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**Council Room Borough of Neptune City  
August 28, 2018**

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The Regular Council Meeting of the Mayor and Council was called to order by Mayor Brown 6:00 p.m.

Borough Clerk Brown took roll call.

PRESENT: Councilmembers Pryor, Zajack, Renee, Wardell, Kocsis, Pappas-Long and Mayor Brown.

Mayor Brown 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 Brown asked everyone to join in on the Flag Salute.

**PRESENTATION** – there was no presentation before Council.

**PUBLIC PARTICIPATION (FOR AGENDA ITEMS ONLY)**

Christine Oppegaard, Myron Avenue asked why a special meeting was called. Mayor Brown explained the resolution involves the redevelopment of a large parcel of land which will be the most major development in 20-30 years. Discussion followed on where notice was given of the meeting. Suggestion was made to place notice on the digital sign outside Borough Hall as well.

**OLD BUSINESS** - there was no old business before Council.

**NEW BUSINESS**

Resolution 18-115 – Redevelopment Agreement

**Resolution 18-115**

Borough Clerk Brown read the resolution into the record.

C/Zajack offered the following resolution and moved its adoption. Seconded by C/Pryor.

**RESOLUTION 2018-115**

**WHEREAS**, the Borough of Neptune City has authorized the designation of an Area in need of Redevelopment as provided in the New Jersey Local Redevelopment and Housing Law; and

**WHEREAS**, the Borough of Neptune City by Ordinance 2017-01 adopted February 27, 2017, adopted a Redevelopment Plan known as “142 Steiner Avenue Redevelopment Plan”; and

**WHEREAS**, BLOCK 1, LOT 1 is the sole property included in the “142 Steiner Avenue Redevelopment Plan”; and

**WHEREAS**, BLOCK 1, LOT 1 is owned by 1100 5<sup>TH</sup> AVE L.L.C., which intends to form a separate WALSFER ENTITY as Redeveloper for BLOCK 1, LOT 1 in the “142 Steiner Avenue Redevelopment Plan”; and

**WHEREAS**, WALSFER ENTITY and the Borough are about to enter into a Redevelopment Agreement with the benefit of their respective legal counsel; and

**NOW THEREFORE BE IT RESOLVED**, by the Mayor and Council of the Borough of Neptune City that the Mayor and Borough Clerk be and they are herewith authorized to sign and acknowledge a Redevelopment Agreement confirming the within terms of same being entered into between the Borough and WALSFER ENTITY as the Redeveloper of BLOCK 1, LOT 1 in the “142 Steiner Avenue Redevelopment Plan”; and

**BE IT FURTHER RESOLVED**, that a copy of this Resolution be forwarded to WALSFER ENTITY and 1100 5<sup>TH</sup> AVE L.L.C.

C/Renee asked if Council was reading the redevelopment agreement; Attorney Aikins confirmed. C/Renee referenced items in the redevelopment agreement asking if other ordinances are needed. Attorney Aikins explained the agreement involves one property – Block 1, Lot 1 so other ordinances are not needed. Mayor Brown gave an overview of the redevelopment plan, which has been negotiated for Block 1, Lot 1 for over two and a half years. Mayor Brown further explained authorizing this redevelopment agreement is the next step. The application has been through Land Use, Attorney review and all other stages to reach the agreement phase. Development must occur based on the conditions of the agreement. Mayor Brown spoke about the Redevelopment Committee, noting they have worked diligently.

C/Renee thanked the Walsifer's for their investment into Neptune City, then asked about the timeliness of receiving the draft agreement. Mayor Brown explained the agreement is about a large redevelopment for Neptune City which will be beneficial to the town. The "draft" is the final legal document for all redevelopment plans.

C/Renee asked about specifics of the redevelopment agreement. Mayor Brown reiterated there is nothing new in the agreement from prior versions; all legal reviews have been done and incorporated.

C/Renee asked about the COAH obligation. Mayor Brown explained there will be a rehab program established for offsite improvements.

C/Renee referenced a letter from June asking why Council did not receive a copy of the developers funding letter. Mayor Brown explained that Council is not privy to the developer's accounts; the attorney reviews and verifies the information.

C/Renee asked about the possibility of future investors being bought in. Mayor Brown confirmed more investors can be bought in by the developer with Council's approval as per the agreement.

C/Renee asked how far along is the developer with the Land Use Board. Mayor Brown explained the agreement is identical to the last redevelopment site with the exception of offsite improvements. Site Plan review will come next, followed by Construction approval and construction permits.

C/Renee asked if the land use will post the site plan on the website. Mayor Brown explained it will be reviewed at one upcoming Land Use meeting – where more cosmetic features will be discussed. Borough Clerk Brown confirmed the agenda and minutes will be posted on the website as are all regular meetings of the Land Use Board.

C/Renee asked if there will be off site improvements for sewer. Attorney Aikins confirmed the redevelopment area is already serviced.

C/Renee asked about garbage collection. Mayor Brown confirmed the taxes paid by the site would offset any additional costs for garbage collection.

C/Kocsis asked how many units there would be; Mayor Brown confirmed 70.

C/Kocsis asked if a ladder truck would be needed. Mayor Brown confirmed there are enough locally in the area that it would not be needed.

Mayor Brown spoke about the steps needed to be taken. The Developer will give \$350,000.00 in contributions toward a special trust for COAH rehab. A rehab committee will be formed, where residents will apply for an interest free loan to make improvements to their homes; the balance will be forgiven after ten years as long as the homeowner remains at the property. The developer will also make a \$50,000.00 contribution for offsite improvements to be split among the First Aid, Fire Department, Police Department and Public Works for new equipment. The land is currently assessed at \$750,000.00; when the project is complete the land should assess for between \$18-20 million. Mayor Brown spoke about the PILOT Program, noting Neptune City and the Developer will not use the PILOT Program therefore the school will be receiving its tax share from the property while development is ongoing. Mayor Brown noted after development there will be a beautiful semi-private community. Mayor Brown thanked the redevelopment committee and land use board for their efforts.

Roll Call - Aye: Councilmembers Pryor, Zajack, Renee, Wardell, Kocsis and Pappas-Long.  
Mayor Brown declared the resolution adopted.

#### **PUBLIC PARTICIPATION**

Cathy Chong Midwood Street requested information on the exact location of the parcel. Mayor Brown described the area, noting it is the last corner of Neptune City. Mayor Brown further answered 70 condominiums with underground parking would be built then detail some amenities including a clubhouse, pool and gyp. Mayor Brown confirmed the development will not be age restricted.

Marie Moulder of Ridge Terrace asked if the site plans were available online; Mayor Brown confirmed the plans are available in Borough Hall.

Cathy Chong asked about the money available for residential rehab. Mayor Brown explained there would be a process, but many residents will qualify. Mayor Brown further gave overview of rehab applications and funding. Mayor Brown confirmed it would be at least one year before the process would be available.

Mrs. Chong asked when ground would be broken.

Mark Walsifer thanked Council, then gave an overview of the process taken to obtain the property and to plan the development of the project. Mr. Walsifer then gave a timeline of the redevelopment agreement, explaining demolition would take place sometime between December – February and development would begin sometime in March – weather depending. Mr. Walsifer noted the redevelopment will be great for Neptune City and will enhance the area, again thanking Council for their support.

Dave Calhoun 5th Avenue asked for further information on COAH obligations. Mayor Brown explained rehab counts toward COAH obligations and the agreement states how the rehab fits into the obligations.

Mr. Calhoun asked for details on the project. Mayor Brown explained the Governing Body drafts an agreement on the timeline and legal obligations as well as offsite improvements, which protects the Borough and forms a partnership with the Developer. The Land Use Board completes all the detailed information for the final site plan approval.

Mr. Calhoun asked how many units there would be. Mayor Brown explained there would be 70 condos with HOA fees.

Mayor Brown thanked everyone for attending the meeting.

**ADJOURN 6:32 p.m.**

Motion to adjourn by C/Zajack. Seconded by C/Renee.

Voice Vote - Aye: Councilmembers Pryor, Zajack, Renee, Wardell, Kocsis, and Pappas-Long

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Mayor Robert Brown

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Tamara Brown, Municipal Clerk