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**Council Room Borough of Neptune City  
March 11, 2019**

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The Workshop Meeting of the Mayor and Council was called to order by Mayor Brown at 6:01 p.m.

Deputy Borough Clerk Russell took roll call.

PRESENT: Councilmembers Zajack, Renee, Kocsis, Lewis, Calhoun and Mayor Brown.  
Council Wardel 6:55pm

ABSENT:

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 Deputy Municipal Clerk.

Mayor Brown invited all to stand for the Flag Salute.

Mayor Brown Stated that we were in session as the March 11, 2019 workshop

Mayor Brown Asked that Administrator Russell Start which he began to go over that there were communications that will be announced at the regular meeting

January 2019 Neptune City Police Dept. Monthly Report and January 31 Council Meeting Minutes

Public Participation on Agenda items.  
There were no comments.

**Old Business**

**NEW BUSINESS for Discussion**

Mayor called on Councilman Kocsis to discuss the Trex Recycling Challenge which is a program where Trex sends you bins to collect clean plastic of all kinds and if you collect 500 pounds of plastic in a 6-month period Trex will donate a recycled bench to the Borough. Administrator Russell said that on a monthly basis we weigh the bags and send to a location to send bags to be disposed of. The company will give us media flyers and the bins. Many towns in Monmouth County are participating.

Mayor thinks this would be a good program and bring awareness to the troubles of plastic with recycling. DPW will be managing the program and getting plastic weighed and disposed of. We will advertise on website and through out the borough. No cost to the Borough. Mayor asked Councilman Kocsis to make an amendment to add Trex resolution to the regular meeting late on.

Next for the discussion was Sustainable NJ Program Councilman Kocsis spoke on its no cost to Borough to start with it can be useful to the borough looking at grants if we see something we want to look at. Many towns 449 towns participating. Mayor stated there is no negative effect to joining and that we do some of the requirements already. Councilman Kocsis stated that Woodrow Wilson School is participating already in the program.

Next on Discussion Administration and Finance Office Mr. Russell stated he will discuss as much as he can until it warrants discussion in Executive Session. He explained that after a month being in the office the office staff is working very well and taking on more responsibilities. He stated he would like to make the part time office secretary into a full-time office secretary job description would be to be assisting the BA along with counter duty and assisting the tax collector building, code and fire prevention departments along with being the deputy registrar. He stated the present employee would do a good job in the fulltime spot. Councilwoman Lewis stated the committee supports the decision.

Mayor Brown stated he was in support as well as long as it is budgeted for. Mr. Russell also stated that there was a 2<sup>nd</sup> P/T position that was not filled so basically taking 2 P/t positions and making 1.

Discussion of the Deed Restriction- Mayor gave a quick history of what has been going on the last few weeks. Mayor gave some numbers on tax assessment on the property that it is now devalued and that it can't be rented and that the owners are behind in paying taxes. The council still needs to make a decision if they want to lift the deed restriction or let stand.

Council President Renee asked if we have received the Planners report yet? BA Russell stated that he has spoken to the Planner on Monday March 8<sup>th</sup> and still in the process and no time line of completion just yet. Mayor stated the restriction would still need to be lifted to put any business there. Mayor believes if the deed is not lifted and owners go to a tax appeal it will look favorable for them to with the appeal. There was some question by the Borough Attorney on the tax rate and what the loss of taxes assessment to the town by the Assessors adjustments. Borough Attorney Cannon gives an explanation to the Governing Body on the County tax assessment program and how the assessment for the Borough is handled. He explained that the assessments do effect school funding formulas as well. Mayor reminded everyone that the Borough doesn't own property and can not order them to use property in a certain manner. And he is concerned that property of that size will be left empty for a long period of time and doesn't want to see it bank owned where they do not want to keep property and will find the next available buyer to take property. He mentioned that is what happen to the old TFH property on Flex Craft Ave. That property was not owned by TFH but when they left the property owner could not pay and they left there was a tax lien held by the Borough and Bank sold property to a new owner. Luckily new owner as made an investment in to the property and that only happed that the Borough worked with new owner to make a deal happen.

Mayor also stated the Mr. Rocasano stated that if it was valuable retail space, he would have bought it and turned it into something but it just is valuable like this.

Council President Renee stated she doesn't feel we should just give up the deed restriction with out any concessions and that we should get something for that like a beautification project. Councilman Calhoun believes the same need to redo the whole area like paving and sidewalks and streetlights to look more like the shopping plaza. Many comments that is the land use Board. Mayor Stated the buyer did state that they would be redoing the whole property over to make look nice and presentable.

Attorney Cannon wanted the governing body to understand how the deed restriction can be lifted 2 ways and falls under NJSA 40A:12-13. b4 a private sale by ordinance or by ordinance to release the public rights which is what is before the governing body. You can negotiate some restriction but within boundaries. Unless it is a redevelopment area which he doesn't recommend at this time. Councilwoman Lewis asked how dose this project effect the Borough Master Plan? Attorney Cannon says that would be a question for Borough Planner. Councilwoman just wanted to know if we should be following plan and that it is harmonious. Attorney Cannon stated the master plan is the document the land use Board follows as a guiding document and then went over the time line of a master plan. It is the Councils guiding document when it comes to redevelopment but it can be changed. Councilmembers stated no decision should be made until the report is released. Mayor stated we should wait for the report but the discussion has to be had as we don't want the property to sit vacant forever. Council president Renee, stated that the Governor had announced a grant for \$100,000 to towns to attract business to area doesn't know the criteria but it was announced. Mayor also announced that we are on an Opportunity zone and the state still hasn't made that program work correctly. Decision to wait for the Planner report for any future discussion.

Next Discussion Elected Official Training Employment Practices for Government Officials Mr. Russell talked about the webinar and that copies are in mailboxes and that all members should take the webinar that we get a 250credit to are bill for everyone that takes the webinar. Was stated that if you took at, the 2018 League please send me the cert and it would be covered.

BA Russell went over the resolutions for the Regular Council Agenda Resolutions 19-57-19-65 and gave descriptions of all resolutions.

Councilwoman Lewis asked about volunteer list and mayor said he would put list up if council was ready and that the mayor's appointments without consent are all in place. Councilwoman Lewis would like list on for next meeting. Council President Renee asked if there were 2 openings on the Board of Recreation? Mayor stated he makes the appointments and there were no openings.

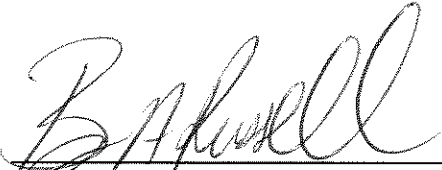
Councilwoman Lewis asked if we could consider adding a Board of Education Liaison report on the Agenda. Also, the clerks position interviews and possibly go back to a combined position or shared service and interviews are ongoing and the right decision needs to be made as it is a 3-year appointment if they are certified.

Bill List questions were addressed from Councilman Calhoun BA Russell gave a quick description of issues.

Mayor asked for a motion to adjourn Made by Councilman Colhoun seconded by Council President Renee Voice vote all in favor. Adjourned at 6:57 pm

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Mayor Robert Brown



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Bryan A. Russell, Deputy Municipal Clerk