

Borough of Neptune City
Meeting of the Mayor and Council
Agenda
September 28, 2020

Call to Order
Roll Call:
Open Public Meetings Act
Flag Salute

MINUTES

August 24, 2020, September 14, 2020

COMMUNICATIONS

Police Report for August 2020

PRESENTATIONS

BOARD OF EDUCATION REPORT

BOROUGH ADMINISTRATOR REPORT

PUBLIC PARTICIPATION (FOR AGENDA ITEMS)

COUNCIL REPORTS

Administration & Finance - Brian Thomas
Public Works – Brian Sullivan
Law & Ordinance – Dave Calhoun
Administration & Justice – Danielle Pappas
Special Services- Pamela Renee
Human Services- Glen Kocsis

UNFINISHED BUSINESS

NEW BUSINESS

CONSENT AGENDA

All items listed are considered to be routine and non-controversial by the Mayor and Council and will be approved by one motion. There will be no separate discussion on these items unless a Council member(s) so request it, in which case the item(s) will be removed from the Consent Agenda and considered in its normal sequence on the agenda. The one motion signifies and adoption of all resolutions, receive and file letters, correspondence, reports and approval of applications and minutes.

Resolution 20-134 Payment of Bills

Resolution 20-135 Payment #2 to Capela for park improvements

Resolution 20-136 Award of Contract for roadway improvements

Resolution 20-137 Authorization to purchase recycling cans

Resolution 20-138 Authorization to purchase benches and tables

Resolution 20-139 Authorization to a public street

Resolution 20-140 Authorizing and directing the Neptune City Land Use Board to determine if Block 1 Lot 18 qualify as redevelopment area

Resolution 20-141 Authorizing and directing the Neptune City Land Use Board to determine if Block 13 Lot 1 qualify as redevelopment area

PUBLIC PARTICIPATION

AJOURN

RESOLUTION 20-134
AUTHORIZING PAYMENT OF THE BILLS

BE IT RESOLVED that the bills as presented, all have been certified and approved as complete as to form, goods having been delivered, and/or services performed and sufficient funds being available for payment for said bills, be paid in the amount of \$199,463.67.

Councilperson	Motion	2 nd Motion	Aye	Nay	Abstain
Calhoun					
Kocsis					
Pappas					
Renee					
Sullivan					
Thomas					

CERTIFICATION

I, Tamara Brown, Municipal Clerk of the Borough of Neptune City, hereby certify the foregoing to be a true copy of a resolution adopted by the Council of the Borough of Neptune City at their meeting held September 28, 2020.

WITNESS, my hand and the seal of the Borough of Neptune City this 28th day of September, 2020.

TAMARA BROWN, MUNICIPAL CLERK

RESOLUTION 2020-135

**RESOLUTION AUTHORIZING PAYMENT No. 2 TO THE CONTRACTOR FOR
JOE FRED A AND FIRST RESPONDER PARK IMPROVEMENTS**

WHEREAS, the Borough of Neptune City received a grant in the amount of \$175,000 from the Monmouth County Community Block Grant Program for Joe Freda Park and First Responder Park Improvements, and

WHEREAS, the contract, in the amount of \$149,640.00 was awarded to Capela General Contracting, Co. of Sicklerville, NJ, and

WHEREAS, the contractor has completed a portion of the project and has requested payment no. 2 in the amount of \$66,483.20.00, and

WHEREAS, the Borough Engineer has reviewed the request and has certified that the work has been completed and request for funds is correct; and

WHEREAS, the Mayor and Council is required to pass a resolution authorizing payment to the contractor subject to receipt of payment from the County of Monmouth.

NOW THEREFORE BE IT RESOLVED, that the Mayor and Council of the Borough of Neptune City hereby authorizes payment no. 1 to Capela General Contracting, Co. of Sicklerville, NJ, in the amount of \$66,483.20.

Councilperson	Motion	2 nd Motion	Aye	Nay	Abstain
Calhoun					
Kocsis					
Pappas					
Renee					
Sullivan					
Thomas					

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TAMARA BROWN, MUNICIPAL CLERK

**RESOLUTION 2020-136
AWARD OF CONTRACT FOR IMPROVEMENTS TO
HAWTHORNE AND WOODLAND AVENUES**

WHEREAS, the Borough of Neptune City has been awarded a grant from the New Jersey Department of Transportation Trust Fund for the amount of \$251,045, and

WHEREAS, bids were requested for improvements to Hawthorne and Woodland Avenues and nine (9) bids were received on September 10, 2020 as per attached Borough Engineer's September 10, 2020 award recommendations and bid tabulations, and

WHEREAS, Fernandes Construction, Inc., of Monroe. is deemed to be the lowest, responsible bidder at in the amount of \$289,846.90 for the improvements to Hawthorne and Woodland Avenues, and

NOW THEREFORE BE IT RESOLVED, that the Mayor and Council of the Borough of Neptune City hereby awards a contract to Fernandes Construction, Inc., in the amount of \$289,846.90 for the improvements to Hawthorne and Woodland Avenues subject to the approval of the New Jersey Department of Transportation Commissioner.

BE IF FURTHER RESOLVED, that the Mayor and Borough Administrator be authorized to sign a contract for the above contract.

Councilperson	Motion	2 nd Motion	Aye	Nay	Abstain
Calhoun					
Kocsis					
Pappas					
Renee					
Sullivan					
Thomas					

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TAMARA BROWN, MUNICIPAL CLERK

RESOLUTION 20-137
AUTHORIZATION TO PURCHASE RECYCLING CANS

WHEREAS, the Borough of Neptune City has provided funds for recycling cans through the Clean Communities Grant program, and

WHEREAS, it is the recommendation of the Borough Administrator to approve the purchase from TMF Corporation of Havertown PA for recycling buckets, and

NOW THEREFORE BE IT RESOLVED, that the Mayor and Council of the Borough of Neptune City hereby approves the purchase of recycling cans from TMF of Havertown, PA in the amount of \$13,630.80 as per the quote, and

BE IT FURTHER RESOLVED, that Borough Administrator be authorized to sign a contract for the above contract.

Councilperson	Motion	2 nd Motion	Aye	Nay	Abstain
Calhoun					
Kocsis					
Pappas					
Renee					
Sullivan					
Thomas					

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TAMARA BROWN, MUNICIPAL CLERK

**RESOLUTION 20-138
AUTHORIZATION TO PURCHASE BENCHES AND TABLES
FOR MEMORIAL PARK**

WHEREAS, the Borough of Neptune City has provided funds for improvements to Memorial Park in the 2020 Municipal Budget, and

WHEREAS, it is the recommendation of the Borough Administrator to approve the purchase from Highland Products Group, LLC of Delray Beach, FL who submitted the lowest quote for park benches and tables, and

NOW THEREFORE BE IT RESOLVED, that the Mayor and Council of the Borough of Neptune City hereby approves the purchase of park benches and tables for Memorial park from Highland Products Group, LLC of Delray Beach, FL in the amount of \$8,314.00 as per the quote, and

BE IT FURTHER RESOLVED, that Borough Administrator be authorized to sign a contract for the above contract.

Councilperson	Motion	2 nd Motion	Aye	Nay	Abstain
Calhoun					
Kocsis					
Pappas					
Renee					
Sullivan					
Thomas					

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TAMARA BROWN, MUNICIPAL CLERK

RESOLUTION 2020-139
APPLICATION TO TEMPORARILY CLOSE HOLLY AVENUE

WHEREAS, the residents at 9 Holly Avenue have submitted an application to close a portion of Holly Avenue on October 17, 2020, and

WHEREAS, the residents are requesting to have a block party between the hours of 2:00 P.M. until 10:00 P.M., and

WHEREAS, this application has been reviewed by the Chief of Police, and

NOW THEREFORE BE IT RESOLVED, that the Mayor and Council of the Borough of Neptune City hereby approve a portion of Holly Avenue to be closed from 2:00 P.M. to 10:00 P.M. on October 17, 2020, and

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

Councilperson	Motion	2 nd Motion	Aye	Nay	Abstain
Calhoun					
Kocsis					
Pappas					
Renee					
Sullivan					
Thomas					

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TAMARA BROWN, MUNICIPAL CLERK

RESOLUTION 20-140
AUTHORIZING AND DIRECTING THE NEPTUNE CITY LAND USE BOARD TO
UNDERTAKE PRELIMINARY INVESTIGATION TO DETERMINE WHETHER
BLOCK 13, LOT 1 ON THE OFFICIAL TAX MAP OF THE BOROUGH OF NEPTUNE
CITY (87 ROSEWOOD PLACE) QUALIFIES AS A NON-CONDEMNATION
REDEVELOPMENT AREA UNDER THE LOCAL REDEVELOPMENT
AND HOUSING LAW

WHEREAS, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et. seq., provides municipal governments with the authority to promote programs of redevelopment;

WHEREAS, the Local Redevelopment and Housing Law requires that before an area is deemed an area in need of redevelopment, the governing body of the municipality is required, by resolution, to authorize and direct its Planning Board, or joint land use board if applicable, to undertake a preliminary investigation to determine whether a proposed area meets the criteria set forth in N.J.S.A. 40A:12A-5; and

WHEREAS, N.J.S.A. 40A:12-6 requires that the resolution of a municipal government directing and authorizing the appropriate land use board to undertake a preliminary investigation must state whether the redevelopment area determination shall authorize the municipality to use all powers provided by the Legislature for use in a redevelopment area other than eminent domain ("Non-Condemnation Redevelopment Area") or whether the redevelopment area determination shall authorize the municipality to use all powers provided by the Legislature in a redevelopment area, including the power of eminent domain ("Condemnation Redevelopment Area"); and

WHEREAS, the Borough of Neptune City holds legal title to the real property located at Block 13, Lot 1 on the official Tax Map of the Borough of Neptune City (the "Study Area");

WHEREAS, the Mayor and Council of the Borough of Neptune City find it to be in the best interest of the Borough and its residents to authorize the Neptune City Land Use Board to undertake a preliminary investigation of the Study Area pursuant to N.J.S.A. 40A:12A-4 and N.J.S.A. 40A:12A-6; and

NOW THEREFORE BE IT RESOLVED, by the Governing Body of the Borough of Neptune City that the Neptune City Land Use Board is hereby authorized and directed to conduct the necessary preliminary investigation of the Study Area pursuant to N.J.S.A. 40A:12A-5 to determine whether it qualifies as a Non-Condemnation Redevelopment Area under the criteria set forth in N.J.S.A. 40A:12A-1, et. seq.

BE IT FURTHER RESOLVED, that the Neptune City Land Use Board shall submit its findings and recommendations to the Governing Body in the form of a Resolution with supporting documentation.

BE IT FURTHER RESOLVED, that a certified copy of this resolution shall be forwarded to the Neptune City Land Use Board.

Councilperson	Motion	2 nd Motion	Aye	Nay	Abstain
Calhoun					
Kocsis					
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Renee					
Sullivan					
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TAMARA BROWN, MUNICIPAL CLERK

RESOLUTION 20-141
AUTHORIZING AND DIRECTING THE NEPTUNE CITY LAND USE BOARD TO
UNDERTAKE PRELIMINARY INVESTIGATION TO DETERMINE WHETHER
BLOCK 1, LOT 18 ON THE OFFICIAL TAX MAP OF THE BOROUGH OF NEPTUNE
CITY (97 LAIRD AVE.) QUALIFIES AS A NON-CONDEMNATION
REDEVELOPMENT AREA UNDER THE LOCAL REDEVELOPMENT
AND HOUSING LAW

WHEREAS, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et. seq., provides municipal governments with the authority to promote programs of redevelopment;

WHEREAS, the Local Redevelopment and Housing Law requires that before an area is deemed an area in need of redevelopment, the governing body of the municipality is required, by resolution, to authorize and direct its Planning Board, or joint land use board if applicable, to undertake a preliminary investigation to determine whether a proposed area meets the criteria set forth in N.J.S.A. 40A:12A-5; and

WHEREAS, N.J.S.A. 40A:12-6 requires that the resolution of a municipal government directing and authorizing the appropriate land use board to undertake a preliminary investigation must state whether the redevelopment area determination shall authorize the municipality to use all powers provided by the Legislature for use in a redevelopment area other than eminent domain ("Non-Condemnation Redevelopment Area") or whether the redevelopment area determination shall authorize the municipality to use all powers provided by the Legislature in a redevelopment area, including the power of eminent domain ("Condemnation Redevelopment Area"); and

WHEREAS, the Borough of Neptune City holds legal title to the real property located at Block 1, Lot 18 on the official Tax Map of the Borough of Neptune City (the "Study Area");

WHEREAS, the Mayor and Council of the Borough of Neptune City find it to be in the best interest of the Borough and its residents to authorize the Neptune City Land Use Board to undertake a preliminary investigation of the Study Area pursuant to N.J.S.A. 40A:12A-4 and N.J.S.A. 40A:12A-6; and

NOW THEREFORE BE IT RESOLVED, by the Governing Body of the Borough of Neptune City that the Neptune City Land Use Board is hereby authorized and directed to conduct the necessary preliminary investigation of the Study Area pursuant to N.J.S.A. 40A:12A-5 to determine whether it qualifies as a Non-Condemnation Redevelopment Area under the criteria set forth in N.J.S.A. 40A:12A-1, et. seq.

BE IT FURTHER RESOLVED, that the Neptune City Land Use Board shall submit its findings and recommendations to the Governing Body in the form of a Resolution with supporting documentation.

BE IT FURTHER RESOLVED, that a certified copy of this resolution shall be forwarded to the Neptune City Land Use Board.

Councilperson	Motion	2 nd Motion	Aye	Nay	Abstain
Calhoun					
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