

**Council Room Borough of Neptune City
September 28, 2020**

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

Borough Clerk Brown took roll call.

PRESENT: Councilmembers Calhoun, Pappas, Renee, Thomas, Sullivan and Mayor Wardell

ABSENT: C/Kocsis

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

Councilman Kocsis arrived at 7:07.

APPROVAL OF MINUTES

August 24, 2020

Motion by C/Pappas to receive and file; seconded by C/Calhoun

Voice Vote - AYES: Councilmembers Calhoun, Kocsis, Pappas, Renee, Thomas

ABSTAIN: Councilman Sullivan

September 14, 2020

Motion by C/Renee to receive and file with corrections; seconded by C/Thomas

Voice Vote - AYES: Councilmembers Calhoun, Kocsis, Pappas, Renee, Sullivan, Thomas

COMUNICATIONS

Municipal Clerk Brown read the August Police report into record

PRESENTATIONS –

None

BOARD OF EDUCATION REPORT:

None

BOROUGH ADMINISTRATORS REPORT: Christopher Cherbini
A/Cherbini reported

- 1) CDBG voting was completed and we came in 3rd with a recommendation of \$178,000.00 for 2021 to complete phase 3 of Steiner Avenue handicap ramps.
- 2) The Playground equipment was delivered to Memorial Park and work will begin soon weather permitting.
- 3) First Responder Park is almost completed, and the hope is to have it closed out in October.
- 4) We received an email that our second round of CARES Act was approved and a check will be issued to the Borough soon.

MAYORS REPORT: Mayor Andrew Wardell
Mayor Wardell reported:

I. Covid-19

- A. As of today there are 31 new positive cases in Monmouth County bringing the total number of 11,919 cases since March.
- B. Neptune City has 74 positive cases which is down 6 from 80 at our last meeting.
- C. October 5th Library will open
- D. October 15th community Center
 1. Both limited capacity and events.

II. First Responder Park

1. Landscaping has been planted
2. Grass seed is beginning to grow.
3. The last step will be the monuments for each park.

III. Land-Use

1. There are two parcels of land in Neptune City that we would like the Land Use Board to review and recommend be Redevelopment areas.
 1. Block 1 Lot 18
 2. Block 13 Lot 1 (East Coast Ice)
2. Both of these Areas are blighted and in serious need of an upgrade. This, I believe, will not only help clean up the area, but will also remediate a contamination site and put the property back on the tax rolls.

IV. I would like to thank the County and especially Freehold Director Tom Arnone for having me as a guest on an episode of Monmouth in Focus today.

1. This really gave us a great opportunity to highlight Neptune City.

V. Neptune City Fall Festival

1. This Saturday, Oct. 3rd, was supposed to be our first annual Neptune City Fall Festival.
 1. Food Trucks
 2. Vendors/Farmers Market
 3. Entertainment
 4. Capped off with a movie in the Park.
2. Unfortunately, due to restrictions from Covid-19 it will have to be postponed till next year.
3. This was supposed to be the rebranding of of Neptune City Day
 1. Neptune City Day was never tax funded; all from donations and fundraisers
 2. Was self-sustaining for many years, but began to lose interest and began to lose money.
 3. Very difficult to find volunteers
 4. Next year we will have a great festival

ADMINISTRATION & FINANCE- Brian Thomas

C/Thomas reported with the capital budget plan in place, the deadline is approaching. C/Thomas explained the reason for the plan is to plan for future purchases so we can remain fiscally sound and keep the Municipal taxes flat.

PUBLIC WORKS- Brian Sullivan

C/Sullivan had no report

LAW & ORDINANCE – Dave Calhoun

C/Calhoun reported that there was a Law and Ordinance Committee meeting held and the agenda consisted of the amendment of park hours at Memorial Park. He also stated that he was happy that Mayor Wardell asked him to chair the Stigma Free initiative for Neptune City. He stated that he reached out to several community members that will be representative of the target groups we are trying to reach, which will include those with issues related to PTSD, loneliness, bullying, and a reach out to the LGBTQ community. Other groups will be added/excluded based on committee discussion. Committee members will be chosen from among stakeholders in the community with relevant knowledge or expertise. A/ Cherbini and I will attempt regular contact with the County as our partner in the initiative. He also contacted several community members to participate, including Dr. Boccutti from WWES, and will finalize the list and hold a first committee meeting within the next two weeks and report progress to the council regularly.

C/Calhoun also stated that he attended the latest Board of Rec Meeting. The next movie in the park is Frozen 2 on 10/3/20. The last movie of the year will be Addams Family to coincide with Halloween. C/ Thomas, A/ Cherbini and he are working to secure possible candy donations from the Community and from relevant business sponsors that will allow us to distribute candy to the kids during the movie event on 10/3/20 in a socially distant manner.

ADMINISTRATION & JUSTICE-Danielle Pappas

C/Pappas had no report

SPECIAL SERVICES-Pamela Renee

C/Renee reported that Letters were mailed out to all residents who have not yet sent in their dog license renewals this year, and we are receiving renewals in response to the letters.

- Trees and vegetation have been planted at First Responders Park and it looks beautiful. I commend the contractors for doing a nice job. Depending on how everything grows back in the Spring, we might also like to consider an additional Arbor Day tree planting ceremony there.

- I attended the Pound the Pavement for Purple fundraiser in support of Lustgarten Foundation for Pancreatic Cancer Research on Saturday, which has been running through Neptune City and Neptune Township for years. This year the walk/run is being held virtually, over a span of two weeks.

- I also attended another annual Neptune City Fundraiser on Sunday, a bocce tournament at Memorial Park, in support of Emmanuel Cancer Foundation, which provides support to NJ families facing Pediatric Cancer

HUMAN SERVICES- Glen Kocsis

C/Kocsis reported that the Fire Department is currently being repainted thanks to donations received.

PUBLIC PARTICIPATION (FOR AGENDA ITEMS ONLY) -**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 received and file letters, correspondence, reports and approval of applications and minutes.

C/Kocsis offered the following resolutions and moved its adoption. Seconded by C/Calhoun

Resolution 20-134 Authorizing payment of bills**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

Resolution 20-135 Payment #2 to Capela

RESOLUTION 2020-135

**RESOLUTION AUTHORIZING PAYMENT No. 2 TO THE CONTRACTOR FOR
JOE FREDA 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. 2 to Capela General Contracting, Co. of Sicklerville, NJ, in the amount of \$66,483.20.

Resolution 20-136 Award of Contract for Roadway Improvements

**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

Resolution 20-137 Authorization to purchase recycling containers

**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.

Resolution 20-138 Authorization to purchase benches and tables

**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.

Resolution 20-139 Authorization to close a public street

**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.

Resolution 20-140 Authorization to go to Land Use Board

**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-Condensation 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 ("Condensation 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-Condensation 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.

Resolution 20-141 Authorization to go to Land Use Board Block 18 Lot 1

**RESOLUTION 2020-141
AUTHORIZING AND DIRECTING THE NEPTUNE CITY LAND USE BOARD TO
UNDERTAKE PRELIMINARY INVESTIGATION TO DETERMINE WHETHER
BLOCK 18, LOT 1 ON THE OFFICIAL TAX MAP OF THE BOROUGH OF NEPTUNE
CITY (96 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-Condensation 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 ("Condensation 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-Condensation 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.

Aye: Councilmembers Calhoun, Kocsis, Pappas, Renee, Sullivan, Thomas
Absent:
Mayor Wardell declared the resolutions adopted.

PUBLIC COMMENT

Jen Coombs asked how the Borough obtained the cemetery property. Mayor Wardell and Municipal Clerk Brown explained that it was a process that took a couple of years but it was completed just a couple weeks ago. Mayor Wardell went on to discuss what can now be done with the cemetery since we have ownership.

Motion to Adjourn at 7:27 offered by C/Thomas. Seconded by C/Renee.

Voice Vote: Aye Councilmembers Calhoun, Kocsis, Pappas, Renee, Sullivan, Thomas

Tamara Brown, Municipal Clerk