

Borough of Neptune City  
Special Meeting of the Mayor and Council  
Agenda  
*June 6, 2022*  
*6 pm*

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

**MINUTES**

**COMMUNICATIONS**

**PRESENTATIONS**

**PUBLIC PARTICIPATION (FOR AGENDA ITEMS)**

**UNFINISHED BUSINESS**

**Ordinance 22-08** Public Hearing / Adoption - An Ordinance Appropriating \$13,500 From Capital Improvement Fund For Costs and Expenses To Purchase The Listed Equipment

**Ordinance 22-09** Public Hearing / Adoption – An Ordinance Amending 142 Steiner Avenue Redevelopment Plan

**Resolution 22-64** Public Hearing – Budget Amendment Resolution

**NEW BUSINESS**

**Resolution 22-71** Approval to read Budget by Title

**Resolution 22-72** Adoption of 2022 Municipal Budget

**PUBLIC PARTICIPATION**

**AJOURN**

**BOROUGH OF NEPTUNE CITY – COUNTY OF MONMOUTH**

**BOND ORDINANCE 2022 - 08**

**AN ORDINANCE APPROPRIATING \$13,500 FROM CAPITAL  
IMPROVEMENT FUND FOR COSTS AND EXPENSES TO  
PURCHASE THE LISTED EQUIPMENT**

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

**Section 1.** The capital improvements described in Section 2 of this Bond Ordinance are hereby authorized by the Borough of Neptune City, New Jersey. For the capital improvements described in Section 2, an amount of \$13,500 is appropriated from the Capital Improvement Fund to finance the total cost.

**Section 2.** The following purchases are hereby authorized:

Acquisition of a Lawn Mower	\$13,500
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The minimum period of usefulness is five years.

**Section 3.** The capital budget of the Borough of Neptune City is in agreement with the provisions of this Ordinance.

**Section 4.** The following additional matters are hereby determined, declared, recited and stated:

The purchases described in Section 2 of this bond ordinance are not a current expense. It is an improvement that the Borough may lawfully undertake as a general improvement, and no part of the cost thereof has been or shall be specially assessed on property specially benefitted thereby.

**Section 5.** This bond ordinance shall take effect twenty (20) days after the first

publication thereof after final adoption, as provided by the Local Bond Law.

**BOROUGH OF NEPTUNE CITY**  
**Nyasha Johnson, Deputy Municipal Clerk**

**N O T I C E**

**BOROUGH OF NEPTUNE CITY**  
**BOND ORDINANCE NO. 2022-08**  
**AN ORDINANCE OF THE BOROUGH OF NEPTUNE CITY, COUNTY OF**  
**MONMOUTH, STATE OF NEW JERSEY, APPROPRIATING \$13,500 FROM CAPITAL**  
**IMPROVEMENT FUND FOR COSTS AND EXPENSES TO PURCHASE THE LISTED**  
**EQUIPMENT**

**NOTICE OF PUBLIC HEARING**

**NOTICE** is hereby given that the foregoing Bond Ordinance was introduced and passed at a regular meeting of the Mayor and Council of the Borough of Neptune City held Monday May 23, 2022 at 7:00 p.m. and will be considered for passage and final adoption at the special meeting of the Mayor and Council to be held at the Borough Hall, 106 West Sylvania Avenue, Neptune City, New Jersey, on Monday, June 6, 2022 at 6:00 p.m. . or as soon thereafter as the matter may be reached, or at any meeting to which that meeting may be adjourned, at which time any and all persons who may be interested therein will be given an opportunity to be heard. The proposed Ordinance in its entirety is on file in the Municipal Clerk's office and copies may be obtained without charge between the hours 8:30 a.m. and 4:30 p.m. Monday through Friday.

**Nyasha Johnson**  
**Deputy Municipal Clerk**

**ORDINANCE NO. 2022-09**

**BOROUGH OF NEPTUNE CITY  
COUNTY OF MONMOUTH**

**ORDINANCE AMENDING 142 STEINER AVENUE  
REDEVELOPMENT PLAN**

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

**WHEREAS**, on August 25, 2015, the governing body of the Borough of Neptune City (the "**Borough**") adopted Resolution No. 2015-96 authorizing the Neptune City Land Use Board to commence an investigation as to whether the property identified on the official Tax Map of the Borough of Neptune City as Block 1, Lot 1 (the "**Property**") qualifies as an "area in need of redevelopment;" and

**WHEREAS**, on December 8, 2015, the Neptune City Land Use Board voted to accept and adopt the recommendations and findings contained in the Redevelopment Study for the Property and found that it meets the statutory criteria to be declared an area in need of redevelopment, non-condemnation; and

**WHEREAS**, on February 8, 2016, the Borough adopted Resolution No. 2016-22 accepting the Land Use Board's recommendation adopting the findings of the Redevelopment Study and declaring that the Property constitutes an area in need of redevelopment as defined pursuant to N.J.S.A. 40A:12A-3 and N.J.S.A. 40A:12A-5; and

**WHEREAS**, the Borough's professional redevelopment planner, Beacon Planning and Consulting Services, LLC ("**Beacon**"), prepared a Redevelopment Plan entitled the "142 Steiner Avenue Redevelopment Plan" dated June 2016 concerning the Property; and

**WHEREAS**, on January 23, 2017, the Borough Council adopted Ordinance No. 2017-01, which accepted and adopted the 142 Steiner Avenue Redevelopment Plan; and

**WHEREAS**, Beacon subsequently prepared amendments to the 142 Steiner Avenue Redevelopment Plan dated July 2021; and

**WHEREAS**, the City's governing body now wishes to adopt the amendments to the 142 Steiner Avenue Redevelopment Plan dated July 2021.

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

**SECTION 1. Amended 142 Steiner Avenue Redevelopment Plan.** The amended 142 Steiner Avenue Redevelopment Plan dated July 2021 prepared by Beacon and attached hereto and made part hereof as **Exhibit A** is hereby approved and adopted pursuant to N.J.S.A. 40A:12A-7, and shall supersede the current zoning applied to Block 1, Lot 1, and shall be enacted as an amendment to the Borough's Zoning Map.

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

**SECTION 3. Repealer.** All ordinances and resolutions, and parts of ordinances and resolutions which are inconsistent with provisions of this ordinance shall be, and are hereby, repealed to the extent of any such inconsistency, including Ordinance No. 2017-01.

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

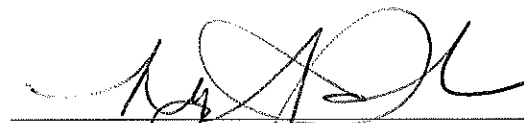
**BOROUGH OF NEPTUNE CITY**

**ORDINANCE NO. 2022-09**

**AN ORDINANCE OF THE BOROUGH OF NEPTUNE CITY, COUNTY OF  
MONMOUTH, STATE OF NEW JERSEY, AMENDING 142 STEINER AVENUE  
REDEVELOPMENT PLAN**

**NOTICE OF PUBLIC HEARING**

The Ordinance published herewith was introduced and approved at a meeting of the Borough of Neptune City, held on Monday, May 23, 2022. The Ordinance will be considered for adoption after a public hearing thereon before the Borough Council of the Borough of Neptune City, during a meeting to be held on June 6, 2022 at 6:00 p.m. or as soon thereafter as the matter may be reached, or at any meeting to which that meeting may be adjourned, at which time any and all persons who may be interested therein will be given an opportunity to be heard. The proposed Ordinance in its entirety is on file in the Municipal Clerk's office and copies may be obtained without charge between the hours 8:30 a.m. and 4:30 p.m. Monday through Friday.



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Nyasha Johnson,  
Deputy Municipal Clerk

**REPORT AND RESOLUTION OF THE NEPTUNE CITY LAND USE BOARD  
ON PROPOSED ORDINANCE NO. 2022-09 AMENDING 142 STEINER AVENUE  
REDEVELOPMENT PLAN**

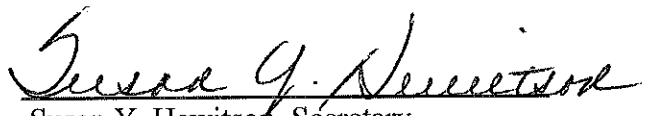
TO: Mayor Andrew Wardell and Borough Council of the Borough of Neptune City:

On June 3, 2022, the Land Use Board of the Borough held a hearing pursuant to Section 40:55D-26 of the Municipal Land Use Law to consider the proposed Ordinance Amending 142 Steiner Avenue Redevelopment Plan. The Land Use Board after reviewing the Ordinance and hearing testimony from the Borough Planner makes the following findings:

1. The Ordinance No. 2022-09 Amending the 142 Steiner Avenue Redevelopment Plan is consistent with the Master Plan.

**CERTIFICATION**

I hereby certify that the foregoing is a true copy of the resolution adopted by the Borough of Neptune City Land Use Board at a meeting held on June 3, 2022.

  
Susan Y. Hewitson, Secretary  
Land Use Board of the Borough of Neptune City

A Motion to draw a Resolution

YES: Patricia Gerand, Andrew Wardell  
Dana Farley, Robert Reynolds, Jr.,  
John Amoscato, Craig Morcom,  
Sharon Williams  
NEY: None

A vote to memorialize the Resolution:

YES: Patricia Gerand, Andrew Wardell, Dana  
Farley, Robert Reynolds, Jr., John Amoscato,  
Craig Morcom, Sharon Williams  
NEY: None

**Borough of Neptune City**

**Resolution 2022-64**

Whereas, the local budget for the year 2022 was approved on the 25th day of April, 2022 and  
 Whereas, the public hearing on said budget has been held as advertised, and  
 Whereas, it is desired to amend said approved budget, now  
 Therefore be it resolved, by the Governing Body of the Borough of Neptune City  
 County of Monmouth that the following amendments to the approved budget of 2022 be made:

**Recorded Vote:**

Ayes Farley, Kocsis, Pappas, Renee, Thomas

Absent Dellett

<b>CURRENT FUND</b>	<u>From</u>	<u>To</u>
<b>Anticipated Revenues</b>		
1. Fund Balance Anticipated	\$ 1,390,000.00	\$ 1,490,000.00
2. Fund Balance Anticipated with Prior Written Consent of Director of Local Government Services		
Total Fund Balance Anticipated	1,390,000.00	1,490,000.00
3. Miscellaneous Revenues:		
Special Items of General Revenue Offset with Appropriations		
Public and Private Revenues Offset with Appropriations		
Private Donation for Speed Monitor		3,549.00
Total Miscellaneous Revenues	1,030,639.99	1,034,188.99
5. Subtotal General Revenues (Items 1, 2, 3 and 4)	2,760,639.99	2,864,188.99
6. Amount to Be Raised by Taxes for Support of Municipal Budget:		
a) Local Tax for Municipal Purposes Including Reserve for Uncollected Taxes	<u>5,540,569.43</u>	<u>5,577,450.36</u>
7. Total General Revenues	\$ <u>8,301,209.42</u>	\$ <u>8,441,639.35</u>

<b>CURRENT FUND</b>	<u>From</u>	<u>To</u>
<b>Appropriations</b>		
8. (A) Operations - within "CAPS"		
Solid Waste Collection		
Contractual	\$ 400,000.00	\$ 521,000.00
Unclassified:		
Gasoline	40,000.00	54,000.00
(H-1) Total Appropriations for Municipal Purposes within "CAPS"	6,701,373.00	6,836,373.00
(A) Operations - Excluded from "CAPS"		
Public and Private Programs Offset by Revenues		
Private Donation for Speed Monitor		3,549.00
Total Operations - Excluded from "CAPS"	509,816.99	513,365.99
(L) Subtotal General Appropriations		
{Items (H-1) and (O)}	7,523,940.38	7,662,489.38
(M) Reserve for Uncollected Taxes	<u>777,269.04</u>	<u>779,149.97</u>
9. Total General Appropriations	\$ <u>8,301,209.42</u>	\$ <u>8,441,639.35</u>

Be it further resolved, that two certified copies of this resolution be filed forthwith in the Office of the Director of Local Government Services for their certification of the 2022 municipal budget so amended.

Be it further resolved, that this complete amendment, in accordance with the provisions of N.J.S. 40A:4-9, be published in the Coaster in the issue of June 2, 2022, and that said publication contain notice of public hearing on said amendment to held at the Municipal Building on June 6, 2022 at 6:00 p.m.

It is hereby certified that this is a true copy of a resolution amending the budget, adopted by the governing body on the 23rd day of May, 2022.

Certified by me  
 May 23, 2022

*Nyasha Johnson*  
 \_\_\_\_\_  
 Nyasha Johnson  
 Deputy Borough Clerk



**RESOLUTION 2022-71**  
**APPROVAL TO READ BUDGET BY TITLE**

**WHEREAS**, the 2022 Budget which was introduced on April 25, 2022 has been advertised according to N.J.S.A. 40A:4, and has been posted in the Municipal Building at least one week prior to the date of the hearing; and

**WHEREAS**, a copy of the same has been made available to each person requesting it during said week and during the public hearing, and

**NOW THEREFORE BE IT RESOLVED**, that having conformed with the conditions set forth in N.J.S.A. 40A:4-8, the 2021 budget can be finally adopted.

Councilperson	Motion	2 <sup>nd</sup> Motion	Aye	Nay	Abstain
Dellett					
Farley					
Kocsis					
Pappas					
Renee					
Thomas					

CERTIFICATION

I, Corinne DiCorcia Williams, 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 June 6, 2022.

WITNESS, my hand and the seal of the Borough of Neptune City this 6th day of June 2022.

Corinne DiCorcia Williams, MUNICIPAL  
CLERK

**RESOLUTION NUMBER 2022-72**  
**ADOPTION OF THE 2022 MUNICIPAL BUDGET**

**WHEREAS**, the 2022 Municipal Budget was introduced on April 25, 2022, advertised in the Coaster on May 5, 2022 and a Public Hearing was held on May 23, 2022, and

**NOW THEREFORE BE IT RESOLVED**, that the Mayor and Council of the Borough of Neptune City do hereby approve the adoption of the 2022 Municipal Budget.

Councilperson	Motion	2 <sup>nd</sup> Motion	Aye	Nay	Abstain
Dellett					
Farley					
Kocsis					
Pappas					
Renee					
Thomas					

**CERTIFICATION**

I, Corinne DiCorcia Williams, 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 June 6, 2022.

WITNESS, my hand and the seal of the Borough of Neptune City this 6th day of June 2022.

Corinne DiCorcia Williams, MUNICIPAL  
CLERK

# SECTION 2 - UPON ADOPTION FOR YEAR 2022

## RESOLUTION

Be it Resolved by the NEPTUNE CITY COUNCIL MEMBERS of the MONMOUTH BOROUGH that the budget hereinbefore set forth is hereby adopted and shall constitute an appropriation for the purposes stated of the sums therein set forth as appropriations, and authorization of the amount of:

- (a) \$ 5,577,450.36 (Item 2 below) for municipal purposes, and  
 (b) \$ - (Item 3 below) for school purposes in Type I School Districts only (N.J.S.A. 18A:9-2) to be raised by taxation and,  
 (c) \$ - (Item 4 below) to be added to the certificate of amount to be raised by taxation for local school purposes in Type II School Districts only (N.J.S.A. 18A:9-3) and certification to the County Board of Taxation of the following summary of general revenues and appropriations.  
 (d) \$ - (Sheet 43) Open Space, Recreation, Farmland and Historic Preservation Trust Fund Levy  
 (e) \$ - (Sheet 44) Arts and Culture Trust Fund Levy  
 (f) \$ - (Item 5 Below) Minimum Library Tax

## RECORDED VOTE

(Insert last name)

Ayes		Abstained
Nays		Absent

SUMMARY OF REVENUES			
1. General Revenues			
Surplus Anticipated	08-100	\$	1,490,000.00
Miscellaneous Revenues Anticipated	13-099	\$	1,034,188.99
Receipts from Delinquent Taxes	15-499	\$	340,000.00
2. AMOUNT TO BE RAISED BY TAXATION FOR MUNICIPAL PURPOSED (Item 6(a), Sheet 11)	07-190	\$	5,577,450.36
3. AMOUNT TO BE RAISED BY TAXATION FOR SCHOOLS IN TYPE I SCHOOL DISTRICTS ONLY:			
Item 6, Sheet 42	07-195	\$	-
Item 6(b), Sheet 11 (N.J.S.A. 40A:4-14)	07-191	\$	-
TOTAL AMOUNT TO BE RAISED BY TAXATION FOR SCHOOLS IN TYPE I SCHOOL DISTRICTS ONLY		\$	-
4. To Be Added TO THE CERTIFICATE FOR THE AMOUNT TO BE RAISED BY TAXATION FOR SCHOOLS IN TYPE II SCHOOL DISTRICTS ONLY:			
Item 6(b), Sheet 11 (N.J.S.A. 40A:4-14)	07-191		
5. AMOUNT TO BE RAISED BY TAXATION MINIMUM LIBRARY TAX	07-192	\$	-
Total Revenues	13-299	\$	8,441,639.35

## SUMMARY OF APPROPRIATIONS

<b>5. GENERAL APPROPRIATIONS:</b>				
<u>Within "CAPS"</u>				
(a & b) Operations Including Contingent				
(e) Deferred Charges and Statutory Expenditures - Municipal				
(g) Cash Deficit				
<b>Excluded from "CAPS"</b>				
(a) Operations - Total Operations Excluded from "CAPS"				
(c) Capital Improvements				
(d) Municipal Debt Service				
(e) Deferred Charges - Municipal				
(f) Judgments				
(n) Transferred to Board of Education for Use of Local Schools (N.J.S.A. 40:48-17.1 & 17.3)				
(g) Cash Deficit				
(k) For Local District School Purposes				
(m) Reserve for Uncollected Taxes				
<b>6. SCHOOL APPROPRIATIONS - TYPE I SCHOOL DISTRICT ONLY (N.J.S.A. 40A:4-13)</b>				
<b>Total Appropriations</b>				

It is hereby certified that the within budget is a true copy of the budget finally adopted by resolution of the Governing Body on the \_\_\_\_\_ day of \_\_\_\_\_, 2022. It is further certified that each item of revenue and appropriation is set forth in the same amount and by the same title as appeared in the 2022 approved budget and all amendments thereto, if any, which have been previously approved by the Director of Local Government Services.

Certified by me this \_\_\_\_\_ day of \_\_\_\_\_, 2022, \_\_\_\_\_, Clerk  
\_\_\_\_\_  
Signature