



**Borough of Neptune City**  
**Regular Meeting of the Mayor and Council**  
**Agenda**  
**Tuesday, October 10, 2023**  
**7:00 pm**

*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.*

**1. CALL TO ORDER**

- Roll Call
- Open Public Meetings Act Statement
- Flag Salute

**2. CLOSED SESSION - None**

**3. RECEIPT OF MINUTES**

- A. Regular Meeting Minutes 09/25/2023**

**4. RECEIPT OF COMMUNICATIONS**

- A. 115 Woodland Avenue – Notice of Hearing, Neptune City Land Use Board (10/11/2023)**
- B. Neptune City Police Department - Monthly Activity Report, August 2023**
- C. NJLM – Notice of Proposed Membership Dues, 2024**
- D. 112 Hillside Avenue – Notice of Hearing, Neptune City Land Use Board (10/11/2023)**
- E. MC Commissioners - Approved Resolution**

**5. PRESENTATIONS - None**

**6. MAYOR'S REPORT - Mayor Wardell**

**7. COUNCIL REPORTS**

- ADMINISTRATION & FINANCE - Council President Brian Thomas**
- SPECIAL SERVICES - Councilmember Scott Dellett**
- ADMINISTRATION & JUSTICE – Councilmember Dana Farley**
- LAW & ORDINANCE - Councilmember Glen Kocsis**
- PUBLIC WORKS - Councilwoman Danielle Pappas**
- HUMAN SERVICES - Councilmember Pamela Renee**

**8. ADMINISTRATOR'S REPORT - Administrator Jardine**

**9. PUBLIC COMMENTS ON AGENDA ITEMS - *There will be a four minute per person limit on all public comments.***

**10. UNFINISHED BUSINESS**

- A. ORDINANCE ADOPTION - None**

**B. TABLED RESOLUTIONS**

- 1) Resolution 2023-85 - Auth Amendments to East Coast Ice Redevelopment Plan Agreement (B 18, L 1 & B 13, L 1)**

**(Tabled from 8/28/2023)**

**11. NEW BUSINESS****A. ORDINANCE INTRODUCTION - None****B. CONSENT AGENDA RESOLUTIONS**

*All matters listed hereunder are considered to be routine in nature and will be enacted in one motion. Any member of the Governing Body may request an item be removed for separate consideration.*

- 1) **Resolution 2023-98** - Auth. Payment of the Bills
- 2) **Resolution 2023-99** - Auth. Award of Contract 2022 Roadway Improvement Program (Earle, \$294,713.13)
- 3) **Resolution 2023-100** - Auth Extension of Contract with MC SPCA for Animal Control Services
- 4) **Resolution 2023-101** - Approving and Auth. an Employment Agreement with Matthew J. Quagliato, Chief of Police
- 5) **Resolution 2023-102** – Auth. Execution of an Amended and Restated Redevelopment Agreement Regarding the Redevelopment of Certain Property Identified as Block 1, Lot 1 within the 142 Steiner Avenue Redevelopment Area

**12. PUBLIC PARTICIPATION - *There will be a four minute per person limit on all public comments.*****13. CLOSED SESSION - None****14. ADJOURN**

**The next Council Meeting will be held  
Monday, October 23, 2023 at 7:00 pm at Borough Hall**

**3. RECEIPT OF MINUTES**

- A. **Regular Meeting of 9/25/2023**

**4. RECEIPT OF COMMUNICATIONS**

- A. **115 Woodland Avenue** – Notice of Hearing, Neptune City Land Use Board (10/11/2023)  
B. **Neptune City Police Department** - Monthly Activity Report, August 2023  
C. **NJLM** – Notice of Proposed Membership Dues, 2024  
D. **112 Hillside Avenue** – Notice of Hearing, Neptune City Land Use Board (10/11/2023)

**10. UNFINISHED BUSINESS**

- A. **ORDINANCE ADOPTION** - None

**B. RESOLUTIONS**

- 1) **Resolution 2023-85** - Auth Amendments to East Coast Ice Redevelopment Plan Agreement (B 18, L 1 & B 13, L 1)  
**(TABLED to September 25, 2023)**

Resolution will be held until a future meeting.

**RESOLUTION 2023-85  
BOROUGH OF NEPTUNE CITY  
COUNTY OF MONMOUTH, STATE OF NEW JERSEY  
AUTHORIZE AMENDMENTS TO EAST COAST ICE REDEVELOPMENT PLAN AGREEMENT  
(B 18, L 1 & B 13, L 1)**

**INFORMATION IS AWAITED  
Resolution currently tabled as of 8/28/2023**

**11. NEW BUSINESS**

**A. ORDINANCE INTRODUCTION - None**

**B. CONSENT AGENDA RESOLUTIONS**

*All matters listed hereunder are considered to be routine in nature and will be enacted in one motion. Any member of the Governing Body may request an item be removed for separate consideration.*

- 1) **Resolution 2023-98** - Auth. Payment of the Bills
- 2) **Resolution 2023-99** - Auth. Award of Contract 2022 Roadway Improvement Program (Earle, \$294,713.13)
- 3) **Resolution 2023-100** - Auth Extension of Contract with MC SPCA for Animal Control Services
- 4) **Resolution 2023-101** - Approving and Auth. an Employment Agreement with Matthew J. Quagliato, Chief of Police
- 5) **Resolution 2023-102** - Auth. Amendments to 1100 5<sup>th</sup> Avenue, LLC Redevelopment Plan Agreement (B 1, Lot 1)

**RESOLUTION 2023-98  
BOROUGH OF NEPTUNE CITY  
COUNTY OF MONMOUTH, STATE OF NEW JERSEY  
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 \$67,283.69

<b>Vendor Name</b>	<b>Description</b>	<b>Amount</b>
CINTAS	FIRST AID SUPPLIES	\$ 21.83
GENUINE PARTS COMPANY	SEPTEMBER EST PARTS COST	\$ 251.64
GENUINE PARTS COMPANY	SEPTEMBER EST PARTS COST	\$ 203.49
GENUINE PARTS COMPANY	SEPTEMBER EST PARTS COST	\$ 47.94
GENUINE PARTS COMPANY	SEPTEMBER EST PARTS COST	\$ 3.98
GENUINE PARTS COMPANY	SEPTEMBER EST PARTS COST	\$ 129.24
GENUINE PARTS COMPANY	SEPTEMBER EST PARTS COST	\$ 267.37
GENUINE PARTS COMPANY	SEPTEMBER EST PARTS COST	\$ 37.00
GENUINE PARTS COMPANY	SEPTEMBER EST PARTS COST	\$ 19.99
GENUINE PARTS COMPANY	SEPTEMBER EST PARTS COST	\$ 137.82
GENUINE PARTS COMPANY	SEPTEMBER EST PARTS COST	\$ 15.51
GENUINE PARTS COMPANY	SEPTEMBER EST PARTS COST	\$ 8.00
GENUINE PARTS COMPANY	SEPTEMBER EST PARTS COST	\$ 45.98
GENUINE PARTS COMPANY	SEPTEMBER EST PARTS COST	\$ 18.99
GENUINE PARTS COMPANY	SEPTEMBER EST PARTS COST	\$ 203.03
GENUINE PARTS COMPANY	SEPTEMBER EST PARTS COST	\$ 325.00
GENUINE PARTS COMPANY	SEPTEMBER EST PARTS COST	\$ 11.99
GENUINE PARTS COMPANY	SEPTEMBER EST PARTS COST	\$ 65.53
GENUINE PARTS COMPANY	SEPTEMBER EST PARTS COST	\$ 34.09
GENUINE PARTS COMPANY	SEPTEMBER EST PARTS COST	\$ 22.67
GENUINE PARTS COMPANY	SEPTEMBER EST PARTS COST	\$ 9.69
GENUINE PARTS COMPANY	SEPTEMBER EST PARTS COST	\$ 281.28
SEA BREEZE FORD, INC.	SEPTEMBER EST PARTS COST	\$ 57.50
SEA BREEZE FORD, INC.	SEPTEMBER EST PARTS COST	\$ 91.66
SEA BREEZE FORD, INC.	SEPTEMBER EST PARTS COST	\$ 82.56
SEA BREEZE FORD, INC.	SEPTEMBER EST PARTS COST	\$ 267.81
SEA BREEZE FORD, INC.	SEPTEMBER EST PARTS COST	\$ 34.50
BRADLEY CAR CARE	SEPTEMBER TIRE & SERVICE COSTS	\$ 40.00
BRADLEY CAR CARE	SEPTEMBER TIRE & SERVICE COSTS	\$ 60.00

BRADLEY CAR CARE	SEPTEMBER TIRE & SERVICE COSTS	\$ 25.00
BRADLEY CAR CARE	SEPTEMBER TIRE & SERVICE COSTS	\$ 35.00
BRADLEY CAR CARE	SEPTEMBER TIRE & SERVICE COSTS	\$ 60.00
NJ AMERICAN WATER COMPANY	SERVICE: JULY-AUGUST 2023	\$ 553.25
BILLS WORK CLOTHING	A.BLECKI-CLOTHING ALLOWANCE	\$ 525.92
FIRE SYSTEMS OF NJ, LLC	BACK FLOW TESTING	\$ 405.00
SF MOBILE-VISION, INC.	BELT CLIPS (6)	\$ 180.00
AMAZON CAPITAL SERVICES	COMPUTER MONITOR	\$ 79.99
AMAZON CAPITAL SERVICES	COMPUTER MONITOR	\$ 33.98
AMAZON CAPITAL SERVICES	OFFICE SUPPLIES	\$ 49.52
AMAZON CAPITAL SERVICES	OFFICE SUPPLIES	\$ 127.89
SERVICE TIRE TRUCK CENTERS	TIRES, FRONT END LOADER	\$ 3,784.45
SERVICE TIRE TRUCK CENTERS	TIRES, FRONT END LOADER	\$ 3,784.45
MGL PRINTING SOLUTIONS	RECYCLE STICKERS	\$ 288.00
BLOODGOOD LAW ENF TRAINING GRP	CONCEALED CARRY - 117/124/136	\$ 525.00
BLOODGOOD LAW ENF TRAINING GRP	COPS AND KIDS 214/128/127	\$ 525.00
DELL MARKETING L.P.	(3) OPTIPLEX (1) LATITUDE	\$ 4,681.43
VOLLBRECHT, MICHAEL	TITLE FOR CHIEFS CAR	\$ 60.00
VERIZON WIRELESS (CELL PHONES)	SERVICE: OCTOBER 2023	\$ 249.66
VERIZON WIRELESS (CELL PHONES)	OCTOBER 2023	\$ 346.77
THE NEW COASTER, LLC.	LEGAL AD: ORD: 23-10/AUCTION	\$ 21.70
THE NEW COASTER, LLC.	LEGAL AD: ORD: 23-10/AUCTION	\$ 71.92
GENERAL CODE	ECODE UPDATE: SEPTEMBER 2023	\$ 734.00
TROCCHIO, LOUIS	MEDICAL REIMBURS: OCT 2023	\$ 164.90
NJ NATURAL GAS CO	SERVICE: AUG-SEPTEMBER 2023	\$ 529.16
JCP&L	SERVICE: SEPT 2023 COM CENTER	\$ 679.78
NJ AMERICAN WATER	HYDRANTS: SEPTEMBER 2023	\$ 4,888.70
MONMOUTH TELECOM	SERVICE: SEPTEMBER 2023	\$ 1,269.91
NJ DEPT HEALTH & SENIOR SERV	DOG LIC STATE FEE: SEPT 2023	\$ 7.80
AVAKIAN,LEON S INC.	STORMWTR PERMIT SPPP INV 23984	\$ 415.00
AVAKIAN,LEON S INC.	2022 TTF ROAD PROG INV# 23981	\$ 1,650.00
S&S ASSOCIATES, LLC	SERVICE: SEPTEMBER 2023	\$ 900.00
ASBURY PARK PRESS	AD: 9-16-2023	\$ 89.56
BURKE ENVIRONMENTAL, INC.	PALLET OF PUMPKINS	\$ 175.00
TRUGREEN COMMERCIAL	MEM PARK-ADAMS FIELD: 9-22-23	\$ 236.00
TRUGREEN COMMERCIAL	MEM PARK-ADAMS FIELD: 9-22-23	\$ 653.00
SCHINDLER ELEVATOR CORP.	MONTHLY PREV MAINT: OCT 2023	\$ 296.90
THE NEW COASTER, LLC.	LEGAL AD: ORD: 23-10	\$ 7.13
J. SWANTON FUEL OIL COMPANY	DELIV: 8-24;10-2: 41579 42418	\$ 763.61
J. SWANTON FUEL OIL COMPANY	DELIV: 8-24;10-2: 41579 42418	\$ 1,213.16
AVAKIAN,LEON S INC.	2023 CDBG SIDEWALK PH4 #23756	\$ 5,782.50
AVAKIAN,LEON S INC.	W. SYLV HOLDING INV# 23987	\$ 262.50
AVAKIAN,LEON S INC.	NCPB 69 UNION AVE INV# 23986	\$ 350.00
AVAKIAN,LEON S INC.	NCPB GRIFFITHS INV#23986	\$ 437.50
AVAKIAN,LEON S INC.	GEN ENGINEERING INV# 23982	\$ 930.00
AVAKIAN,LEON S INC.	2203 CDBG SIDEWALK 4 INV#23979	\$ 3,492.50
AVAKIAN,LEON S INC.	MCOS-ADAMS FIELD INV# 23980	\$ 2,995.00
MONMOUTH COUNTY SPCA	SERVICE: AUGUST 2023	\$ 1,337.50
TREASURER STATE OF NEW JERSEY	MARRIAGE LIC FEES: 3RD QTR '23	\$ 350.00
NJ DEPT OF COMMUNITY AFFAIRS	3RD QTR DCA FEES 2023	\$ 753.00

DELISA DEMOLITION & DISPOSAL	SERVICE: SEPT 2023	\$ 6,427.06
BOROUGH OF BRADLEY BEACH	DDEF	\$ 6,985.66
BOROUGH OF BRADLEY BEACH	DDEF	\$ 2,325.09
BOROUGH OF BRADLEY BEACH	DDEF	\$ 341.75
NEPTUNE CITY FIRST AID	2023 STORM STANDBY: 9-29-2023	\$ 280.00
UNITED FIRE CO #1	2023 STORM STANDBY: 9-29-2023	\$ 350.00

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10/10/2023 Bill List Total: **\$ 67,283.69**

**RESOLUTION 2023-99**  
**BOROUGH OF NEPTUNE CITY**  
**COUNTY OF MONMOUTH, STATE OF NEW JERSEY**  
**AUTHORIZE AWARD OF CONTRACT FOR 2022 ROADWAY IMPROVEMENT PROGRAM**

**WHEREAS**, the Borough of Neptune City has been awarded a grant from the New Jersey Department of Transportation Trust Fund for the amount of \$243,833.00; and

**WHEREAS**, the Borough of Neptune City will be receiving additional discretionary funds from the New Jersey Department of Transportation in the amount of \$9,210.00; and

**WHEREAS**, bids were requested for roadway improvements, and seven (7) bids were received on October 3, 2023; and

**WHEREAS**, as per the Borough Engineer's award recommendation and bid tabulations on file in the Office of the Borough Clerk; and

**WHEREAS**, Earle Asphalt Company, PO Box 556, Farmingdale, New Jersey 07727 is deemed to be the lowest, responsive and responsible bidder at the amount of \$294,713.13 for the improvements.

**NOW, THEREFORE, BE IT RESOLVED** by the Borough Council of the Borough of Neptune City, County of Monmouth, State of New Jersey hereby award a contract to Earle Asphalt Company, PO Box 556, Farmingdale, New Jersey 07727 in the amount of \$294,713.13 for the 2022 Roadway Improvements subject to approval of the New Jersey Department of Transportation Commissioner; and

**BE IT FURTHER RESOLVED**, that the Mayor and Borough Administrator are hereby authorized to sign a contract and all related project documentation as required.

**RESOLUTION 2023-100**  
**BOROUGH OF NEPTUNE CITY**  
**COUNTY OF MONMOUTH, STATE OF NEW JERSEY**  
**AUTHORIZING THE BOROUGH TO EXTEND THE CONTRACT WITH THE MONMOUTH COUNTY SOCIETY**  
**FOR THE PREVENTION OF CRUELTY TO ANIMALS FOR ANIMAL CONTROL SERVICES**

**WHEREAS**, the Borough of Neptune City (the "Borough") had entered into an agreement with the Monmouth County SPCA ("MCSPCA") for animal control services beginning in 2016; and

**WHEREAS**, the MSPCA has offered to continue providing animal control services to the Borough and its residents for \$13,800.00 annually; and

**WHEREAS**, the Borough Council of the Borough of Neptune City believe it is in the best interest of the Borough to extend the agreement with MCSPCA for animal control services through 2024.

**NOW, THEREFORE, BE IT RESOLVED** by the Borough Council of the Borough of Neptune City, County of Monmouth, State of New Jersey that the Borough Council hereby authorizes the agreement for animal control services with the MCSPCA effective January 1, 2024 – December 31, 2024.



**RESOLUTION 2023-101**  
**BOROUGH OF NEPTUNE CITY**  
**COUNTY OF MONMOUTH, STATE OF NEW JERSEY**  
**APPROVING AND AUTHORIZING AN EMPLOYMENT AGREEMENT WITH MATTHEW J. QUAGLIATO,**  
**CHIEF OF POLICE**

**WHEREAS**, the Borough currently employees Matthew J. Quagliato in the position of Chief of Police; and  
**WHEREAS**, the Borough wishes to continue Chief Quagliato’s employment as Chief of Police for a three (3) year term; and

**WHEREAS**, the Parties wish to memorialize the terms of conditions of Chief Quagliato’s employment in a written agreement; and

**WHEREAS**, the Borough Administrator, in conjunction with the Borough’s Labor Counsel, prepared an individual Employment Agreement, effective January 1, 2024 through December 31, 2026; and

**WHEREAS**, Chief Quagliato has executed the Employment Agreement, as on file in the Office of the Borough Clerk; and

**WHEREAS**, the Borough Administrator now recommends that the Borough Council approve the Employment Agreement between the Borough and Chief Quagliato.

**NOW, THEREFORE, BE IT RESOLVED**, by the Borough Council of the Borough of Neptune City, County of Monmouth, State of New Jersey, that the Borough approves the Employment Agreement, as on file in the Office of the Borough Clerk and authorizes the Mayor and/or Borough Administrator to execute the Employment Agreement on behalf of the Borough.

**BE IT FURTHER RESOLVED** that the Borough Council authorize the Borough Administrator to provide Chief Quagliato with any compensation retroactively due and owing in accordance with the terms of the Employment Agreement.

**RESOLUTION 2023-102**  
**BOROUGH OF NEPTUNE CITY**  
**COUNTY OF MONMOUTH, STATE OF NEW JERSEY**  
**AUTHORIZING EXECUTION OF AN AMENDED AND RESTATED REDEVELOPMENT AGREEMENT REGARDING THE**  
**REDEVELOPMENT OF CERTAIN PROPERTY IDENTIFIED AS BLOCK 1, LOT 1 WITHIN THE 142 STEINER AVENUE**  
**REDEVELOPMENT AREA**

**WHEREAS**, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (“**LRHL**”), provides a process for municipalities to participate in the redevelopment and improvement of areas in need of redevelopment with a designated private redeveloper; and

**WHEREAS**, pursuant to N.J.S.A. 40A:12A-4, the governing body of the Borough of Neptune City (the “**Borough**”) serves as an instrumentality and agency of the Borough pursuant to the LRHL for the purpose of implementing redevelopment plans and carrying out redevelopment projects within the Borough (“**Redevelopment Entity**”); and

**WHEREAS**, N.J.S.A. 40A:12A-8 authorizes the Borough, acting as the Redevelopment Entity, to enter into contracts or agreements for the planning, construction or undertaking of any development project or redevelopment work in an area in need of redevelopment; and

**WHEREAS**, on August 24, 2015, pursuant to Resolutions No. 2015-96 and 2015-107, the governing body directed the Land Use Board to conduct a preliminary investigation (“**Redevelopment Study**”) to determine whether an area including Block 1, Lot 1 on the tax map of the Borough of Neptune City (142 Steiner Avenue) (“**Project Site**” or “**Property**”) is a Non-Condemnation Area in Need of Redevelopment according to the criteria set forth in N.J.S.A. 40A:12A-5; and

**WHEREAS**, on December 8, 2015, the Land Use Board accepted and adopted the recommendations and proposed findings of the Redevelopment Study and recommended that the Project Site be declared as a Non-Condemnation Area in Need of Redevelopment (the “**Redevelopment Area**”); and

**WHEREAS**, on February 8, 2016, pursuant to Resolution No. 2016-22, the governing body designated the Project Site as a Non-Condemnation Area in Need of Redevelopment, in accordance with the LRHL; and

**WHEREAS**, on February 27, 2017, pursuant to Ordinance No. 2017-01, the governing body adopted the 142 Steiner Avenue Redevelopment Plan setting forth *inter alia*, the plan for the redevelopment of the Redevelopment Area, prepared by Beacon Planning and Consulting Services, LLC (“**Beacon**”) the Borough’s professional redevelopment planner (the “**Original Redevelopment Plan**”); and

**WHEREAS**, on August 28, 2018, pursuant to Resolution No. 2018-115, the governing body designated 1100 5<sup>th</sup> Avenue Development, LLC, being a-to-be formed wholly owned affiliate of 1100 5<sup>th</sup> AVE, L.L.C. (“**Redeveloper**”), the owner of the Property, as the redeveloper for the Property and authorized the execution of a Redevelopment Agreement between the Borough and the Redeveloper; and

**WHEREAS**, the Borough and the Redeveloper entered into a Redevelopment Agreement, dated August 30, 2018 (collectively the “**Original Redevelopment Agreement**”) for the purpose of Redeveloper redeveloping the Property for and in accordance with the purposes specified in said Original Redevelopment Agreement, the LRHL and in accordance with the Original Redevelopment Plan; and

**WHEREAS**, Beacon subsequently prepared an amendment to the Redevelopment Plan, dated July 2021; and

**WHEREAS**, on June 6, 2022, pursuant to Ordinance No. 2022-09, the governing body adopted the amended 142 Steiner Avenue Redevelopment Plan, (the “**Redevelopment Plan**”); and

**WHEREAS**, consistent with the Redevelopment Plan, as amended, the Redeveloper intends to redevelop the Project Site into a residential development consisting of two (2) four (4) story residential buildings containing a total of seventy (70) two-bedroom residential units with one hundred forty (140) onsite parking spaces (the “**Project**”); and

**WHEREAS**, the Redeveloper and the Borough desire to further amend and restate the Original Redevelopment Agreement in accordance with the Redevelopment Plan, as amended, by entering into an Amended and Restated Redevelopment Agreement; and

**WHEREAS**, pursuant to N.J.S.A. 40A:12A-9, it is the intention of the parties to enter into an Amended and Restated Redevelopment Agreement, which shall further define and memorialize the respective obligations of the parties with regard to proceeding with the redevelopment of the Property in the manner prescribed.

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

1. The foregoing recitals are hereby incorporated as if set forth at length.
2. The terms and conditions contained in the Amended and Restated Redevelopment Agreement by and between the Borough and Redeveloper are hereby accepted and approved.
3. The Mayor or Borough Administrator are hereby authorized and directed to execute the Amended and Restated Redevelopment Agreement, substantially in the form attached hereto and made part hereof, immediately upon adoption of this Resolution by the governing body.
4. Upon the adoption of this Resolution and the Redeveloper's execution of the Amended and Restated Redevelopment Agreement, the Redeveloper shall be deemed the designated Redeveloper of Block 1, Lot 1 for all purposes under the LRHL.
5. All prior resolutions, or parts thereof, that are inconsistent with this Resolution are repealed to the extent of such inconsistency.
6. This Resolution shall become effective immediately pursuant to law.