINO CHEVROLET UNDER NEW JERSEY STATE CO-OP #65MCESCCPS, CONTRACT # ESCNJ 23/24-04 IN AN AMOUNT NOT TO EXCEED \$88,000.00

WHEREAS, the Township of Neptune sought 2023 Chevy 5500 Mason Dump from Pellegrino Chevy Under New Jersey State Co-Op #65mcscscps, Contract # ESCNJ 23/24-11 In An Amount Not To Exceed \$88,000.00; and

WHEREAS, Pellegrino Chevrolet , having an address at 1000 Gateway Boulevard Westville, NJ 08093 has been awarded under State Co-Op #65MCESCCPS, Contract# ESCNJ 23/24-04 for purposes of providing such services; and

WHEREAS, N.J.S.A.40A:11-12 permits the purchase of goods and services without advertising for bids when purchased under contract for goods or services entered on behalf of the State by the Division of Purchase and Property in the Department of the Treasury.

NOW, THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Neptune that:

1. The Purchase of 2023 Chevy 5500 Mason Dump from Pellegrino Chevy Under New Jersey State Co-Op #65mcscscps, Contract # ESCNJ 23/24-11 In An Amount Not To Exceed \$88,000.00 is hereby approved.
2. All Township officials, including, but not limited to, the Mayor, Business Administrator, Public Works Director, and Municipal Clerk are hereby authorized and directed to take such ministerial actions as are necessary to effectuate the provisions of this resolution.
3. That a certified copy of this resolution be forwarded to the Chief Financial Officer, Assistant C.F.O., and Public Works Director.

I, Gabriella Siboni, Clerk of the Township of Neptune, hereby certify that the foregoing is a true copy of a resolution duly adopted by the Township Committee of the Township of Neptune, Monmouth County, State of New Jersey at a meeting held on April 8, 2024.

Gabriella Siboni
Township Clerk

Certification of Funds

I, Michael Bascom, Chief Financial Officer of the Township of Neptune, do hereby certify to the Township Committee of the Township of Neptune that funds are available for the above noted agreement.

Account Name	Account Number
Ordinance 22-31 Acquisition of Vehicles and Equipment	04-215-55-917-020
Clean Communities Grant	02-213-41-725-020

Michael Bascom, Chief Financial Officer

Date

TOWNSHIP OF NEPTUNE

RESOLUTION 24-194

RESOLUTION AUTHORIZING AGREEMENT FOR UP-FIT OF FOUR POLICE VEHICLES FROM EAST COAST EMERGENCY LIGHTING UNDER NEW JERSEY STATE CONTRACT #23-FLEET-68813 IN AN AMOUNT NOT TO EXCEED \$18,500.00

WHEREAS, the Township of Neptune wishes to enter an agreement for up-fit of four police vehicles From East Coast Emergency Lighting under New Jersey State Contract #23-FLEET-68813 In An Amount Not To Exceed \$18,500.00; and,

WHEREAS, East Coast Emergency Lighting, having an address at 200 Meco Drive Millstone, NJ 08535 has been awarded under New Jersey State Contract #23-FLEET-68813 for purposes of providing such services; and,

WHEREAS, N.J.S.A.40A:11-12 permits the purchase of goods and services without advertising for bids when purchased under contract for goods or services entered on behalf of the State by the Division of Purchase and Property in the Department of the Treasury.

NOW, THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Neptune that:

1. Agreement for up-fit of four police vehicles From East Coast Emergency Lighting under New Jersey State Contract #23-FLEET-68813 In An Amount Not To Exceed \$18,500.00 is hereby approved.
2. All Township officials, including, but not limited to, the Mayor, Business Administrator, and Municipal Clerk are hereby authorized and directed to take such ministerial actions as are necessary to effectuate the provisions of this resolution.
3. That a certified copy of this resolution be forwarded to the Chief Financial Officer, Assistant C.F.O., and Business Administrator.

I, Gabriella Siboni, Clerk of the Township of Neptune, hereby certify that the foregoing is a true copy of a resolution duly adopted by the Township Committee of the Township of Neptune, Monmouth County, State of New Jersey at a meeting held on April 8, 2024.

Gabriella Siboni
Township Clerk

Certification of Funds

I, Michael Bascom, Chief Financial Officer of the Township of Neptune, do hereby certify to the Township Committee of the Township of Neptune that funds are available for above named contract.

Account Name	Account Number
Insurance Refunds	01-299-55
Police Budget OE	01-201-25-240-020

Michael Bascom, Chief Financial Officer

Date

TOWNSHIP OF NEPTUNE

RESOLUTION 24-195

RESOLUTION OF THE TOWNSHIP OF NEPTUNE APPROVING GRASS STATE NUTRITION, LLC FOR A CANNABIS BUSINESS LICENSE TO OPERATE AS CLASS1 CANNABIS CULTIVATOR AND CLASS 2 CANNABIS MANUFACTURER ESTABLISHMENT WITHIN THE TOWNSHIP OF NEPTUNE

WHEREAS, in 2020 New Jersey voters approved Public Question 1, which amended the New Jersey Constitution to allow for the legalization of a controlled form of marijuana called “cannabis” for adults at least 21 years of age; and

WHEREAS, on February 22, 2021, Governor Murphy signed into law P.L. 2021, c. 16, known as the “New Jersey Cannabis Regulatory, Enforcement Assistance, and Marketplace Modernization Act,” N.J.S.A. 24:61-31 et seq. (the “Act”), which legalizes the personal use of marijuana by adults 21 years of age or older, and establishes a comprehensive regulatory and licensing scheme for commercial personal use cannabis operations, use, and possession; and

WHEREAS, the Act establishes the following six marketplace classes of business licenses to be issued by the State of New Jersey Cannabis Regulatory Commission for the legal operation of cannabis establishments and other types of cannabis marketplace activity in the State: Class 1 Cannabis Cultivator; Class 2 Cannabis Manufacturer; Class 3 Cannabis Wholesaler; Class 4 Cannabis Distributor; Class 5 Cannabis Retailer; and Class 6 Cannabis Delivery; and

WHEREAS, section 31a of the Act, N.J.S.A. 24:61-45a, authorizes municipalities to adopt ordinances and regulations prohibiting outright or limiting the number of any class of licensed “cannabis establishments” (defined in section 33 of the Act, N.J.S.A. 24-61-33, as “a cannabis cultivator, a cannabis manufacturer, a cannabis wholesaler, or a cannabis retailer”), cannabis distributors, or cannabis delivery services allowed to operate within its municipal boundaries; and

WHEREAS, Grass State Nutrition, LLC wishes to operate as a Cultivator and Manufacturer establishment, and specifically as a Class 1 Cannabis Cultivator and Class 2 Cannabis Manufacturer within the Township of Neptune;

WHEREAS, on February 28, 2022, the Neptune Township Committee passed Ordinance 22-10, which allows for Grass State Nutrition, LLC to operate as distributor cannabis establishment within the Township of Neptune, including specifically as a “Class 1 Cannabis Cultivator and Class 2 Cannabis Manufacturer”.

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Neptune, County of Monmouth, State of Jersey, as follows:

1. The aforesaid recitals are incorporated herein as if set forth at length;
2. Grass State Nutrition, LLC is registered to do business in the State of New Jersey and is authorized to operate as lass 1 Cannabis Cultivator and Class 2 Cannabis Manufacturer by the CRC;
3. The issuance of a license to Grass State Nutrition, LLC by the State operate as distributor use cannabis establishment by the CRC will not exceed any limits placed on the number of licensed cannabis establishments permitted to operate within the municipality;

4. The Township of Neptune supports the application of Grass State Nutrition, LLC and this Resolution may be relied upon by the CRC as proof of local support by the Township of Neptune of Grass State Nutrition, LLC certification.
5. The Township Clerk is hereby authorized and directed to provide a copy of this Resolution to Grass State Nutrition, LLC and to transmit a copy of this Resolution to the CRC; and
6. This Resolution shall take effect upon adoption in accordance with applicable law.

TOWNSHIP OF NEPTUNE

RESOLUTION 24-196

**AUTHORIZING THE AGREEMENT FOR REPAIR OF SANITARY SEWER MAIN ON
WAYSIDE ROAD TO LUCAS BROTHERS, INC. IN AN AMOUNT NOT TO EXCEED
\$18,557.67**

WHEREAS, the Sewer Department Supervisor solicited quotes for repair of sanitary sewer main on Wayside Rd.; and,

WHEREAS, the cost of said item is less than the bid threshold but exceeds \$17,500.00 and therefore must be awarded by Resolution of the governing body; and,

WHEREAS, said quotes were reviewed by the Township Engineer who has recommended that the low quote be accepted in accordance with the Open Public Contracts Law; and,

NOW, THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Neptune that:

1. The agreement for repair of sanitary sewer main on Wayside Rd be awarded to Lucas Brothers, Inc., located at 80 Amboy Road Morganville, NJ 07751, in an amount not to exceed \$18,557.67, hereby approved.
2. All Township officials, including, but not limited to, the Mayor, Business Administrator, and Municipal Clerk are hereby authorized and directed to take such ministerial actions as are necessary to effectuate the provisions of this resolution.
3. That a certified copy of this resolution be forwarded to the Business Administrator, Chief Financial Officer, and Qualified Purchasing Agent

I, Gabriella Siboni, Clerk of the Township of Neptune,
hereby certify that the foregoing is a true copy of a
resolution duly adopted by the Township Committee of the
Township of Neptune, Monmouth County, State of New
Jersey at a meeting held on April 8, 2024.

Gabriella Siboni
Township Clerk

Certification of Funds

I, Michael Bascom, Chief Financial Officer of the Township of Neptune, do hereby certify to the Township Committee of the Township of Neptune that funds are available for the expenditure noted above.

Account Name
Sewer Capital Outlay

Account Number
07-201-55-512-020

Michael Bascom, Chief Financial Officer

Date

**TOWNSHIP OF
NEPTUNE
RESOLUTION 24-197**

**A RESOLUTION OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF
NEPTUNE AUTHORIZING A REQUEST FOR GENERAL FINANCIAL SUPPORT
UNDER THE STATE FY 2025 BUDGET FOR A REGIONAL FLOOD STUDY**

WHEREAS, The Township Committee of the Township of Neptune, in conjunction with Neptune City, Bradley Beach, and Monmouth County, wishes to submit a request to the State of New Jersey for \$500,000.00 to conduct a regional flood study to mitigate flood risks and enhance community resilience.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Township committee of the Township of Neptune that:

- The Township Committee of the Township of Neptune formally approves the funding request for the above stated study.
- A couple of this resolution is sent to Neptune City, Bradley Beach, and Monmouth County.

TOWNSHIP OF NEPTUNE

RESOLUTION #24-198

AUTHORIZING THE PAYMENT OF BILLS

BE IT RESOLVED, by the Township Committee of the Township of Neptune that the following bills be paid if properly certified:

April 8, 2024, BILL LIST

Current Fund	\$354,483.86
Grant Fund	\$2.00
Trust Other	\$14,196.61
General Capital	\$0.00
Sewer Operating Fund	\$142.65
Sewer Capital Fund	\$0.00
Marina Operating Fund	\$1,210.76
Marina Capital Fund	\$6,300.00
Dog Trust	\$0.00
Library Trust	\$0.00
Payroll Fund	\$0.00
Bill List Total	\$376,335.88

BE IT FURTHER RESOLVED, that a certified copy of this resolution be forwarded to the Assistant C.F.O.

**TOWNSHIP OF NEPTUNE
RESOLUTION #24-200**

**AUTHORIZING COLLECTION OF SHORTFALL ON FEES DUE FROM THE OCEAN
GROVE CAMP MEETING ASSOCIATION ON SEASONAL SINGLE FAMILY RENTALS IN
2023**

WHEREAS, the Ocean Grove Camp Meeting Association made an application for Certificates of Inspection for the Ocean Grove Camp Meeting Association's seasonal single family rentals in 2023, and submitted fees based on multiple dwelling units; rather than multiple single units, which in combination with a misinterpretation in the development of the Township's software, there was a miscalculation of charge and a shortfall on fees in the amount of \$13,250.00; and

WHEREAS, it has been determined by the Chief Financial Officer that the Ocean Grove Camp Meeting Association therefore owes the Township \$13,250.00 in fees, and that the same be collected for fees due and owing for the seasonal single family rentals in 2023.

NOW, THEREFORE, BE IT RESOLVED, by the governing body of the Township of Neptune, County of Monmouth and State of New Jersey, that the Township Committee hereby authorizes the Tax Collector and if necessary, the Township Attorney, to seek collection of the \$13,250.00 for fees due and owing from 2023 from the Ocean Grove Camp Meeting Association for fees not collected on Seasonal short term rental Certificates of Inspection in Ocean Grove.

TOWNSHIP OF NEPTUNE

RESOLUTION 24-201

**A RESOLUTION OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF NEPTUNE
AUTHORIZING CERTAIN PERSONNEL ACTIONS- FINANCE**

WHEREAS, the following appointments have been reviewed by the Department Heads of the respective Departments; and,

WHEREAS, the Human Resources Director in consultation with the Township Administrator and the Department Heads involved have recommended the appointments of the following individuals; and,

WHEREAS, the Township Administrator concurs with the findings of the Department Head and hereby recommends to the Township Committee that the following appointments be made.

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Neptune that the following personnel actions be and are hereby authorized on the effective date included herein.

<u>NAME</u>	<u>DEPARTMENT</u>	<u>POSITION</u>	<u>SALARY</u>	<u>EFFECTIVE DATE</u>
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I, Gabriella Siboni, Clerk of the Township of Neptune hereby certify that the foregoing is a true copy of a resolution duly adopted by the Township Committee of the Township of Neptune, Monmouth County, State of New Jersey at a meeting held on April 8, 2024

Gabriella Siboni
Township Clerk

Certification of Funds

I, Michael Bascom, Chief Financial Officer of the Township of Neptune, do hereby certify to the Township Committee of the Township of Neptune that funds are available for the agreement detailed above.

<u>Account Name</u>	<u>Account Number</u>
_____	_____
Michael Bascom, Chief Financial Officer	Date

TOWNSHIP OF NEPTUNE

RESOLUTION 24-202

**A RESOLUTION OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF NEPTUNE
AUTHORIZING CERTAIN PERSONNEL ACTIONS- POLICE**

WHEREAS, the following appointments have been reviewed by the Department Heads of the respective Departments; and,

WHEREAS, the Human Resources Director in consultation with the Township Administrator and the Department Heads involved have recommended the appointments of the following individuals; and,

WHEREAS, the Township Administrator concurs with the findings of the Department Head and hereby recommends to the Township Committee that the following appointments be made.

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Neptune that the following personnel actions be and are hereby authorized on the effective date included herein.

<u>NAME</u>	<u>DEPARTMENT</u>	<u>POSITION</u>	<u>SALARY</u>	<u>EFFECTIVE DATE</u>
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I, Gabriella Siboni, Clerk of the Township of Neptune hereby certify that the foregoing is a true copy of a resolution duly adopted by the Township Committee of the Township of Neptune, Monmouth County, State of New Jersey at a meeting held on April 8, 2024

Gabriella Siboni
Township Clerk

Certification of Funds

I, Michael Bascom, Chief Financial Officer of the Township of Neptune, do hereby certify to the Township Committee of the Township of Neptune that funds are available for the agreement detailed above.

Account Name

Account Number

Michael Bascom, Chief Financial Officer

Date

TOWNSHIP OF NEPTUNE

RESOLUTION 24-203

A RESOLUTION OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF NEPTUNE
ACKNOWLEDGING MAYORAL APPOINTMENTS TO THE HISTORIC PRESERVATION COMMISSION

WHEREAS, the following members are being appointed by the Mayor to the Historic Preservation Commission:

Board		Position	Term	Appointment	Expiration	Name
Historic Preservation Commission	<i>Unexpired Term of Doug MacMorris</i>	Class C Member	4 Year	4/8/2024	12/31/2024	

BE IT RESOLVED, by the Township Committee of the Township of Neptune that the following be and are hereby made and the composition of the board is as follows:

Board	Position	Term	Appointment	Expiration	Name
Historic Preservation Commission	Class A Member	4 Year	1/1/2023	12/31/2026	Jen Shaffer
Historic Preservation Commission	Class C Member	4 Year	6/12/2023	12/31/2026	Scott Moyer
Historic Preservation Commission	Class C Member (Ocean Grove)	4 Year		12/31/2023	Kurt Cavano
Historic Preservation Commission	Class B Member	4 Year	1/1/2024	12/31/2027	Jeff Rudell
Historic Preservation Commission	Class C Member	4 Year		12/31/2024	
Historic Preservation Commission	Class B Member	4 Year	1/1/2022	12/31/2025	Deborah Osepchuk
Historic Preservation Commission	Class C Member (Neptune)	4 Year	1/1/2022	12/31/2025	Lucinda Heinlein
Historic Preservation Commission	Alternate #1	1 Year	1/1/2024	12/31/2024	Kristen Esposito
Historic Preservation Commission	Alternate #2	1 Year	1/1/2024	12/31/2024	Linda Henderson

TOWNSHIP OF NEPTUNE

RESOLUTION 24-204

**A RESOLUTION OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF NEPTUNE
AUTHORIZING CERTAIN PERSONNEL ACTIONS- SENIOR CENTER**

WHEREAS, the following appointments have been reviewed by the Department Heads of the respective Departments; and,

WHEREAS, the Human Resources Director in consultation with the Township Administrator and the Department Heads involved have recommended the appointments of the following individuals; and,

WHEREAS, the Township Administrator concurs with the findings of the Department Head and hereby recommends to the Township Committee that the following appointments be made.

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Neptune that the following personnel actions be and are hereby authorized on the effective date included herein.

<u>NAME</u>	<u>DEPARTMENT</u>	<u>POSITION</u>	<u>SALARY</u>	<u>EFFECTIVE DATE</u>
	Senior Center	Part Time Kitchen Aide	\$16.00/hr	4/15/2024

I, Gabriella Siboni, Clerk of the Township of Neptune hereby certify that the foregoing is a true copy of a resolution duly adopted by the Township Committee of the Township of Neptune, Monmouth County, State of New Jersey at a meeting held on April 8, 2024

Gabriella Siboni
Township Clerk

Certification of Funds

I, Michael Bascom, Chief Financial Officer of the Township of Neptune, do hereby certify to the Township Committee of the Township of Neptune that funds are available for the agreement detailed above.

Account Name

Account Number

Michael Bascom, Chief Financial Officer

Date