



Borough of Neptune City
Regular Meeting of the Mayor and Council

Agenda

Monday, October 24, 2022

7:00 pm

This meeting has been advertised in accordance with Notice Requirements of Chapter 231 P.L. 1975, which 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.

Call to Order

Roll Call

The meeting was called to order at 6:00 pm by Mayor Wardell. Borough Clerk DiCorcia Williams took roll call:

PRESENT: Mayor Andrew Wardell, Council President Brian Thomas,

Councilmembers Dana Farley, Glen Kocsis, Pamela Renee, Councilwoman Danielle Pappas

ABSENT: Councilmember Scott Dellett

ALSO IN ATTENDANCE: Administrator Jardine and Attorney Howlett

Open Public Meetings Act Statement

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.

Flag Salute

Mayor Wardell led the flag salute.

Minutes

Regular Meeting 10/04/2022

Motion to receive and file the minutes of 10/11/2022 by C/Pappas; seconded by C/Renee

Voice Vote - AYE: C/Farley, C/Kocsis, C/Pappas, C/Renee, C/Thomas

ABSENT: C/Dellett

Communications

A. Monmouth County Commissioners - Resolution 2022-0697, Establishing a County Opioid Advisory Council for Disbursement of Settlement Funds

Motion to receive and file by C/Thomas; seconded by C/Kocsis

Voice Vote - AYE: C/Farley, C/Kocsis, C/Pappas, C/Renee, C/Thomas

ABSENT: C/Dellett

Presentations

Retail Cannabis Applications

Shipwreck'd LLC

Ivy Hall New Jersey LLC

Shipwreck'd LLC

Mr. Ryan Ward of Shipwreck'd LLC provided a handout of a presentation to the members of Council. He also introduced Mr. Michael Allen, Head of Security and Mr. Steve Pemberton, part of legal counsel. Mr. Ward then provided a high-level overview of the history of the company, their partnership with Rider University and goals for patients and customers as well as desire to be part of the community. Mr. Ward invited questions from Council. C/Pappas asked a question about the plans for security to alleviate issues for the Neptune City Police Department to which Mr. Allen responded to in detail regarding his history, security plans, training, and quantity control. Mr. Allen reiterated it will be a secure, state of the art facility. C/Thomas spoke about traffic concerns,

Mr. Allen assured that Chief Quagliato would be involved from a traffic safety standpoint, as security is a partnership and collaboration. Further discussion continued regarding parking, being cognizant of neighbors' space, ID verification and authentication. C/Renee asked about the hours for truck traffic and communicating with drivers. C/Renee confirmed this was not a medical marijuana facility; Mr. Ward explained that often when an adult use facility is closer sometimes patients will switch from their medical facility to a recreational use facility. C/Renee asked if bike racks could be included in the plan. C/Renee further asked about the details of Mr. Ward's resume. Mr. Jardine noted those issues could be discussed during site plan review. C/Kocsis asked for a timeline for construction, which is planned for 6-9 months. C/Thomas asked about the Rider University study, Mr. Ward provided details. Mr. Ward provided detail of odor mitigation in response to C/Renee's question. Discussion followed on odor in the area, which Mr. Ward assured should not be an issue. There were no further questions from Council.

Ivy Hall New Jersey LLC

Ms. Jennifer Furlong and Mr. David Berger provided an overview of the plans for Ivy Hall New Jersey LLC providing details for parking, the drive through, off site parking for employees, proprietary online ordering, and conceptual building plans. Mr. Berger provided details regarding the floor plan layout, security measures, training for personnel and the meeting of all State guidelines. Mr. Berger provided background information about Ivy Hall which has ten locations open or in the works in Chicago; this will be the first location in New Jersey. Mr. Berger addressed odor concerns explaining the material is tracked from seed to seal and transported in vacuumed sealed containers. Mr. Berger further provided an overview of staffing and compensation. C/Thomas asked about identification and verification at the drive through window. Mr. Berger explained the process which allows for checks and security. C/Thomas asked about offsite parking, Mr. Berger explained he is working with the current property owner on possibly locations. Mr. Berger shared with Council they work with an Engineering firm for traffic studies and planning. Mayor Wardell asked if the Police Department would have access to the security cameras, Mr. Berger confirmed if it was acceptable with the State, the Police Department can have access. Ms. Furlong confirmed she would be the owner and working on site. Mr. Berger shared a cannabis facility is akin to how a bank operates. C/Thomas suggested making a "no right turn" coming out of the parking lot to allow for the limitation of through traffic. Mayor Wardell asked about projected sales, Mr. Berger noted a safe number to assume is about \$500,000 to a million a month which would be significant revenue to the Borough. C/Renee inquired about cross checking that a person is not over purchasing the limit between various stores. Mr. Berger conceded there is no real way to track at this time, but the product is expensive. There were no further questions from Council.

C/Renee asked Mr. Ward if he had been issued grants. Mr. Ward confirmed the business will be self-funded.

Board of Education Report

None

Mayor's Report - Mayor Wardell

Mayor Wardell reported the third annual Halloween decorating contest is underway, the last day to register is October 26; he thanked the sponsors. Paving is finished on Steiner Avenue; two new crosswalks will be installed. Mayor Wardell and Administrator Jardine met with the Pastor and staff from the New Bethel Church. The Disability Rights of New Jersey contacted Mayor Wardell; contact information was posted to the website. Mayor Wardell provided an update regarding a NJ DEP report regarding Nylabone, the report concluded there are no hazardous emissions".

Council Reports

Administration & Finance – Council President Brian Thomas

C/Thomas reminded residents the Senior Freeze Application (for Seniors, Veterans and those who are disabled) deadline is Monday, October 31. C/Thomas also reported on applying for the ANCHOR program for a rebate on property taxes.

C/Thomas explained Steiner Avenue is not wide enough by law for dedicated bike lanes; there is also an issue with the share the lane program. As Steiner is a County Road the County would have to assume the liability, the only way to allow for bike lanes is to create easements which is not feasible.

Human Services – Councilmember Scott Dellett

C/Dellett was absent.

Administration & Justice – Councilmember Dana Farley

C/Farley stressed being careful and safe with Halloween coming up. There is a curfew on Sunday night and Monday night at 9:00 pm for anyone under the age of 18.

Law & Ordinance – Councilmember Glen Kocsis

C/Kocsis had no report; he wished both applicants luck.

Public Works – Councilwoman Danielle Pappas

C/Pappas reported a full-time laborer position has been posted. It is fall clean up time; leaf season is until December 15th. Truck or Treat will be October 30th from 7-9 at Gables Shopping Center. Coral Harbor will be hosting a Trunk or Treat tomorrow.

Special Services – Councilmember Pamela Renee

C/Renee shared that Colony Caregivers are being sought. C/Renee thanked the representatives from Shipwreck'd and Ivy Hall. C/Renee complimented Chief Quagliato on the K9s for Warriors event. C/Renee shared her pride in Neptune City.

Administrator's Report - Administrator Jardine

Administrator Jardine provided an explanation for Ordinance 14 which is part of the redevelopment process; he also explained the two resolutions for the tax sale which is statutorily required.

Public Comments - Agenda Items Only

Mayor Wardell opened the meeting to the public on agenda items. There were no comments from the public.

Unfinished Business

None

New Business

Consent Agenda

Ordinance 2022-14 - Ordinance Authorizing the Vacation of the Unimproved Paper Street Designated as "Field Street" on the Official Tax Map of the Borough of Neptune City – *First Reading / Introduction* (Public Hearing 11/14/2022)

Mayor Wardell read the Ordinance into the record by title.

Motion to introduce Ordinance 2022-14 by C/Kocsis; seconded by C/Thomas

Roll Call - AYE: C/Farley, C/Kocsis, C/Pappas, C/Renee, C/Thomas

ABSENT: C/Dellett

The public hearing will be held on November 14, 2022.

ORDINANCE NO. 2022-14

BOROUGH OF NEPTUNE CITY, COUNTY OF MONMOUTH

ORDINANCE AUTHORIZING THE VACATION OF THE UNIMPROVED PAPER STREET DESIGNATED AS "FIELD STREET" ON THE OFFICIAL TAX MAP OF THE BOROUGH OF NEPTUNE CITY

WHEREAS, the Borough of Neptune City (the "**Borough**") has determined that the unimproved paper street designated as "Field Street", as shown on the official tax map of the Borough, is not needed for any public purpose, and that the public

interest would be best served by vacating and extinguishing all public right, title and interest in and to that portion of Field Street, so that the underlying lands may be combined with, and become and form part of, adjacent properties; and

WHEREAS, the area of Field Street to be vacated (the "**Subject Area**") measures approximately 2,939 square feet, and is located adjacent to Block 18, Lot 1, which is a privately-owned lot commonly known as 96 Laird Avenue ("**96 Laird Avenue**"), and Block 8, Lot 6, which is public park owned by the Borough (the "**Laird Avenue Park**"); and

WHEREAS, the Subject Area, 96 Laird Avenue and the Laird Avenue Park are all located within a Non-Condemnation Area in Need of Redevelopment, as determined by the Borough Council of the Borough of Neptune City through Resolution No. 21-81 dated April 26, 2021 (the "**Redevelopment Area**"); and

WHEREAS, the Borough and Genesis Redevelopment, LLC (the "**Redeveloper**") are party to a Redevelopment Agreement approved via Resolution 22-95 dated July 25, 2022 intended to facilitate the redevelopment of 96 Laird Avenue and another lot within the Redevelopment Area, and the rehabilitation of the Laird Avenue Park (the "**Redevelopment Agreement**"); and

WHEREAS, the Redevelopment Agreement provides that vacation of the Subject Area is conditioned upon the Redeveloper's acquisition of title to 96 Laird Avenue and shall serve as consideration for the rehabilitation of Laird Avenue Park by the Redeveloper; and

WHEREAS, the Subject Area is shown on a survey prepared by Kevin E. Shelley, P.E. of Shore Pointe Engineering, dated October 10, 2022, a copy of which is attached hereto as **Exhibit A** and made a part hereof, and is more particularly described in a legal description prepared by John W. Lord, P.L.S., a copy of which is attached hereto as **Exhibit B** and made a part hereof; and

WHEREAS, it is the intention of the Borough that once the Redeveloper acquires title to 96 Laird Avenue, the Borough's interest in the Subject Area will be vacated and the ownership of the underlying lands shall revert to the Redeveloper as the owner of 96 Laird Avenue by operation of law; and

WHEREAS, when not necessary for any public use, a public street, or part thereof, which has not been opened by the municipality, may be vacated by the governing body by Ordinance pursuant to N.J.S.A. 40:67-19, et seq.; and

WHEREAS, the Borough believes that the vacation of all public right, title and interest in and to in the Subject Area is in the best interests of the Borough as well as the adjacent property owners and is consistent with the policy underling the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq.

NOW, THEREFORE, BE IT ORDAINED by the Borough Council of the Borough of Neptune City in the County of Monmouth, State of New Jersey, that:

1. Pursuant to N.J.S.A. 40:67-19, et seq., and contingent upon the Borough acquiring title to 96 Laird Avenue, the Borough hereby vacates, extinguishes, releases and abandons all public right, title and interest in and to that unimproved paper street known as Field Street which is located immediately adjacent to Block 18, Lot 1 and Block 8, Lot 6, and is an area that measures approximately 2,939 square feet, as more particularly shown on **Exhibit A** attached hereto, and as more particularly described in **Exhibit B** attached hereto.
2. It is the intention of the Borough that once the Subject Area has been vacated, then ownership of the underlying lands shall revert to the Redeveloper by operation of law conditioned upon its prior acquisition of title to 96 Laird Avenue.
3. The provisions of this Ordinance shall not be deemed to vacate any rights and privileges which may be possessed by any public utility company (as defined in N.J.S.A. 48:2-13), or by any cable television company (as defined in N.J.S.A. 48:5A-1, et seq.), to maintain, repair, and replace any existing facilities in, adjacent to, over or under the said vacated area.
4. Following the introduction of this Ordinance, the Borough Clerk shall provide notice of its pending status as mandated by N.J.S.A. 40:49-6, and at least one week prior to the time fixed for further consideration and final passage of the Ordinance, the Borough Clerk shall mail a copy of the Ordinance, together with a notice of the introduction thereof, and information as to the time and place of when and where the Ordinance will be further considered for final passage, to every person whose lands may be affected by the Ordinance, by certified mail return receipt requested and regular mail, to their last known post office address(es).
5. Following the adoption of this Ordinance, the Borough Clerk shall within sixty (60) days of the effective date thereof, file a copy of this Ordinance along with the attached exhibits, certified by the Clerk, under the Seal of the Borough, to be a true and exact copy of the Ordinance, together with a copy of the proof of publication thereof, in the Office of the Monmouth County Clerk for recordation in the County's Book of Vacations, pursuant to N.J.S.A. 40:67-21.
6. Once the Subject Area has been vacated following the Redeveloper's acquisition of title to 96 Laird Avenue, then the Borough's interests in and to the said area shall be extinguished.

7. The Borough Attorney and Borough Engineer are hereby authorized and directed to undertake all actions and to prepare all documents that are necessary in order to effectuate the intentions of this Ordinance.
8. The Mayor and/or the Borough Administrator are hereby authorized and directed to execute any documents necessary to effectuate this Ordinance.
9. All costs and expenses associated with this Ordinance shall be the responsibility of the current contract purchaser of Block 8, Lot 6, and sufficient funding shall be posted by said property owner prior to the adoption of this Ordinance to cover all Borough's expenses associated with this Ordinance.
10. This Ordinance shall take effect immediately upon final passage and publication in accordance with the law.
11. The provisions of this Ordinance shall be severable. In the event that any portion of this Ordinance is found to be invalid for any reason by any Court of competent jurisdiction, such judgement shall be limited in its effect only to the portion of the Ordinance actually adjudged invalid and shall not be deemed to affect the operation of any other portion thereof, which shall remain in full force and effect.
12. That all other Ordinances or parts of Ordinances inconsistent herewith are hereby repealed to the extent of such inconsistencies.

Consent Agenda

(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).

Resolution 2022-121 - Authorize Payment of the Bills

Resolution 2022-122 - Authorize Temporary Curfew for October 30th – 31st (8:00 pm)

Resolution 2022-123 - Authorize Electronic Tax Sale for Neptune City

Resolution 2022-124 - Authorize Tax Sale Notice Fee in Lieu of Advertisement

Resolution 2022-125 - Supporting the Establishment and Operation of a Facility for Class 5 Cannabis Retailer Operations On Premises Occupied by Shipwreck'd LLC Located at 23 West Sylvania Avenue (B 29 L 1.01)

Resolution 2022-126 - Supporting the Establishment and Operation of a Facility for Class 5 Cannabis Retailer Operations On Premises Occupied by Ivy Hall New Jersey LLC Located at 35 West Sylvania Avenue (B 28 L 9)

Motion to approve resolutions 2022-121 through 2022-126 as a group by C/Kocsis; seconded by C/Pappas

Roll Call - AYE: C/Farley, C/Kocsis, C/Pappas, C/Renee, C/Thomas

ABSENT: C/Dellett

RESOLUTION 2022-121

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 \$ 37,717.77

Vendor Name	Description	Amount
WESCOTT, BRUCE	MP RENTAL DEPOSIT RETURN	\$ 100.00
LIFESAVERS, INC.	5yr AED BATTERY PACKS	\$ 268.00
ELMER, SUSAN E.	COMMUNITY CENTER RENTAL	\$ 150.00
CHIEF 360	DIGITAL SIGNAGE	\$ 759.00
HURYK, MEGHAN	MEM.PAVILION 10/8/2022	\$ 100.00
STALKER RADAR	REMOTE CONTROL W/SCREW LATCH	\$ 148.00
GENUINE PARTS COMPANY	SEPTEMBER PARTS PURCHASES	\$ 7.74
GENUINE PARTS COMPANY	SEPTEMBER PARTS PURCHASES	\$ 120.23
GENUINE PARTS COMPANY	SEPTEMBER PARTS PURCHASES	\$ 54.05
GENUINE PARTS COMPANY	SEPTEMBER PARTS PURCHASES	\$ 13.99
GENUINE PARTS COMPANY	SEPTEMBER PARTS PURCHASES	\$ 112.22

GENUINE PARTS COMPANY	SEPTEMBER PARTS PURCHASES	\$ 128.97
GENUINE PARTS COMPANY	SEPTEMBER PARTS PURCHASES	\$ 107.82
SEA BREEZE FORD, INC.	SEPTEMBER PARTS PURCHASES	\$ 247.98
SEA BREEZE FORD, INC.	SEPTEMBER PARTS PURCHASES	\$ 142.12
SEA BREEZE FORD, INC.	SEPTEMBER PARTS PURCHASES	\$ 97.06
SEA BREEZE FORD, INC.	SEPTEMBER PARTS PURCHASES	\$ 395.26
BRADLEY CAR CARE	SEPTEMBER TIRE AND MISC. SERVI	\$ 454.92
BRADLEY CAR CARE	SEPTEMBER TIRE AND MISC. SERVI	\$ 25.00
BRADLEY CAR CARE	SEPTEMBER TIRE AND MISC. SERVI	\$ 25.00
BILLS WORK CLOTHING	CLOTHING ALLOWANCE	\$ 230.00
STAPLES CREDIT PLAN	OFFICE SUPPLIES	\$ 21.20
STAPLES CREDIT PLAN	OFFICE SUPPLIES	\$ 6.97
STAPLES CREDIT PLAN	OFFICE SUPPLIES	\$ 70.66
AMAZON CAPITAL SERVICES	DVD'S FOR COMM CENTER MOVIES	\$ 30.58
CUMMINS IRRIGATION	SPRINKLER REPAIR	\$ 135.00
STAPLES CREDIT PLAN	OFFICE SUPPLIES-NC LIBRARY	\$ 3.79
STAPLES CREDIT PLAN	OFFICE SUPPLIES-NC LIBRARY	\$ 126.22
BRENNAN, LINDSAY	MEM PARK RENTAL: 10-15-2022	\$ 100.00
KEMPTON FLAG	FLAGS-BOROUGH HALL	\$ 939.20
CUMMINS IRRIGATION	sprinkler maint contract	\$ 1,000.00
SEABOARD WELDING SUPPLY	REFILL OXYGEN: SEPT 2022	\$ 18.50
BROWN & BROWN BENEFIT ADVISORS	CONSULTING FEE:NOVEMBER 2022	\$ 1,250.00
BROWN & BROWN BENEFIT ADVISORS	CONSULTING FEE: APRIL 2022	\$ -
ELLCOTT NETWORK CONSULTANTS	4TH QTR 2022	\$ 5,473.86
JARDINE, ALBERT	CELL PHONE ALLOWANCE-OCT 2022	\$ 100.00
HELLWIG, KELLY	CELL PHONE ALLOWANCE-OCT 2022	\$ 100.00
REYNOLDS, ROBERT SR.	CELL PHONE ALLOWANCE-OCT 2022	\$ 50.00
LAUENSTEIN, ERIC	CELL PHONE ALLOWANCE-OCT 2022	\$ 35.00
QUAGLIATO, MATTHEW	CELL PHONE ALLOWANCE-OCT 2022	\$ 100.00
CANO, HOOVER	CELL PHONE ALLOWANCE-OCT 2022	\$ 100.00
OLIWA & COMPANY, CPA's	AUDIT 2021	\$ 8,500.00
OLIWA & COMPANY, CPA's	AUDIT 2021	\$ 8,500.00
NJ DEPT OF COMMUNITY AFFAIRS	3RD QTR DCA FEES 2022	\$ 551.00
READY REFRESH, BY NESTLE	SERVICE: OCTOBER 2022	\$ 416.15
AVAKIAN, LEON S INC.	NC 21-08 #19577 21 ROAD PROG	\$ 85.00
AVAKIAN, LEON S INC.	NC 20-08 #19571 2020 ROAD PROG	\$ 1,275.00
AVAKIAN, LEON S INC.	NCPB #19572 GENESIS-96 LAIRD	\$ 1,260.00
AVAKIAN, LEON S INC.	NC 22-01 #19573	\$ 935.00
AVAKIAN, LEON S INC.	NCPB 22-04 #19574 KELLYS ACRES	\$ 765.00
AVAKIAN, LEON S INC.	NC 22-03 #19575 CDBG PHASE 4	\$ 255.00
NJ AMERICAN WATER COMPANY	SERVICE: OCTOBER 2022	\$ 619.29
CABLEVISION-MUNICIPAL	SERVICE: OCTOBER-NOVEMBER 2022	\$ 192.32
CABLEVISION-MUNICIPAL	SERVICE: OCTOBER-NOVEMBER 2022	\$ 50.96
CABLEVISION-MUNICIPAL	SERVICE: OCTOBER-NOVEMBER 2022	\$ 185.60
JCP&L	SERVICE: AUG-SEPT 2022 SEWERS	\$ 779.11
	Bill List Total for October 24, 2022	\$ 37,717.77

RESOLUTION 2022-122**BOROUGH OF NEPTUNE CITY****COUNTY OF MONMOUTH, STATE OF NEW JERSEY****TEMPORARY CURFEW FOR OCTOBER 30th – 31st**

WHEREAS, in the interest of safety and well-being in the Borough of Neptune City, it is desired of the Mayor and Council to establish a temporary curfew.

NOW THEREFORE BE IT RESOLVED, that the Mayor and Council of the Borough of Neptune City hereby adopt a curfew to be enforced by the Neptune City Police Department, between the hours of 8:00pm to 6:00 am prevailing time for the dates starting October 30th through October 31st for those under the age of 17; and

BE IT FURTHER RESOLVED, that this curfew restricts and prohibits the wearing of masks by any person during the times and dates set forth above.

RESOLUTION 2022-123**BOROUGH OF NEPTUNE CITY****COUNTY OF MONMOUTH, STATE OF NEW JERSEY****AUTHORIZING ELECTRONIC TAX SALE FOR THE BOROUGH OF NEPTUNE CITY**

WHEREAS, NJSA 54:5-19.1 authorizes electronic tax sales pursuant to rules and regulations to be promulgated by the Director of the Division of Government Services; and

WHEREAS, the Director of the Division of Local Government Services has promulgated rules and regulations for electronic tax sales; and

WHEREAS, the Director of the Division of Local Government Services has approved NJ Tax Lien Investors/RealAuction.com to conduct electronic tax sales; and

WHEREAS, an electronic tax sale is innovative and provides a greater pool of potential lien buyers, thus creating the environment for a more complete tax sale process; and

WHEREAS, the Borough of Neptune City wishes to participate in an electronic tax sale.

NOW, THEREFORE, BE IT RESOLVED, by the governing body of the Borough of Neptune City, New Jersey, that the Tax Collector is hereby authorized to participate in an electronic tax sale and submit same to the Director of the Division of Local Government Services if necessary.

BE IT FURTHER RESOLVED, that a certified copy of this resolution be forwarded to the Tax Collector, Chief Financial Officer, and Auditor.

RESOLUTION 2022-124**BOROUGH OF NEPTUNE CITY****COUNTY OF MONMOUTH, STATE OF NEW JERSEY****AUTHORIZING TAX SALE NOTICE FEE IN LIEU OF ADVERTISING**

WHEREAS, NJSA 54:5-19.1 authorizes electronic tax sales pursuant to rules and regulations to be promulgated by the Director of the Division of Local Government Services; and

WHEREAS, the rules and regulations require a municipality to send two (2) notices of tax sale to all properties included in said sale; and

WHEREAS, the rules and regulations allow said municipality to charge a fee of \$25.00 per notice for the creation, printing and mailing of said notice; and

WHEREAS, in an effort to more fairly assign greater fiscal responsibility to delinquent taxpayers, the Borough of Neptune City wishes to charge \$25.00 per notice mailed which will be assessed specifically to the delinquent accounts that are causing the need for a tax sale and not to the general tax base.

THEREFORE BE IT RESOLVED, by the Council of the Borough of Neptune City that a fee of \$25.00 per notice be established and is hereby authorized and directed to be charged for each notice of tax sale that is sent in conjunction with the 2022 electronic tax sale.

RESOLUTION 2022-125**BOROUGH OF NEPTUNE CITY****COUNTY OF MONMOUTH, STATE OF NEW JERSEY**

SUPPORTING THE ESTABLISHMENT AND OPERATION OF A FACILITY FOR CLASS 5 CANNABIS RETAILER OPERATIONS ON PREMISES OCCUPIED BY SHIPWRECK'D LLC LOCATED AT 23 WEST SYLVANIA AVENUE (BLOCK 29, LOT 1.01)

WHEREAS, on November 3, 2020, the Marijuana Legalization Amendment was approved by voters in New Jersey, which legalized the possession and use of cannabis for residents twenty-one years of age or older; and

WHEREAS, on February 22, 2021, Governor Phil Murphy signed into law the New Jersey Cannabis Regulatory, Enforcement Assistance, and Marketplace Modernization Act ("CREAMM Act"), which established the personal-use cannabis program in the State of New Jersey; and

WHEREAS, the Borough of Neptune City supports the safe and appropriate siting of cannabis businesses where such facilities are permitted pursuant to Neptune City Ordinance No. 21-04, to the extent consistent with applicable state and local statutes, rules, regulations, and ordinances; and

WHEREAS, Neptune City Ordinance No. 21-04 permits the operation of two Class 5 Cannabis Retailer licensees within the Borough of Neptune City, and there are no Class 5 Cannabis Retailer licensees currently operating within the Borough of Neptune City; and

WHEREAS, certain property exists within the Borough of Neptune City that is suitable to be developed with facilities for the construction and operation of a Class 5 Cannabis Retailer facility, as well as any other related or ancillary use (to the extent permitted by state law); and

WHEREAS, the Mayor and Council of the Borough of Neptune City hereby join the CREAMM Act's initiative, and support and endorse Shipwreck'd LLC's application for state licensure by the State of New Jersey Cannabis Regulatory Commission ("CRC") to operate a facility for Class 5 Cannabis Retailer operations on premises located at 23 West Sylvania Avenue within the Borough of Neptune City.

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

1. The Borough finds that it is important to provide for and protect the health and welfare of the citizens of the Borough of Neptune City, County of Monmouth, and the State of New Jersey, consistent with the CREAMM Act, N.J.S.A. § 24:6I-31 et seq.
2. As such, the Borough of Neptune City hereby supports the initiative taken by Shipwreck'd LLC to operate a facility for Class 5 Cannabis Retailer operations (to the extent permitted by state law) within the Borough's boundaries, particularly at 23 West Sylvania Avenue, subject to, and in accordance with, all applicable ordinances.
3. The Borough of Neptune City has authorized the operation of two Class 5 Cannabis Retailer licensees within the Borough, and therefore, because there are no Class 5 Cannabis Retailer licensees currently operating within the Borough of Neptune City, the issuance of a Class 5 license to Shipwreck'd LLC will not exceed the limit imposed by the Borough on the number of licensed Class 5 Cannabis Retailers.

RESOLUTION 2022-126**BOROUGH OF NEPTUNE CITY****COUNTY OF MONMOUTH, STATE OF NEW JERSEY****SUPPORTING THE ESTABLISHMENT AND OPERATION OF A FACILITY FOR CLASS 5 CANNABIS RETAILER OPERATIONS ON PREMISES OCCUPIED BY IVY HALL NEW JERSEY LLC LOCATED AT 35 WEST SYLVANIA AVENUE (BLOCK 28, LOT 9)**

WHEREAS, on November 3, 2020, the Marijuana Legalization Amendment was approved by voters in New Jersey, which legalized the possession and use of cannabis for residents twenty-one years of age or older; and

WHEREAS, on February 22, 2021, Governor Phil Murphy signed into law the New Jersey Cannabis Regulatory, Enforcement Assistance, and Marketplace Modernization Act ("CREAMM Act"), which established the personal-use cannabis program in the State of New Jersey; and

WHEREAS, the Borough of Neptune City supports the safe and appropriate siting of cannabis businesses where such facilities are permitted pursuant to Neptune City Ordinance No. 21-04, to the extent consistent with applicable state and local statutes, rules, regulations, and ordinances; and

WHEREAS, Neptune City Ordinance No. 21-04 permits the operation of two Class 5 Cannabis Retailer licensees within the Borough of Neptune City, and there are no Class 5 Cannabis Retailer licensees currently operating within the Borough of Neptune City; and

WHEREAS, certain property exists within the Borough of Neptune City that is suitable to be developed with facilities for the construction and operation of a Class 5 Cannabis Retailer facility, as well as any other related or ancillary use (to the extent permitted by state law); and

WHEREAS, the Mayor and Council of the Borough of Neptune City hereby join the CREAMM Act's initiative, and support and endorse Ivy Hall New Jersey LLC's application for state licensure by the State of New Jersey Cannabis Regulatory Commission ("CRC") to operate a facility for Class 5 Cannabis Retailer operations on premises located at 35 West Sylvania Avenue within the Borough of Neptune City.

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

1. The Borough finds that it is important to provide for and protect the health and welfare of the citizens of the Borough of Neptune City, County of Monmouth, and the State of New Jersey, consistent with the CREAMM Act, N.J.S.A. § 24:6I-31 et seq.
2. As such, the Borough of Neptune City hereby supports the initiative taken by Ivy Hall New Jersey LLC to operate a facility for Class 5 Cannabis Retailer operations (to the extent permitted by state law) within the Borough's boundaries, particularly at 35 West Sylvania Avenue, subject to, and in accordance with, all applicable ordinances.
3. The Borough of Neptune City has authorized the operation of two Class 5 Cannabis Retailer licensees within the Borough, and therefore, because there are no Class 5 Cannabis Retailer licensees currently operating within the Borough of Neptune City, the issuance of a Class 5 license to Ivy Hall New Jersey LLC will not exceed the limit imposed by the Borough on the number of licensed Class 5 Cannabis Retailers.

Public Participation

Mayor Wardell opened the floor to the public.

C/Thomas noted the ribbon cutting was held at Woodrow Wilson a few weeks ago, thanking those who attended; noting it is amazing to see the library come to fruition.

C/Renee thanked the Clerk for providing the minutes in a timely fashion.

There were no further comments from the public.

Adjourn -7:13 pm

Motion to Adjourn meeting by C/Pappas; Seconded by C/Renee

Voice Vote - AYE: C/Farley, C/Kocsis, C/Pappas, C/Renee, C/Thomas

ABSENT: C/Dellett


By: C. DiCorcia Williams RMC,
Borough Clerk

Cannabis Applications - Monday Meeting

1 message

Al Jardine <ajardine@neptunecitynj.com>

Thu, Oct 20, 2022 at 12:17 PM

To: A Wardell <awardell@neptunecitynj.com>, Brian Thomas <bthomas@neptunecitynj.com>, Pamela Renee <prenee@neptunecitynj.com>, Glen Kocsis <gkocsis@neptunecitynj.com>, Danielle Pappas <dpappas@neptunecitynj.com>, Scott Dellett <sdellett@neptunecitynj.com>, Dana Farley <dfarley@neptunecitynj.com>, NC Clerk <clerk@neptunecitynj.com>, Jodi Howlett <jhowlett@cgajlaw.com>

Hello all! So a little bit of news and development here with the cannabis application process. I do have the recommendation for the resolutions of support from the Cannabis Advisory Committee. The recommendation is for the resolutions of support to be awarded the top two applications, which the Committee has deemed belonging to Shipwreck'd LLC and Ivy Hall. I have attached their applications for your review. Please note that to give you all of the information these are not redacted, therefore contain some proprietary information as well as security information and are not to be shared. I have spoken with both of these companies and they are available to make a brief presentation Monday night starting at 6 and take any questions the Governing Body or anyone else may have. So we will notice that these presentations are planned and we will have a 6pm start on Monday. Shipwreck'd will present first then Ivy Hall. The files are rather large so they are available via the link below (and you may get another email from google letting you know you have access to this folder.) If you have any questions please let me know, or if you are not available to attend please let me know ASAP.

[REDACTED]

Albert S. Jardine

Borough Administrator / Tax Collector

Borough of Neptune City

106 W. Sylvania Ave

Neptune City, NJ 07753

732-776-7224 x 27

www.neptunecitynj.com

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NC Clerk <clerk@neptunecitynj.com>

Re: Cannabis Applications Received for Review

1 message

Al Jardine <ajardine@neptunecitynj.com>

Tue, Oct 11, 2022 at 12:08 PM

To: NC Clerk <clerk@neptunecitynj.com>

Cc: A Wardell <awardell@neptunecitynj.com>, Patricia Gerand <pagklg@gmail.com>, "Quagliato, Matthew" <mquagliato@neptunecitypolice.org>, Jodi Howlett <jhowlett@cgajlaw.com>

Sounds good, thanks and see everyone at 6 this evening! Any issues let me know

Albert S. Jardine

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On Mon, Oct 10, 2022 at 2:11 PM NC Clerk <clerk@neptunecitynj.com> wrote:
That sounds good.

On Oct 10, 2022, at 10:21, A Jardine <ajardine@neptunecitynj.com> wrote:

Hello all! I know it was originally discussed to meet on Wednesday this week but since we have a Council meeting tomorrow (Tuesday) and everyone was either going to be in attendance or is available, how about we bump this up to tomorrow night at 6 at Borough Hall? If any one has any issues please let me know.

Sent from my iPhone

On Oct 3, 2022, at 7:04 AM, A Wardell <awardell@neptunecitynj.com> wrote:

I'm pretty flexible.

Andrew Wardell
Mayor, Borough of Neptune City

On Sun, Oct 2, 2022, 7:44 PM Patricia Gerand <pagklg@gmail.com> wrote:
What time are you speaking about, I have to be in Edison for work on Wednesday.

On Sun, 2 Oct 2022 at 15:25, NC Clerk <clerk@neptunecitynj.com> wrote:
That works.

On Oct 2, 2022, at 14:53, A Jardine <ajardine@neptunecitynj.com> wrote:

Works for me

Sent from my iPhone

On Oct 2, 2022, at 2:51 PM, Quagliato, Matthew
<mquagliato@neptunecitypolice.org> wrote:

Yes sir

Matthew J. Quagliato, Chief of Police
Neptune City Police Department
106 W. Sylvania Ave
Neptune City, NJ 07753
Phone 732-455-0138
Fax 732-776-5162
264th Session FBI National Academy



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On Sun, Oct 2, 2022 at 2:45 PM A Wardell
<awardell@neptunecitynj.com> wrote:
Hello all. Will Wednesday the 5th work?

Andrew Wardell
Mayor, Borough of Neptune City

On Fri, Sep 30, 2022, 9:44 PM Patricia Gerand
<pagklg@gmail.com> wrote:
Hi Al, Monday doesn't work for me. I'll do my best to
accommodate another date and time that works for
the other members.
Thank you.

Sent from my iPhone

On Sep 30, 2022, at 4:46 PM,
Quagliato, Matthew
<mquagliato@neptunecitypolice.org>
wrote:

I will be at a conference in Atlantic City
from Sunday until Tuesday.

On Fri, Sep 30, 2022 at 3:15 PM Al
Jardine <ajardine@neptunecitynj.com>
wrote:

Hope everyone is enjoying these
applications. Just wanted to reach out
in hopes we can hold our first meeting
and start discussing. Figured it will be
much easier to coordinate virtually so
will set up a zoom chat or google
meeting, but how is everyone's
availability for this upcoming Monday
Oct 3rd, maybe 4pm? Or later if need
be. Please let me know
your thoughts.

Albert S. Jardine

Borough Administrator / Tax Collector

Borough of Neptune City

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On Fri, Sep 16, 2022 at 4:58 PM NC
Clerk <clerk@neptunecitynj.com>
wrote:

Good afternoon -

Please find below the link to the g-drive folder for the cannabis applications received prior to 4:00 pm today. The information is confidential as it includes unreacted information. There were four applications received for your review. We will be following up with you next week to set up a meeting.

[REDACTED]

Thank you for your time and assistance in this matter,
Corinne DiCorcia Williams, RMC
Borough Clerk
106 West Sylvania Avenue
Neptune City, New Jersey 07753
clerk@neptunecitynj.com
732-776-7224 x 41

**Matthew J. Quagliato, Chief of
Police
Neptune City Police Department
106 W. Sylvania Ave
Neptune City, NJ 07753
Phone 732-455-0138
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