
Council Room Borough of Neptune City

November 22, 2021

The Regular Council Meeting of the Mayor and Council was held in Council Chambers at Neptune City Borough Hall called to order by Mayor Wardell at 7:00 p.m.

Borough Clerk Brown took roll call.

PRESENT: Councilmembers Pietrunti, Calhoun, Kocsis, Pappas, Renee, Thomas, and Mayor Wardell

Mayor Wardell announced that the Notice Requirements of Chapter 231 P.L. 1975 have been satisfied by the publication of said notice in the Asbury Park Press, and the Coaster and by filing a copy with the Municipal Clerk. Mayor Wardell also noted that the 48-hour notice was advertised and posted as required

FLAG SALUTE

Followed by a moment of silence for the ones who lost their lives in Wisconsin and former Chief of Police Richard Cottrell.

APPROVAL OF MINUTES

NONE

COMMUNICATIONS

Police Report for 2021. Motion to receive and file offered by C/Pappas. Seconded by C/Kocsis.

VOICE VOTE: Councilmembers Calhoun, Kocsis, Pappas, Pietrunti, Renee, Thomas

PRESENTATIONS

NONE

BOARD OF EDUCATION REPORT

NONE

MAYORS REPORT: Mayor Andrew Wardell

Mayor Wardell reported the following:

I. Covid-19

- A. Cases have seen a spike as of lately. It is more important that people keep getting vaccinated.
- B. Monmouth County has COVID-19 vaccines available at the Montessori Children's Learning Center, located at Brookdale Community College in Lincroft, with no appointment necessary on Tuesdays from 2 to 6 p.m.
- C. Monmouth County will offer free COVID-19 testing on Wednesday, Dec. 1 in Asbury Park from 4 to 7 p.m. at the Asbury Park Transportation Center located at 1 Municipal Plaza.

II. Holiday Celebrations

1. Tree Lighting ceremony will be held on Wednesday Dec 1, 2021 at Memorial Park

1. Hot Chocolate will be served
2. Borough Holiday Party will be held the following Saturday at 10am
 1. Children will be given a gift, treats, and a picture with Santa Clause.

III. Tax Assessments

1. Many people who received their assessments were a bit shocked to see the assessment of their properties go up.

1. This is mandate from the County Board of Taxation and not a Municipal decision
2. The Assessments are based on multiple factors but the most impactful is the property sales.
3. We have seen a significant increase in the value of homes in Neptune City based on the sale prices.
1. Currently the average home purchased in Neptune City is going for \$441,000.00 which is nearly a 20% increase in one year
4. This year the average increase to assessments in Neptune City is 9% increase
1. Therefore, if your property assessment is either at or below that 9% increase you will likely see a decrease in your taxes or no change from the previous year
2. If you are over that 9% you will likely increase your taxes.
3. The Borough has no control over your assessments.
5. As in past years the total taxable value has increased which will cause the tax rate to decrease as it has every year since 2015. However, we will not know exactly how much the tax rate will change until July.
6. Finally any property owner can file an appeal if they feel their value exceeds the market value. The time to file an appeal to the Monmouth County Tax Board is now till January 15th 2022.

IV. NCPD

1. Neptune City has flown their flags at half mast this week in honor of the passing of former Police Chief Richard Cottrell.

1. Chief Cottrell served the Borough as Chief from 1966-84
2. The Chief also was the author of our History book published in 1981 as a way to celebrate our Centennial.
2. I attended his viewing this past Sunday and it was a beautiful testament to such an important figure to our Town's history.

ADMINISTRATION & FINANCE -- John Pietrunti

C/Pietrunti spoke with the Administrator and C/Kocsis about the budget process proceeding.

PUBLIC WORKS – Pamela Renee

C/Renee asks residents to be patient with leaf pickup as they are repairing equipment which ends December 15.

LAW AND ORDINANCE – Brian Thomas

C/Thomas mentioned a workshop meeting at the next council meeting discussing an environmental committee. More information about a clothing drive for children in December. Announces a video that can explain how property tax works and purposes. As well as showing people how to appeal their taxes.

ADMINISTRATION & JUSTICE – Glen Kocsis

C/Kocsis following an Administration and Justice meeting, discussed a budget for the routine lease of a police car and keeping the memory of body cams. Toys for Tots on December 11th from 9am-2pm.

SPECIAL SERVICE – Danielle Pappas

C/Pappas nothing to report.

HUMAN SERVICES – Dave Calhoun

C/Calhoun nothing to report.

ADMINISTRATORS REPORT: Kevin Kane

Administrator Kane reported:

1. Fire Truck
 - a. Met with the East Coast Regional Manager with the Borough attorney to make sure the document numbers are the same.
2. DPW Employment
 - a. Hoping to have a new employee by January 1st.

PUBLIC PARTICIPATION (FOR AGENDA ITEMS ONLY)

Louise Gager 13 Smock St questioned how the property tax appeal works. Asked how to opt out of the assessment inspection.

Kelly Strazdas 3 Overbrook Pl believes there should be a limit on the amount of money brought in from tax dollars. Some sort of even proportion between the property value and tax.

Alessandra Shulman 76 Lincoln Ave with her taxes going up 20% within the last 4 years, and most likely to double in the next 10. Asked about tax freeze programs for senior citizens and where to apply.

UNFINISHED BUSINESS

NONE

NEW BUSINESS

Proclamation honoring the late Chief Richard F. Cottrell

WHEREAS, the Borough of Neptune City lost a valued member of the community on November 17, 2021, with the death of Richard F. Cottrell, and

WHEREAS, born February 8, 1931 in the Borough of Neptune City, Richard attended Neptune City elementary schools and Manasquan High School, and

WHEREAS, Richard proudly served his country in the US Army from 1941-1952, and

WHEREAS, in 1952 Richard joined the Neptune City Police Department and rose through the ranks attaining the position of Chief of Police serving from 1966-1984, and

WHEREAS, Richard was appointed as Undersheriff of Monmouth County where he commanded the Law Enforcement Division of the Sheriff's Department for 10 years until he retired in 1994, and

WHEREAS, Richard spent a lifetime serving his beloved community of Neptune City. He authored two books, The Borough of Neptune City a Centennial History in 1981 and Neptune City Millennial History in 2000, and

WHEREAS, Richard was an active member of the United Methodist Church in Neptune City, he was a beloved husband, father, grandfather and great grandfather, and

NOW THEREFORE BE IT RESOLVED, the mayor and Council of the Borough of Neptune City recognize the significant contributions of Chief Richard F. Cottrell over the years and mourn his death, and

BE IT FURTHER RESOLVED, the Mayor and Council of the Borough of Neptune City and the residents of the Borough recognize the remarkable achievements of Richard F. Cottrell and gratefully acknowledges and appreciates his many contributions to the community and offers their condolences to the Cottrell family.

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 adoption of all resolutions received and file letter, correspondence, reports, and approval of applications and minutes.

C/Pietrunti offered a motion to approve the Consent Agenda. Seconded by C/Calhoun.

Resolution 21-163 payment of Bills

RESOLUTION 21-163 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 ***\$118,098.71***

Resolution 21-164 Authorization for LSRP Services

RESOLUTION 21-164

**RESOLUTION AUTHORIZING THE BOROUGH ENGINEER TO PROVIDE
ENVIRONMENTAL CONSULTING SERVICES
RELATING TO SITE INVESTIGATION - ADAMS FIELD**

WHEREAS, CME Associates is currently retained as Borough Engineer to the Borough of Neptune City; and

WHEREAS, there exists a need to obtain professional environmental consulting services related to the assessment and investigation of environmental contamination concerns at Adams Field; and

WHEREAS, the recreational project is expected to be supported by a Monmouth County Open Space Grant in the amount of \$250,000; and

WHEREAS, CME Associates has submitted a proposal, which is attached hereto and incorporated by reference, proposing to complete the foregoing tasks for a total fee of \$27,300; and

WHEREAS, the governing body wishes to have the Borough Engineer complete the professional environmental consulting services outlined in the attached document; and

WHEREAS, the Chief Financial Officer has certified as to the sufficiency of funds in budget line account Ordinance .

NOW THEREFORE, BE IT RESOLVED that the Borough Council of the Borough of Neptune City hereby approves the attached proposal and directs the Borough Engineer to proceed with same, consistent with the foregoing

AYE: Councilmembers Calhoun, Kocsis, Pappas, Pietrunti, Renee, Thomas
Mayor Wardell declared the resolutions adopted.

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PUBLIC PARTICIPATION:

Louise Gager 13 Smock Street had a question about the new store in the strip mall alongside of 7-eleven. She was informed it will be a butcher shop.

Sharon McSweeney 78 Lincoln Avenue stated she received a proposal for an indoor emissions assessment but would need to work with TFH for the process and observation.

Ted Wardell 9 Tucker Drive mentioned he was the Chairman of the Historical society and they will meet in mid-December. He also stated that Neptune City is unique to have a cemetery in the town and they would be contacting Rutgers to use their equipment to try and assess how many people are buried here.

He also wanted to commend our volunteer services for their time. Mr. Wardell also asked if the collection of plastic bag program will begin again.

Christine Oppegard 34 Myron Avenue explains the malodorous scent coming from Nylabone was starting to carry into her home. She called the DEP to make a statement about the smell and asks the mayor to personally contact the DEP and Board of Health to find a solution.

Sharon McSweeney 78 Lincoln expresses the lack of awareness regarding Nylabone from the DEP. Asks for straight forward answers concerning the safety of the odor.

Stacey Higgins 29 Coastal Drive following up with similar comments from Oppegard, also asked about the status regarding the Environmental Commission on whether Nylabone is a food production or manufacturing company.

Kelly Strazdas 3 Overbrook Pl encouraged that a local department other than the DEP may be able to resolve the issue by setting an odor ordinance in place. Asks how to be more interactive with the LUB agenda furthermore regarding the Ice and fuel company.

C/Pappas offered a motion to adjourn. Seconded by *C/Thomas*.

Voice Vote: C/Calhoun, Kocsis, Pappas, Pietrunti, Renee, Thomas

Meeting is Adjourned at 8:14.