Agenda
Meeting of the Municipal Council
Wednesday, January 28, 2026
REGULAR MEETING 6:00 PM

I. Executive Session - 4:00 p.m.

A. 2026-78 Resolution Authorizing A Meeting Which Excludes The Public

B. Public Safety

1. Police Monthly Report December 2025 & 2025 Yearly Report

C. Contract Negotiation

1. Block 705, Lot 4.01, 900 Springwood Avenue

2. New Cingular Wireless PCS, LLC at 1700 Kingsley Avenue, Block 4304, Lot 1

D. Attorney-Client Privilege

II. Workshop Session - 6:00 p.m.

Call to Order/Roll Call

Silent Prayer/Moment of Reflection

Salute to the Flag

Announcement - Open Public Meetings Act

As to comply with the "Open Public Meetings Act," Chapter 231, P.L. 1975, adequate Notice of this meeting has been provided in the following manner: The Annual Notice was forwarded to the Asbury Park Press, The Coaster and The Star Ledger on January 15, 2026, and posted on the bulletin board the same date. All notices are on file with the City Clerk.

Special Event Applications:

Items to be Presented:

Matters from City Council

Matters from City Manager

Matters from City Attorney

Presentation by APW Redeveloper LLC for redevelopment of 3803, Lot 1 and part of Block 4503, lot 1 (200 Cookman Avenue and 100 Asbury Avenue)

III. Regular Meeting

A. Public Participation

B. Minutes

Executive Meeting Minutes: January 14, 2026

Regular Meeting Minutes: January 14, 2026

C. Consent Agenda Resolutions

All matters listed on the Consent Agenda are presented collectively to the City Council, and will be considered for approval with one vote. These matters are considered to be routine in nature, and there will be no individual discussion of these items. If discussion is desired by one or more Council member(s) as to any particular item(s), then said item(s) shall be removed from the Consent Agenda and considered separately

2026-79 Resolution Approving Special Event Applications

2026-80 Resolution Authorizing The Transfer Of Appropriation Reserves In The Fiscal Year 2025 Budget

2026-81 Resolution Amending Temporary Budget Appropriations For 2026 Budget

2026-82 Resolution To Prorate, Cancel, And Refund Taxes For Various Properties

2026-83 Resolution to Refund Overpaid Municipal Charges for Various Properties

2026-84 Resolution Authorizing An Annual Service Agreement For Mobile Date Service Coverage

2026-85 Resolution amending the contract with F&P Associates for LSRP Services at the DPW Garage

2026-86 Resolution authorizing the annual renewal of the City's Fleet Management Software License for 2026

2026-87 Resolution Authorizing Testing Required At The Sewer Plant To Maintain Department Of Environmental Protection Compliance

2026-88 Resolution Requesting A Second Grant Award Extension From The New Jersey Department Of Transportation For The LA-2023 LAIF Asbury Park City Transportation Center, Cookman Avenue, Lake Avenue, And Springwood Avenue Bicycle Rack And Locker Grant Project

2026-89 Resolution Accepting The Bid And Awarding Of A Contract For The Rehabilitation Of Block 3603, Lot 9, Qualifier C0206, 300 Seventh Avenue, Unit 10, In The City Of Asbury Park Pursuant To The Asbury Park Home Improvement Program To A-Plus Construction, Inc.

2026-90 Release Of Performance Bond For The Completed Townhouses At 1401 Kingsley Street And The Required Posting Of A Maintenance Fee Of $2650.50

2026-91 Resolution Awarding a Contract for U.S. Environmental Protection Agency Brownfield Community-Wide Hazardous Substances CLEAN UP Grant Management and Services To Brownfield Redevelopment Solutions, Incorporated (BRS)

2026-92 Resolution approving change order #1 for the First Avenue Roadway Improvements Project

2026-93 Resolution Authorizing Appointments to the Planning Board

2026-94 Resolution Authorizing Appointments to the Business Advisory Committee

2026-95 Resolution Authorizing An Agreement With Mazza Recycling For The Processing And Disposition Of Recyclable Materials

2026-96 Resolution Approving 2022-2023 Alcoholic Beverage Control License for Asbury Music Company, Inc. in the City of Asbury Park, County of Monmouth, New Jersey

2026-97 Resolution for Liquor License Renewal 2023-2024 with 12.18 Ruling For Asbury Music Company

2026-98 Resolution for Liquor License Renewal 2024-2025 with 12.18 Ruling For Asbury Music Company

2026-99 Resolution Approving 2025-2026 Alcoholic Beverage Control License for Asbury Music Company, Inc. in the City of Asbury Park, County of Monmouth, New Jersey

D. Individual Resolutions

2026-55 Resolution approving change order #6 and request to exceed 20% change order threshold for Asbury Park Boardwalk Restroom Project

2026-100 Resolution Authorizing Payment Of Bills

2026-101 Resolution Authorizing the County of Monmouth Mosquito Control Division to Conduct Aerial Mosquito Control Operations within the City of Asbury Park

2026-102 Resolution Authorizing Uniform Shared Services Agreement Between The City Of Asbury Park, And The Monmouth Ocean Police Athletic League To Provide Space Within 9 Main Street, Asbury Park, New Jersey, For Recreation And Community Programs

2026-103 Resolution Authorizing Appointments to the Mayor's Wellness Committee

2026-104 Resolution Authorizing An Appointment to the Housing Authority

E. Ordinances

1. Introduction

2026-1 Ordinance Of The City Of Asbury Park Adding A New Section 3-40 To The City Code, To Be Entitled “E-Mobility Devices And Lithium Ion Batteries”

2026-2 Ordinance Amending the Main Street Redevelopment Plan

F. Adjournment

RESOLUTION - 2026-78

City of Asbury Park
County of Monmouth
State of New Jersey
Resolution Authorizing A Meeting Which Excludes The Public

BE IT RESOLVED by the Mayor and Council of the City of Asbury Park that this body will hold a meeting on January 28, 2026 at 6:00 PM in the Council Chambers located at 1 Municipal Plaza, Asbury Park, New Jersey, that will be limited only to consideration of an items or items with respect to which the public may be excluded pursuant to section 7b of the Open Public Meetings Act.

The general nature of the subject or subjects to be discussed are as follows:

1. Public Safety:
a. Police Monthly Report December 2025 & 2025 Yearly Report

2. Contract Negotiations:
a. Block 705, Lot 4.01, 900 Springwood Avenue
b. New Cingular Wireless PCS, LLC at 1700 Kingsley Avenue, Block 4304, Lot 1

3. Attorney-Client Privilege:

The public is excluded from said meeting, and further notice is dispensed with, all in accordance with section 8 and 4a of the Open Public Meetings Act.

ANTHONY CUCCI
CITY CLERK

I, ANTHONY CUCCI, City Clerk of the City of Asbury Park, Monmouth County, New Jersey, DO HEREBY CERTIFY the foregoing to be a true and exact copy of RESOLUTION NO. 2026-___ which was finally adopted by the City Council at a meeting held on the ___ day of ____, 2026

CERTIFIED BY ME THIS __ DAY OF ____, 2026.

_____

Anthony Cucci, City Clerk

ANTHONY CUCCI
CITY CLERK

Jennifer Phillips Smith
Director

Gibbons P.C.
141 West Front Street, Suite 240
Red Bank, New Jersey 07701
Direct: 732-704-5801 Fax: 732-865-7248
jsmith@gibbonslaw.com

December 23, 2025

VIA ELECTRONIC DELIVERY AND FEDEX

Michele Alonso, AICP, PP
Director of Planning and Redevelopment
City of Asbury Park
One Municipal Plaza
Asbury Park, NJ 07712

Re: APW Redeveloper LLC
Block 3803, Lot 1; Block 4503, Lot 1 (collectively, the "Property")
Submission to the City as Redevelopment Entity

Dear Ms. Alonso:

This firm represents APW Redeveloper LLC ("Redeveloper"), an affiliate of Asbury Partners LLC ("Master Developer"), in connection with this submission to the City Council as the redevelopment entity for the Waterfront Redevelopment Area. The Redeveloper appeared before the Technical Review Committee ("TRC") on November 21, 2025 and December 12, 2025. The project contains two components: the subdivision and the site plan.

Subdivision

The subdivision adjusts the existing lot line between Block 3803, Lot 1 and the adjacent Block 4503, Lot 1. Both lots will remain conforming. Applicant requests that the City Council adopt a resolution allowing the subdivision to proceed to the Planning Board as soon as possible.

Site Plan

The Redeveloper proposes to develop Block 3803, Lot 1 (as modestly expanded by the subdivision) with a five-story multi-family building that steps down to a single story along the easterly and southerly sides, which will provide interior parking and rooftop terraces for the adjacent units. The multi-family building is comprised of a mezzanine level to access the rooftop deck area and four stories of residential units above a single story garage for parking. The proposed development will deliver 36 for-sale residential units, approximately 58 parking spaces, and associated site improvements. Applicant requests that the City approve a Subsequent Developer Agreement for the project and authorize Applicant to proceed to the Planning Board for site plan approval.

For consideration, enclosed please find fifteen (15) copies of the following documents:

1. Application for Review by the Redevelopment Entity, including the application Checklist and Affidavit of Application;

2. Project Narrative;

3. Preliminary and Final Major Site Plan, prepared by French and Parrello Associates, dated June 9, 2025, last revised December 15, 2025, consisting of fourteen (14) sheets;

4. Minor Subdivision Plan, prepared by French and Parrello Associates, dated September 22, 2025, consisting of two (2) sheets;

5. Architectural Plans, prepared by Minno Wasko Architects and Planners, dated October 9, 2025, last revised December 18, 2025, consisting of fourteen (14) sheets; and

6. Disclosure of Political Contribution Certifications from Brian A. Cheripka, David J. Furgal, Lena Balorda-Barone, Michael Lawson, Jack Raker, Kate Keller, and Jennifer Phillips Smith.

The submitted items include revisions requested by the TRC, which have been detailed in the revised Project Narrative. Notably, the landscaping has been significantly upgraded and the first story façade was redesigned, as specifically requested by the TRC members.

We look forward to the appearing before the City Council to present the project on the first available date. Please advise if you require any additional materials prior to the meeting.

Sincerely,

Jennifer Phillips Smith
Director

cc: (*via e-mail*)
Adam Cruz
Joseph Maraziti, Esq.
Joanne Vos, Esq.
Brian A. Cheripka
David J. Furgal

Enclosures

CITY OF ASBURY PARK
ONE MUNICIPAL PLAZA
ASBURY PARK, NEW JERSEY 07712

PHONE: (732) 775-2100
WWW.CITYOFASBURYPARK.COM

JOHN MOOR, MAYOR
AMY QUINN, DEPUTY MAYOR
EILEEN CHAPMAN, COUNCILPERSON
YVONNE CLAYTON, COUNCILPERSON
JESSE KENDLE, COUNCILPERSON

MICHAEL N. CAPABIANCO, CITY MANAGER
CINDY A. DYE, RMC, CITY CLERK

Application for Review by the Redevelopment Agency

PRELIMINARY AND FINAL MAJOR SITE PLAN AND MINOR SUBDIVISION FILL IN ALL BLANKS

PROPERTY LOCATION: 200 COOKMAN AVENUE / 100 ASBURY AVENUE **Block:** 3803 / 4503 **Lot(s):** 1 / 1

1. APPLICANT INFORMATION:

Name: APW Redeveloper, LLC

Address: 1089 Ocean Avenue, 3rd Floor, Asbury Park, NJ 07712

Phone # 732-774-3378 Fax: 732-744-1172

Email: dfurgal@starfieldcompanies.com

2. ATTORNEY INFORMATION:

Name: Jennifer Phillips Smith, Esq. - Gibbons, P.C.

Address: 141 West Front Street, Suite 240, Red Bank, NJ 07701

Phone #: 732-704-5818 Fax: 732-865-7248

Email: jsmith@gibbonslaw.com

3. ARCHITECT INFORMATION:

Name: Jack Raker & Michael Lawson - Minno Wasko Architects and Planners

Address: 204 North Union Street, Ste 1, Lambertville, NJ 08530

Phone #: 609-397-9009, ext. 150 Fax: N/A

Email: mlawson@minnowasko.com

4. ENGINEER INFORMATION:

Name: Lena Balorda-Barone - French & Parrello Associates

Address: 1800 Route 34, Suite 101, Wall Township, NJ 07719

Phone #: 732-312-9751 Fax: N/A

Email: lena.barone@fpaengineers.com

5. PRESENT OWNER (If not applicant)

Name: Asbury Partners, LLC (Block 3803, Lot 1 & Block 4503, Lot 1)

Address: 1089 Ocean Avenue, 3rd Floor, Asbury Park, NJ 07712

Phone #: 732-774-3378 Fax: 732-744-1172

Email: dfurgal@starfieldcompanies.com

6. Interest of applicant, if other than owner: Affiliate of Master Developer

7. Existing Use Parking Lot

Block 3803 & 4503 Lot 1 & 1

8. Primary Zone WRA Infill Zone N/A Other N/A

9. Property is located in zone WRA as per Asbury Park Land Development Ordinance.

10. Property ☐ is ☒ is not located in a Historical District.

Historic District N/A.

11. Lot Size See Site Plan Sq. ft. Size of Structure(s) See Site Plan total sq. ft.

12. Percentage of Impervious area See Site Plan% Total # of Units 36

Building Height See Elevations Stories See Elevations

13. Proposed Amendment(s) to plan:

NONE.

APW Redeveloper, LLC

By: _____

Applicant Signature

Brian A. Cheripka, Authorized Signatory

Revised 10/2018

Carousel – Condominium Development
Block 3803, Lot 1, Block 4503, Lot 1
(36 Condominium Units)
City of Asbury Park, Monmouth County, New Jersey
Preliminary and Final Major Site Plan
and Minor Subdivision

Narrative Description of Project

Overview

APW Redeveloper LLC (the "Redeveloper") proposes the development of 36 for-sale multifamily residential dwellings to be located within one (1) building on an approximately 39,370 sf parcel to-be-known as Block 3803, Lot 1.01 (the "Property"). The Property will be created through a minor subdivision, whereby the lot lines of existing Block 3803, Lot 1 and Block 4503, Lot 1 will be adjusted to form the Property and proposed Block 4503, Lot 1.01.

The Property is bounded by Cookman Avenue to the north, Wesley Lake Drive to the west, Wesley Lake to the south, and a surface parking lot (proposed Block 4503, Lot 1.01) to the east. The Property is at the intersection of the Wesley Lake Village, Entertainment, and Ocean Avenue districts within the Prime Renewal Area of the City's Waterfront Redevelopment Area.

Subdivision

A minor subdivision is proposed to adjust the existing lot lines between Block 3803, Lot 1 and Block 4503, Lot 1. The proposed lot line adjustment would result in the creation of two new lots—Block 3803, Lot 1.01 (the "Project Lot") and Block 4503, Lot 1.01. The Project Lot will consist of all of existing Block 3803, Lot 1, plus a portion of existing Block 4503, Lot 1. The combined size of the Project Lot will be 39,370 s.f., an increase in size from the existing 32,244 s.f. Proposed Block 4503, Lot 1.01 will be 41,181 s.f., a decrease in size from the existing 48,308 s.f. Both of the proposed lots comply with the lot area and frontage requirements of the Waterfront Redevelopment Plan.

Site Plan

The proposed building will have a maximum of 5-stories (four stories of residential units and a 1-story garage level), plus a mezzanine level to access the rooftop deck area. The building steps down to one story along the southern and eastern sides of the building. The 1-story portions will contain interior parking, with rooftop terraces for the adjacent units.

The building will be set near the Cookman Avenue frontage while accounting for the need to create a soft transition from the sidewalk grade to a residential stoop entrance to the elevated building finished floor. The building was designed to account for the fact that the Property is partially located in Special Flood Hazard Area AE. As the stormwater ultimately flows to Wesley Lake, which was recently determined to be a fluvial body of water by the New Jersey Department of Environmental Protection, adding fill to the Property to raise the building is not permitted. The foundation design will be flood resilient and will allow stormwater to pass beneath the parking garage level during major flooding events. The garage access point and driveway will face Wesley Lake Drive. Pedestrian access points will be provided along both

property frontages.

The Applicant will seek preliminary and final site plan approval, minor subdivision approval, and design waivers, as briefly outlined herein.

Architectural Design & Streetscape Elements

This project advances the design principles set forth in Section 2.2 (Redevelopment Objectives) of the Asbury Park Waterfront Redevelopment Plan (WRP) by developing a new residential building that extends Asbury Park's Oceanside character in a contemporary way. The building employs a brick base that is reminiscent of other iconic buildings in the waterfront area including the nearby steam plant and casino, convention hall, and the Berkely Hotel. The upper floors include ample glazing and a mix of building materials and lighter earth tones to offer a contemporary shore character. The site layout acknowledges the walkable urbanism of Cookman Avenue and the proximity to the boardwalk and provides strong sightlines to Wesley Lake and toward the ocean. Careful consideration has been taken towards the details and the articulation of facade materials to achieve the City's goals of high-quality architecture and creating a pleasant and attractive environment for pedestrians.

The project will utilize high quality building materials, including cementitious Hardie architectural panel siding, brick veneer, and metal railing systems. Black framed windows and doors have been selected based on the site's architectural context.

There is a proposed rooftop deck on top of the 5-story element, near Cookman Avenue. Second-floor units facing the south and east will have terraces above the 1-story portions of the building. In addition, private balconies on other units will offer residents expansive views of the Atlantic Ocean and Wesley Lake, as well as the breezes afforded by the community's lakefront proximity.

Building Program

The proposed project will consist of 36 condominium flats constructed in one (1) building. The proposed building is 5-stories in height at Cookman Avenue and steps down to 1-story at the rear portion of the site closest to Wesley Lake. The building is planned to contain four (4) one-bedroom units and thirty-two (32) two-bedroom units. Most of the units will have a den. All units will have at least one walk-in closet, two luxury baths, in-unit laundry, and exterior balconies or terraces. General storage will be provided for the residents for bicycles and other recreational equipment in the lower garage level.

The City's Waterfront Redevelopment Plan for Block 3803 requires 1.5 parking spaces per residential unit for a total of 54 parking spaces. Applicant is proposing 58 parking spaces, inclusive of nine (9) "Make Ready" spaces under N.J.S.A. 40:55D-661.8. As part of the frontage design, 4 parking spaces on Wesley Lake Drive will be removed and 4 new spaces will be striped resulting in no net change in on-street parking. Therefore, the proposed parking is compliant with the requirements under the Waterfront Redevelopment Plan.

Zoning & Waterfront Redevelopment Plan Compliance

The proposed project is located on a 39,370 sf lot that exceeds the Waterfront Redevelopment Plan's minimum tract area and frontage requirements. A minor subdivision to adjust the existing lot lines between Block 3803, Lot 1 and Block 4503, Lot 1 is proposed in a separate application. The compliant zoning criteria can be summarized as follows:

WRP PROVISION	PERMITTED/ REQUIRED	PROPOSED	COMPLIES
Min. Lot Area	15,000 s.f.	Block 3803, Lot 1.01 – 39,370 s.f. Block 4503, Lot 1.01 – 41,181 s.f.	YES
Min. Lot Frontage	100 ft.	Block 3803, Lot 1.01 – Cookman 150.47' Block 4503, Lot 1.01 – Cookman / Asbury 308.63'	YES
Use	Multi-family residential uses in the form of apartments	Multi-family residential uses in the form of apartments	YES

The majority of the block is permitted to have eight stories, with a step down to a maximum of three stories along Wesley Lake. Applicant believes, having consulted with the City's professionals that the proposed design complies with the Waterfront Redevelopment Plan requirements for the number of stories, as it is proposed to have a maximum of five stories and then step down to 1 story. That said, the Waterfront Redevelopment Plan, as amended, also states that "[i]f the Planning Board determines that a project deviates from the precise location where a building may transition from one maximum height to another, the applicant may seek relief from the Planning Board in accordance with the criteria set forth in Section 3.8.1(A)(1) and N.J.S.A. 40:55D-17(c)." If the Planning Board determines that relief is required for the location of the height transition, Applicant hereby seeks such relief and will provide justification during the Planning Board's public hearing.

Design Relief

The proposed condominium building will be largely consistent with the Waterfront Redevelopment Plan design standards, with some relief required from the Waterfront Redevelopment Plan, as noted below:

- Design exception to permit windows to be installed flush with the outer surface of the façade –

i.e. no window sills. This aspect of the proposed development is present in other developments throughout the entire Waterfront Redevelopment Area.

- Balconies are not continuous but this aspect of the proposed development is present in other communities within the Waterfront Redevelopment Area.
- Balconies exceed three feet in depth and are not supported by visible brackets as required by the Waterfront Redevelopment Plan.
- Doors are not all wood but rather are likely to be composite materials.
- Windowsills are not provided, whereas the WRP indicates they should be.
- Some fixed windows exist where hinged windows are required under the Waterfront Redevelopment Plan. This aspect of the proposed application is present in other developments throughout the entire Waterfront Redevelopment Area.
- The height and width ratios of the windows may not comply.

Infrastructure Improvements

Streetscape infrastructure will be completed by Master Developer in accordance with the Infrastructure Component Report.

Technical Review Committee Comments

In response to feedback received from the Technical Review Committee, the Redeveloper made the following modifications:

1. **First Story Façade** – The first-story façade has been improved with consistent brick piers, a soldier course brick header, rowlock brick window sills, and additional brick detailing to add visual texture and interest to the first story, particularly along the facades facing the lake and the Carousel. In addition, the brick parapet wall surrounding the terraces has been lowered and a black railing has been added to reduce the overall height of the wall.

2. **Landscaping** – The proposed landscaping, particularly around the base of the building and the driveway ramps, has been significantly upgraded and augmented. In particular, additional planting beds have been added near the driveway retaining walls and along the base of the building. The proposed landscaping now includes 16 species (increased from 12), with most native and drought-tolerant, all suited to Tier 2/3 beach-dune conditions per the Rutgers Coop Extension and NJ Sea Grant Consortium. Plant count nearly doubled from 379 plants to 793 total plants, adding coverage along the south side, foundations, ramps, and seasonal groundcover for scale and visual interest.

3. **Driveway Width** – The width of the driveway is 20 feet, with the area outside the cartway delineated in different materials.

4. **Garage Doors** – The single garage door has been replaced with two garage doors of conforming width.

5. **Rear Access Driveway** - The rear access driveway will be closed off to the public with bollards and used only for emergency purposes.

6. **Retaining Walls at Driveway Ramp** – The retaining walls along the driveway ramp have been skinned with brick to provide visual interest. Attention was paid to the how the ramp joins the sidewalk. Additional landscaping has been added to mask the walls.

7. **Garage Floor Plan** – The garage floor plan has been adjusted near the ADA space and bike storage room to allow sufficient walking space.

8. **Exterior Utility Meters** – The water and electric meter locations have been moved to the façade facing the carousel parking lot.

9. **Rooftop Plantings** – Planters have been added to the roof to create space for rooftop potted landscaping.

10. **Copper Roof** – A copper-colored metal roof has been added above each entrance door.

11. **Colors** – Applicant has eliminated the grey tones, in favor of beiges and white.

12. **Railings** – The white railing of the entrance walkways and ramps have been changed out for black/dark bronze to match the window trim.

13. **Board and Batten** – The amount of board and batten paneling on the facades has been decreased and limited to the corner elements.

14. **Wood-Like Accent** – The corner trim has been reduced to the smallest size offered by the manufacturer, which is 4".

15. **Entry Stairs** – The entry stairwells are now proposed in dark bronze/black metal, with black wooden slats to add texture. There is a copper-colored metal roof above each entrance. The brick detailing has been extended up the façade at each entrance to create more visual interest.

16. **Renderings** – Applicant has provided additional renderings.

17. **Operable Windows** – More operable windows have been added to every unit.

18. **Interior Stairwell** – Applicant agrees that the interior stairwell will have lighting on a motion sensor/dimmer so that light does not disturb nearby buildings.

19. **Green Checklist** – The sustainability list has been added to the plans.

PRELIMINARY AND FINAL MAJOR SITE PLAN

FOR

100 ASBURY AVE

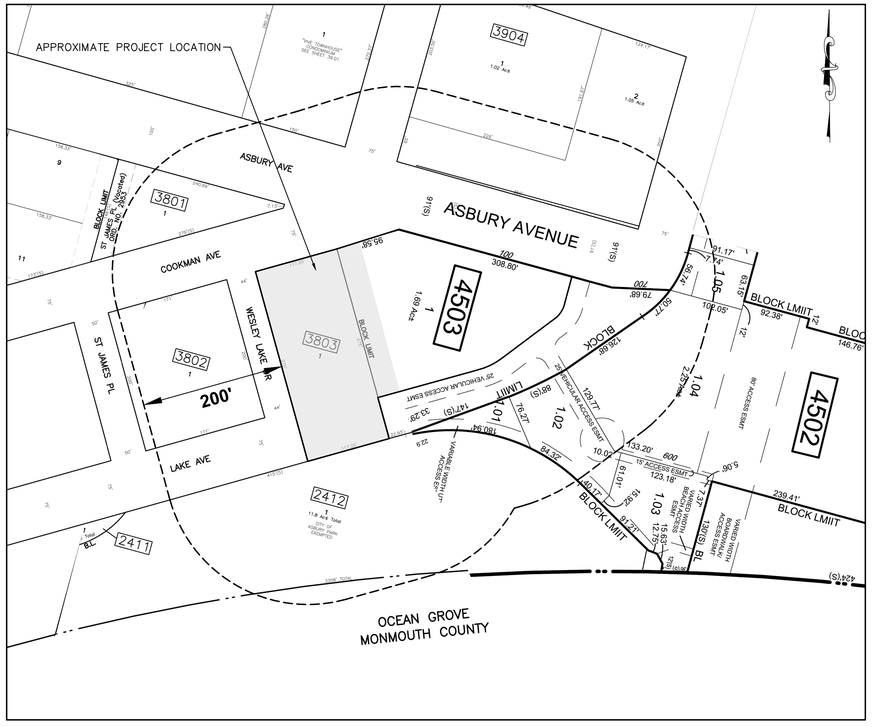
PROPOSED BLOCK 3803, LOT 1.01 AND BLOCK 4503, LOT 1.01

(EXISTING BLOCK 3803, LOT 1 AND BLOCK 4503, LOT 1)

CITY OF ASBURY PARK

MONMOUTH COUNTY, NEW JERSEY

Sheet List Table	
Sheet Number	Sheet Title
1	COVER SHEET
2	EXISTING CONDITIONS AND DEMOLITION PLAN
3	SITE LAYOUT AND DIMENSION PLAN
4	GRADING AND UTILITY PLAN
~~5~~	~~GRADING PLAN UNDER BUILDING~~
~~6~~	~~UTILITY AND SITE PROFILES~~
7	LANDSCAPING PLAN
~~8~~	~~LANDSCAPING NOTES AND DETAILS~~
9	LIGHTING PLAN
~~10~~	~~SOIL EROSION AND SEDIMENT CONTROL PLAN~~
~~11~~	~~SOIL EROSION AND SEDIMENT CONTROL NOTES AND DETAILS~~
~~12~~	~~CONSTRUCTION DETAILS~~
~~13~~	~~CONSTRUCTION DETAILS (2)~~
14	LOGISTICS PLAN



KEY MAP

(ENTIRE VICINITY IS IN THE WPRA)

PROPERTY OWNERS WITHIN 200 FEET OF SUBJECT PROPERTY (BLOCK 3803 LOT 1 AND BLOCK 4503, LOT 1):

PROPERTY OWNERS WITHIN 200 FEET OF BLOCK 3803, LOT 1 AND BLOCK 4503, LOT 1, LIST HAS BEEN PREPARED BY MICHAEL DELRE, CTA – CITY OF ASBURY PARK DATED MARCH 9, 2025.

BLOCK–LOT	PROPERTY OWNER	PROPERTY LOCATION	
2412-1	CITY OF ASBURY PARK	1 MUNICIPAL PLAZA	ASBURY PARK, NJ 07712
3801-1.02	ASBURY PARTNERS, LLC	1089 OCEAN AVE, 3RD FL	ASBURY PARK, NJ 07712
3802-1	ASBURY PARTNERS LLC % STARFIELD	1114 AVE OF THE AMER 39FL	NEW YORK, NY 10036
3803-1	ASBURY PARTNERS LLC % STARFIELD	1114 AVE OF THE AMER 39FL	NEW YORK, NY 10036
3903-1	VIVE ASBURY PARK CONDO ASSOC%TOWNSM	501 GRAND AVE-SUITE L2	ASBURY PARK, NJ 07712
3903-1.0101-C0001	TAYLOR, PATRICIA & SCHER, DEIRDRE	801 KINGSLEY ST, UNIT 1	ASBURY PARK, NJ 07712
3903-1.0102-C0002	CARVALHO, REBECCA CONSTANCE	801 KINGSLEY ST, UNIT 2	ASBURY PARK, NJ 07712
3903-1.0103-C0003	SCOTTI, FRANK, TRUSTEE	801 KINGSLEY ST, UNIT 3	ASBURY PARK, NJ 07712
3903-1.0104-C0004	RINALDI, MATTHEW & ELIZABETH	801 KINGSLEY ST, UNIT 4	ASBURY PARK, NJ 07712
3904-1	ASBURY PARTNERS,LLC % STARFIELD	1114 AVE OF THE AMER 39FL	NEW YORK, NY 10036
3904-2	EMPRESS PROPERTIES, INC	57 SO MAIN ST, PMB #393	NEPTUNE, NJ 07753
4501-1.01	CITY OF ASBURY PARK	1 MUNICIPAL PLAZA	ASBURY PARK, NJ 07712
4502-1.01	MADISON ASBURY RETAIL, LLC	1100 OCEAN AVENUE	ASBURY PARK, NJ 07712
4502-1.02	MADISON ASBURY RETAIL, LLC	1100 OCEAN AVENUE	ASBURY PARK, NJ 07712
4502-1.03	MADISON ASBURY RETAIL, LLC %MADISON	1100 OCEAN AVENUE	ASBURY PARK, NJ 07712
4502-1.04	MADISON ASBURY RETAIL, LLC %MADISON	1100 OCEAN AVENUE	ASBURY PARK, NJ 07712
4502-1.05	MADISON ASBURY RETAIL, LLC	1100 OCEAN AVENUE	ASBURY PARK, NJ 07712
4502-1.06	FIRST AVENUE PAVILION LLC	1300 OCEAN AVENUE, STE M1	ASBURY PARK, NJ 07712
4503-1	ASBURY PARTNERS,LLC % STARFIELD	1114 AVE OF THE AMER 39FL	NEW YORK, NY 10036
101-1	OWNSHIP OF NEPTUNE	PO BOX 1125	NEPTUNE, NJ 07754

PUBLIC UTILITIES AND OR CABLE COMPANY WITHIN 200 FEET OF SUBJECT PROPERTIES:

RICHARD S. COHEN, SECRETARY & CORPORATE COUNSEL
JERSEY CENTRAL POWER AND LIGHT COMPANY
300 MADISON AVENUE
MORRISTOWN, NJ 07962–1911

OLETA HARDEN, SR., VICE PRESIDENT AND SECRETARY
NEW JERSEY NATURAL GAS COMPANY
1514 WYCKOFF ROAD PO BOX 1464
WALL, NJ 07719

NEW JERSEY – AMERICAN WATER COMPANY, INC.
C/O GENERAL TAX DEPT.
PO BOX 5627
CHERRY HILL, NJ 08034

CABLEVISION
ENGINEERING DEPARTMENT
1501 18TH AVENUE
WALL, NJ 07719

ASBURY PARK ENGINEERING
PUBLIC WORKS & SEWER DEPT.
9 MAIN STREET
ASBURY PARK, NJ 07712

OTHER AGENCIES TO BE NOTIFIED ON 200' CERTIFIED LISTS:

RUDY GUERDS, DIRECTOR
PROPERTY MANAGEMENT
NEW JERSEY TRANSIT CORPORATION
ONE PENN PLAZA EAST, 7TH FLOOR
NEWARK, NJ 07105–2246

ROBERT W CLARK, DIRECTOR
MONMOUTH COUNTY PLANNING BOARD
HALL OF RECORDS ANNEX
MAIN STREET
FREEHOLD, NJ 07728

THOMAS DOWD, REGIONAL ENGINEER NJ DOT
CENTRAL REGION PERMITS
100 DANIELS WAY
FREEHOLD, NJ 07728

STATE OF NEW JERSEY
DEPT OF ENVIRONMENTAL PROTECTION
LAND USE MANAGEMENT & COMPLIANCE
PO BOX 439
TRENTON, NJ 08625–0439

NJDEP ELECTRONIC APPROVAL STAMP

GENERAL NOTES:

1. THE PROPERTY IS CURRENTLY KNOWN AND DESIGNATED AS BLOCK 3803 LOT 1 AND BLOCK 4503 LOT 1 AS SHOWN ON THE CURRENT TAX ASSESSMENT MAP OF CITY OF ASBURY PARK, SHEET NO. 38 AND 45 AND IS SITUATED IN THE "WPRA" (WATERFRONT PRIME RENEWAL AREA) ZONING DISTRICT. THE SUBJECT PROPERTY IS PROPOSED TO BE SUBDIVIDED (LOT LINE ADJUSTMENT) INTO BLOCK 3803 LOT 1.01 AND BLOCK 4503 LOT 1.01.

   OWNER:
   ASBURY PARTNERS, LLC
   1089 OCEAN AVENUE, 3RD FLOOR
   ASBURY PARK, NJ 07712

   APPLICANT:
   APW REDEVELOPER, LLC
   C/O ASBURY PARTNERS, LLC
   1089 OCEAN AVENUE, 3RD FLOOR
   ASBURY PARK, NJ 07712

2. EXISTING USE:
   PARKING LOT

   PROPOSED USE:
   MULTI–FAMILY RESIDENTIAL

3. BASE MAP INFORMATION WAS OBTAINED FROM THE FOLLOWING SOURCES:

   3.1. BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM A PLAN ENTITLED "BOUNDARY & TOPOGRAPHIC SURVEY PREPARED FOR LOT 1, BLOCK 3803 & LOT 1, BLOCK 4503, SITUATED IN THE CITY OF ASBURY PARK, MONMOUTH COUNTY, NEW JERSEY" PREPARED BY FRENCH AND PARRELLO ASSOCIATES, DATED SEPTEMBER 11, 2024.

   3.2. UNDERGROUND UTILITY INFORMATION IN THE AREA OF DISTURBANCE ARE SHOWN BASED ON ABOVE GROUND OBSERVATIONS AT TIME OF SURVEY.

   3.3. ARCHITECTURAL INFORMATION OBTAINED FROM PLANS ENTITLED "ASBURY PARK–CAROUSEL" PREPARED BY MINNO WASKO ARCHITECTS AND PLANNERS, DATED 01/24/2025

   3.4. SUBDIVISION INFORMATION TAKEN FROM A PLAN ENTITLED "MINOR SUBDIVISION PREPARED FOR LOT 1, BLOCK 3803, LOT 1, BLOCK 4503 SITUATED IN THE CITY OF ASBURY PARK, MONMOUTH COUNTY, NEW JERSEY" PREPARED BY FRENCH AND PARRELLO ASSOCIATES, DATED SEPTEMBER 22, 2025.

4. BULK ZONE REQUIREMENTS

   ASBURY PARK WATERFRONT REDEVELOPMENT (WPRA ZONE; WATERFRONT PRIME RENEWAL AREA)
   RESIDENTIAL IS A PERMITTED USE. THE CITY SHALL DETERMINE IF GROUND FLOOR RETAIL IS REQUIRED ALONG COOKMAN AVENUE FRONTAGE.

REQUIREMENTS:	PERMITTED:	BL. 3803 LOT 1 EXISTING:	BL. 3803 LOT 1.01 PROPOSED:	BL. 4503 LOT 1 EXISTING:	BL. 4503 LOT 1.01 PROPOSED:
MINIMUM LOT AREA	15,000 S.F.	32,244 S.F.	39,370 S.F.	48,308 S.F.	41,181 S.F.
MINIMUM LOT FRONTAGE	100 FT	117.25 FT	150.47 FT	341.86 FT	308.63 FT
MINIMUM LOT WIDTH	N/A	117.25 FT	NO CHANGE	307.33 FT	274.10 FT
MINIMUM LOT DEPTH	N/A	275 FT	214.48 FT	214.50 FT	214.48 FT
MINIMUM SETBACK ON PUBLIC STREET	0 FT	N/A	0 FT	N/A	NO CHANGE
MAXIMUM BUILDING HEIGHT	TBD	N/A	5 STORIES	N/A	NO CHANGE
MAXIMUM IMPERVIOUS COVERAGE	90% FOR THE ENTIRE REDEVELOPMENT AREA	28,327 S.F. /32,244 S.F. = 87.9%	29,348 S.F. /39,370 S.F. = 74.5 %	48,308 S.F. /48,308 S.F. = 100%	41,181 S.F. /41,181 S.F. = 100%

   TBD- THE CITY SHALL DETERMINE THE PERMITTED HEIGHT. IT APPEARS TO BE 3 STORIES ALONG LAKE AVENUE FRONTAGE AND 8 STORIES ALONG COOKMAN AVENUE. IT IS NOT CLEAR WHERE THE TRANSITION BETWEEN 3 STORES AND 8 STORIES TAKES PLACE ALONG WESLEY LAKE DRIVE

   ON–SITE PARKING REQUIREMENT:
   REQUIRED:
   36 UNITS PROPOSED *1.5 SPACES / UNIT = 54 SPACES REQUIRED

   PROVIDED:
   58 GARAGE SPACES PROVIDED

   ON–STREET PARKING:

   REMOVING 4 PARKING SPACES ON WESLEY LAKE DRIVE
   RESTRIPING 4 PARKING SPACES ON WESLEY LAKE DRIVE

   NET GAIN = 0 PARKING SPACES

5. ALL PROPOSED UTILITIES SHALL BE INSTALLED UNDERGROUND. GAS, ELECTRIC, CABLE, TV, AND COMMUNICATION UTILITY LAYOUT AND DESIGN PLANS SHALL BE PREPARED BY THE RESPECTIVE UTILITY COMPANY.

6. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE FOLLOWING:

   6.1. NJDOT "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" 2019; AS SUPPLEMENTED

   6.2. RESIDENTIAL SITE IMPROVEMENT STANDARDS; LATEST EDITION

   6.3. CURRENT PREVAILING MUNICIPAL, COUNTY, AND/OR STATE AGENCY SPECIFICATIONS, STANDARDS, CONDITIONS, AND REQUIREMENTS

   6.4. CURRENT PREVAILING UTILITY COMPANY/AUTHORITY SPECIFICATIONS, STANDARDS, AND REQUIREMENTS

   6.5. CURRENT MANUFACTURER SPECIFICATIONS, STANDARDS, AND REQUIREMENTS.

7. TRASH AND RECYCLING DISPOSAL SHALL BE IN ACCORDANCE WITH THE CITY OF ASBURY PARK DEPARTMENT OF PUBLIC UTILITIES REQUIREMENTS.

8. THE PROPERTY IS LOCATED WITHIN A FLOOD HAZARD AREA (ELEVATION 10) AS SHOWN ON A PRELIMINARY PLAN ENTITLED "FIRM FLOOD INSURANCE RATE MAP, MONMOUTH COUNTY, NEW JERSEY, PANEL 334 OF 457" DATED JANUARY 31, 2014. COMMUNITY NUMBER 340285, MAP NUMBER 34025C0334H. THEREFORE BASED ON N.J.A.C. 7:13, THE FLOOD HAZARD ELEVATION IS ELEVATION 13.

9. THIS SET OF PLANS HAS BEEN PREPARED FOR THE PURPOSES OF MUNICIPAL AND AGENCY REVIEW AND APPROVAL. THIS SET OF PLANS SHALL NOT BE UTILIZED AS CONSTRUCTION DOCUMENTS UNTIL ALL CONDITIONS OF APPROVAL HAVE BEEN SATISFIED ON THE DRAWINGS AND EACH DRAWING HAS BEEN REVISED TO INDICATE 'ISSUED FOR CONSTRUCTION'.

10. ALL DESIGN FEATURES DEPICTED HEREON WERE BASED ON CONSTRAINTS AND REGULATIONS IN EFFECT AT THE TIME OF PREPARATION AND INITIAL PRESENTATION OF THIS PLAN. ALL CURRENT DEVELOPMENT CONSTRAINTS SHOULD BE INVESTIGATED PRIOR TO COMMENCEMENT OF ANY ACTIVITY BASED ON THIS PLAN.

11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING THE RESPECTIVE UTILITY COMPANIES FOR GAS, ELECTRIC, PHONE AND CABLE TV SERVICE LOCATIONS. LOCATION OF UTILITIES AS SHOWN ON THESE PLANS ARE PLOTTED FROM AVAILABLE DATA ON FILE WITH THE UTILITY COMPANIES AND IS NOT GUARANTEED AS TO EXACTNESS. THE CONTRACTOR IS TO CONTACT UTILITY COMPANIES 72 HOURS PRIOR TO CONSTRUCTION TO DETERMINE EXACT LOCATION. THE CONTRACTOR SHALL USE THE UTILITY LOCATIONS SHOWN AS AN AID IN DETERMINING EXACT LOCATIONS. THE CONTRACTOR SHALL FIELD VERIFY THE EXACT LOCATIONS PRIOR TO PERFORMING ANY CONSTRUCTION. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ALL DAMAGES ASSOCIATED WITH THE UTILITIES. ALL REPAIRS SHALL BE TO THE SATISFACTION OF THE AGENCIES GOVERNING THOSE UTILITIES.

12. ANY CONFLICTS ENCOUNTERED WITH EXISTING UTILITIES MUST BE ADDRESSED. COORDINATE RELOCATION WITH RESPECTIVE UTILITY COMPANY.

13. ANY IMPORTED FILL SHALL MEET THE DEFINITION OF CLEAN FILL, PURSUANT TO THE TECHNICAL REQUIREMENTS FOR SITE REMEDIATION (NJAC 7:26E–1.8).

14. THE CONTRACTOR IS RESPONSIBLE FOR RESTORING ANY AREA THAT HE/SHE DISTURBED BEYOND THE PROPERTY LIMITS TO ITS ORIGINAL CONDITION.

15. CONTRACTOR TO PROVIDE NECESSARY FOUNDATION DRAINS AND WATER–PROOFING AROUND FOUNDATION. COORDINATE WITH ARCHITECT AS REQUIRED.

16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ANY ROAD OPENING PERMITS THAT MAY BE REQUIRED FOR THE INSTALLATION OF NEW UTILITY SERVICES OR DRIVEWAY OPENINGS.

No.	Date	Revision	Revised By	Checked By
4	12/15/2025	REVISED FOR COUNCIL SUBMISSION	HJN	LBB
3	12/10/2025	REVISED PER TRC COMMENTS	HJN	LBB
2	09/22/2025	REVISED FOR TRC SUBMISSION	SP	LBB
1	07/02/2025	REVISED FOR TRC SUBMISSION	KAN/JB	LBB

100 0 100 200
SCALE IN FEET

FRENCH & PARRELLO ASSOCIATES

Corporate Office:
1800 Rt 34, Suite 101
Wall, New Jersey 07719
732.312.9800

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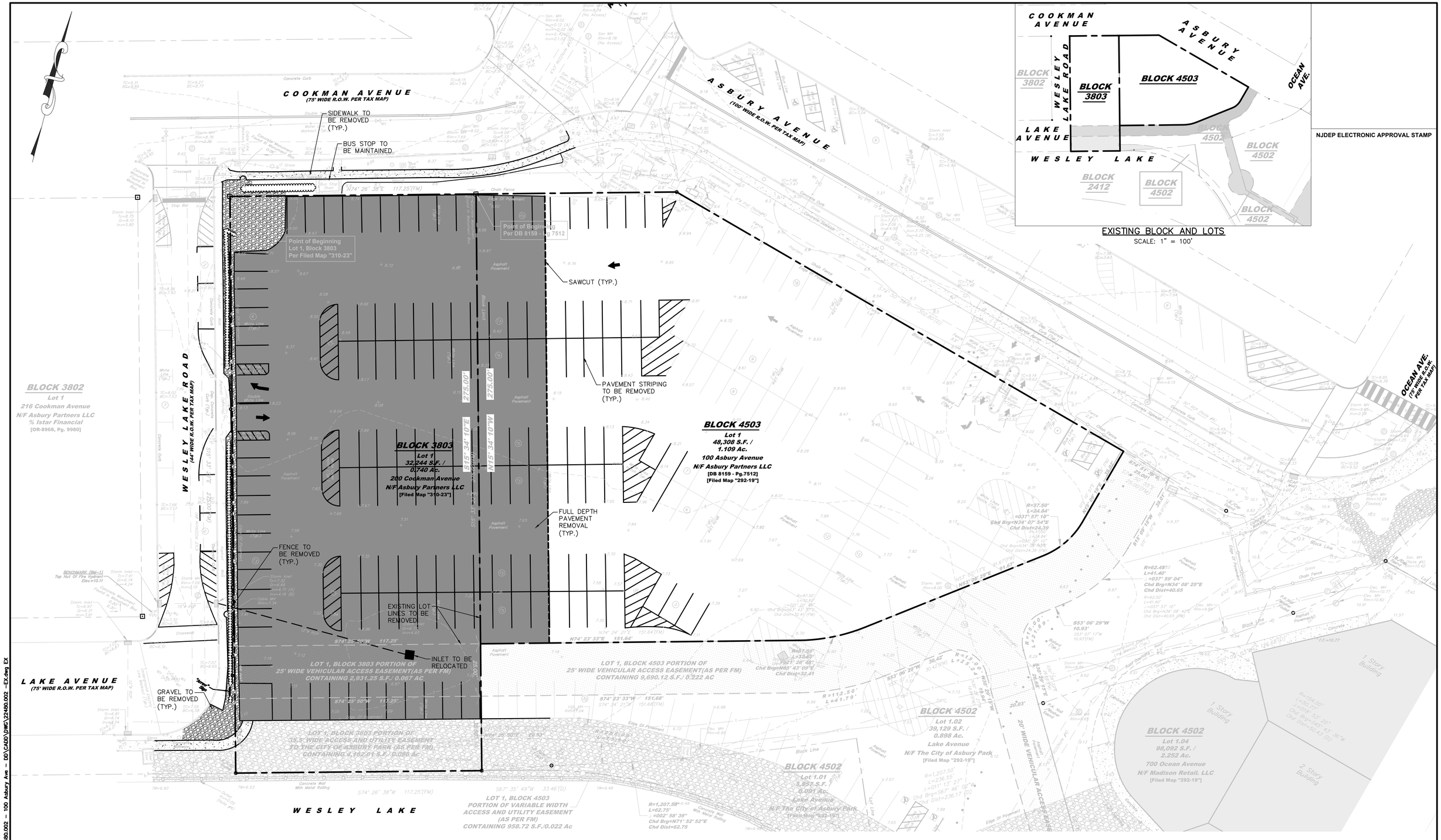
JELENA BALORDA-BARONE, P.E.
PROFESSIONAL ENGINEER, N.J. LIC. No. 44465

COVER SHEET
FOR
PRELIMINARY AND FINAL MAJOR SITE PLAN
FOR
100 ASBURY AVENUE
MULTI-FAMILY DEVELOPMENT
PROPOSED BLOCK 3803, LOT 1.01 AND BLOCK 4503, LOT 1.01
EXISTING BLOCK 3803, LOT 1 AND BLOCK 4503, LOT 1
PER CITY OF ASBURY PARK; TAX MAP SHEET NOS.
38 AND 45 – DATED DECEMBER 31, 2010
CITY OF ASBURY PARK
MONMOUTH COUNTY, NEW JERSEY

DATE:	DESIGNED BY:	SCALE:	PROJECT NUMBER:
06/09/2025	KAN/SP	1" = 100'	22480.002
DRAWN BY:	CHECKED BY:	FIELD BOOK	SHEET:
KAN/SP	JBB		1 of 14

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EXISTING BLOCK AND LOTS
SCALE: 1" = 100'

NJDEP ELECTRONIC APPROVAL STAMP

LEGEND:

- SAWCUT
- ROADWAY MARKING TO BE REMOVED
- FENCING TO BE REMOVED
- STORMWATER PIPING TO BE REMOVED
- FULL DEPTH PAVEMENT REMOVAL
- GRAVEL TO BE REMOVED
- FULL DEPTH SIDEWALK REMOVAL

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SCALE IN FEET

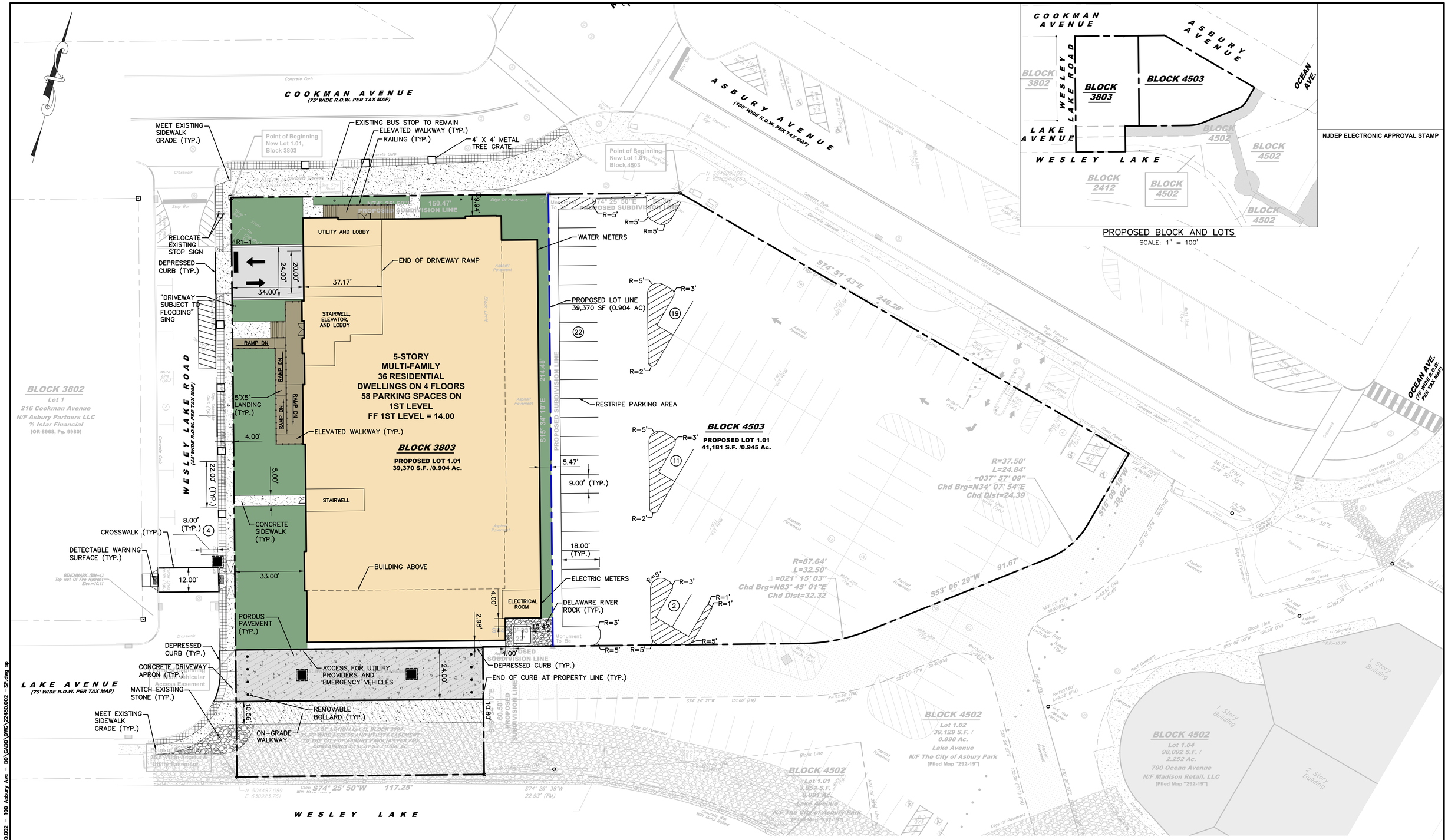
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Corporate Office:
1800 Rt.34, Suite 101
Wall, New Jersey 07719
732.312.9800
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New Jersey ▲ New York ▲ Pennsylvania ▲ Georgia
JELENA BALORDA-BARONE, P.E.
PROFESSIONAL ENGINEER, N.J. LIC. No. 44465

EXISTING CONDITIONS AND DEMOLITION PLAN
FOR
PRELIMINARY AND FINAL MAJOR SITE PLAN
FOR
100 ASBURY AVENUE
MULTI-FAMILY DEVELOPMENT
PROPOSED BLOCK 3803, LOT 1.01 AND BLOCK 4503, LOT 1.01
EXISTING BLOCK 3803, LOT 1 AND BLOCK 4503, LOT 1
PER CITY OF ASBURY PARK TAX MAP SHEET NOS. 38 AND 45 – DATED DECEMBER 31, 2010
CITY OF ASBURY PARK
MONMOUTH COUNTY, NEW JERSEY

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06/09/2025	KAN/SP	1" = 20'	22480.002
DRAWN BY:	CHECKED BY:	FIELD BOOK	SHEET:
KAN/SP	JBB		2 of 14

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PROPOSED BLOCK AND LOTS
SCALE: 1" = 100'

NJDEP ELECTRONIC APPROVAL STAMP

LEGEND:

- LOT SUBDIVISION LINE
- PROPOSED BUILDING
- LANDSCAPE AREAS
- ELEVATED WALKWAY
- CONCRETE SIDEWALK
- ASPHALT PAVEMENT
- POROUS PAVEMENT

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JELENA BALORDA-BARONE, P.E.
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SITE LAYOUT AND DIMENSION PLAN
FOR
PRELIMINARY AND FINAL MAJOR SITE PLAN
FOR
100 ASBURY AVENUE
MULTI-FAMILY DEVELOPMENT
PROPOSED BLOCK 3803, LOT 1.01 AND BLOCK 4503, LOT 1.01
EXISTING BLOCK 3803, LOT 1 AND BLOCK 4503, LOT 1
PER CITY OF ASBURY PARK TAX MAP SHEET NOS.
38 AND 45 – DATED DECEMBER 31, 2010
CITY OF ASBURY PARK
MONMOUTH COUNTY, NEW JERSEY

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I:\22K\22400\22480 -100 Asbury Avenue\22480.002 – 100 Asbury Ave – DD\CADD\DWG\22480.002 -SP.dwg dp

COOKMAN AVENUE
(75' WIDE R.O.W. PER TAX MAP)

ASBURY AVENUE
(100' WIDE R.O.W. PER TAX MAP)

WESLEY LAKE ROAD
(44' WIDE R.O.W. PER TAX MAP)

LAKE AVENUE
(75' WIDE R.O.W. PER TAX MAP)

CONNECT TO EXISTING WATER MAIN (TYP.)

CO #1
RIM=8.74
INV IN=2.96
INV OUT=2.96

8 LF 6" PVC @ 1.00%

61 LF 6" PVC @ 1.00%

70 LF 6" PVC @ 1.00%

CO #3
RIM=8.68
INV IN=2.36
INV OUT=2.36

INV IN=1.67

TC 8.57
BC 8.07

DC 8.10
G 8.06

DC 8.01
G 7.97

DC 7.94
G 7.90

TC 8.41
BC 7.91

SEE "PEDESTRIAN ENTRAMP RAMP"

5.25%

10.00%

**5-STORY
MULTI-FAMILY
36 RESIDENTIAL
DWELLINGS ON 4 FLOORS
58 PARKING SPACES ON
1ST LEVEL
FF 1ST LEVEL = 14.00**

F.F. 8.41

BLOCK 3803

**PROPOSED LOT 1.01
39,370 S.F. /0.904 Ac.**

BLOCK 3802
Lot 1
216 Cookman Avenue
N/F Asbury Partners LLC
% Istar Financial
[OR-8968, Pg. 9980]

BLOCK 4503

**PROPOSED LOT 1.01
41,181 S.F. /0.945 Ac.**

PROPOSED SUBDIVISION LINE

S74° 51' 43"E 246.28'

S74° 26' 50"E 214.48'

SEE "CROSSWALK AND CURB RAMPS"

INLET A-3
GR=6.90
INV OUT=4.47

21 LF 15" RCP @ 0.99%

EXISTING INLET
GR=7.16
INV IN=4.16
INV IN=4.26
INV OUT=4.16(EX)

DC 6.90
G 6.85

DC 6.93
G 6.89

BENCHMARK (BM-1)
Top Nut Of Fire Hydrant
Elev.=10.11

15 LF 15" RCP @ 0.50%

31 LF 4" HDPE @ 0.50%

11 LF 4" HDPE @ 0.50%

59 LF 4" HDPE @ 0.50%

52 LF 12" DIP @ 0.50%

INV=5.22

INV=5.32

DC 7.26
G 7.22

DC 6.87
G 6.83

INLET A-1
GR=6.73
INV IN=4.88
INV IN=4.88
INV OUT=4.68

INLET A-2
GR=7.12
INV IN=4.42
INV OUT=4.42

79 LF 4" HDPE @ 0.50%

31 LF 4" HDPE @ 0.50%

11 LF 4" HDPE @ 0.50%

INV=5.08

INV=5.08

PROPOSED SUBDIVISION LINE

PROPOSED SUBDIVISION LINE

LOT 1, BLOCK 3802
35' R/W WIDE ACCESS AND UTILITY EASEMENT
TO THE CITY OF ASBURY PARK (AS PER FBL)
CONTAINING 0.116 AC.± OF LANDS &C.

S74° 25' 50"W 117.25'

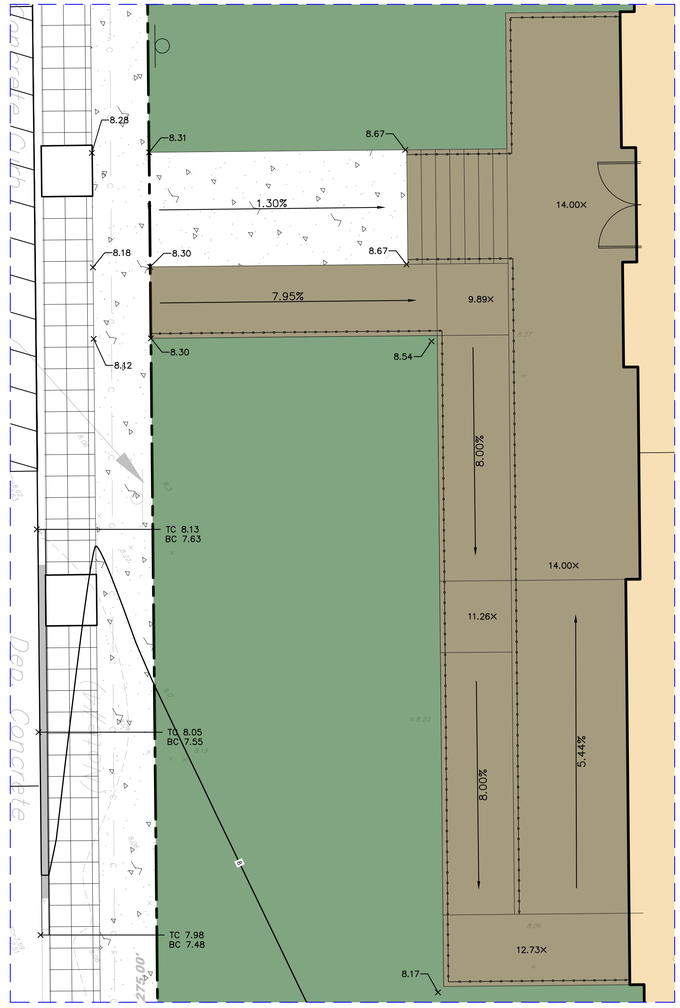
S74° 26' 38"W 117.25'(FM)

S74° 26' 38"W 22.93' (M)

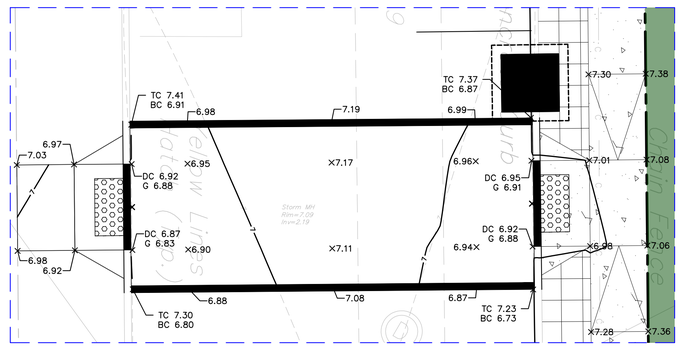
R=87.64'
L=32.50'
Δ=021° 15' 03"
Chd Brg=N63° 45' 01"E
Chd Dist=32.32

BLOCK 4502
Lot 1.01
3,957 S.F.
0.091 Ac.
Lake Avenue
N/F The City of Asbury Park
[PB-0004, Pg. 183-197]

WESLEY LAKE



PEDESTRIAN ENTRANCE RAMP
SCALE: 1" = 5'



CROSSWALK AND CURB RAMPS
SCALE: 1" = 5'

LEGEND:

- LOT SUBDIVISION LINE
- PROPOSED BUILDING
- LANDSCAPE AREAS
- ELEVATED WALKWAY
- CONCRETE SIDEWALK
- ASPHALT PAVEMENT
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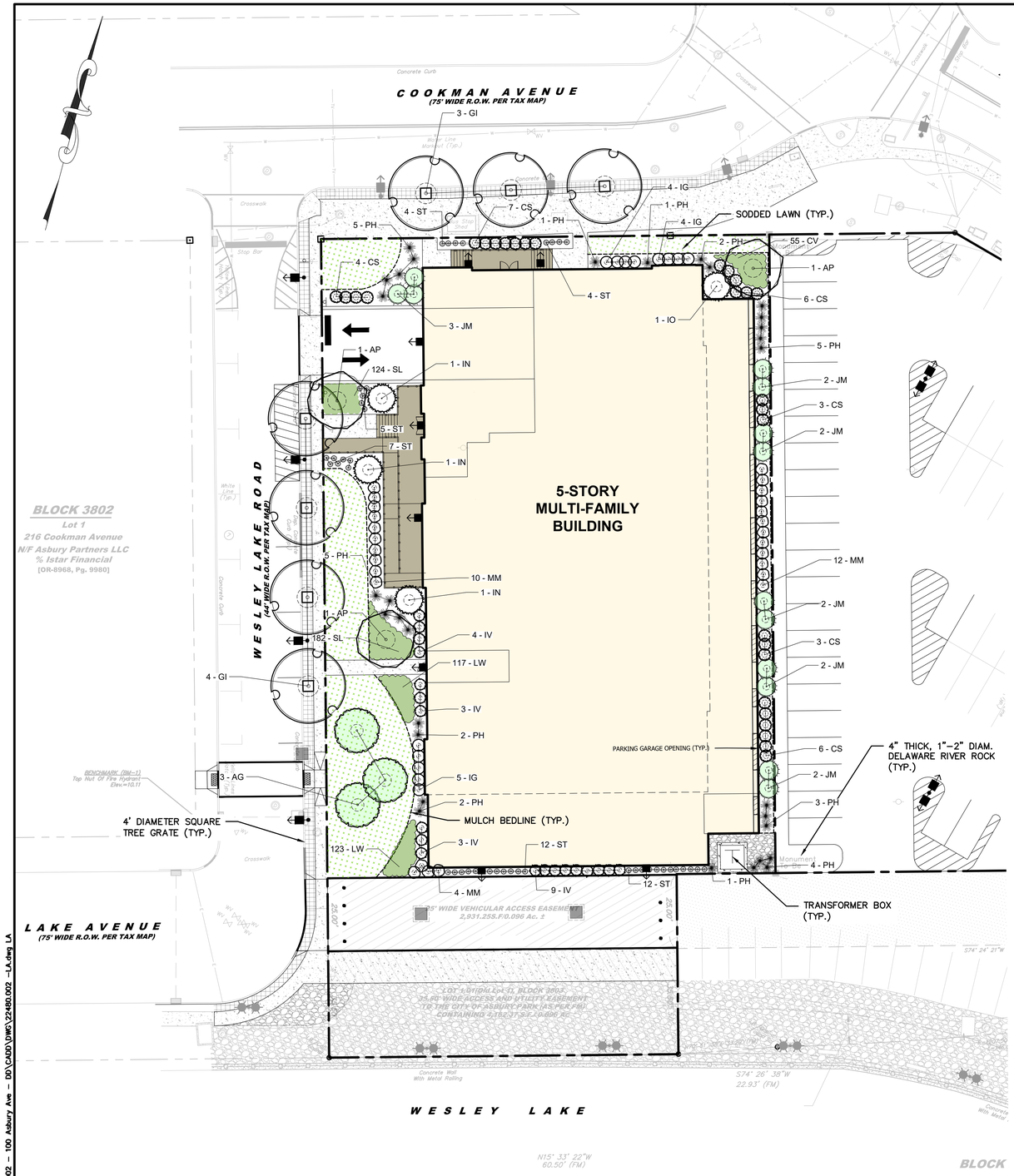
GRADING AND UTILITY PLAN
FOR
PRELIMINARY AND FINAL MAJOR SITE PLAN
FOR
100 ASBURY AVENUE
MULTI-FAMILY DEVELOPMENT
PROPOSED BLOCK 3803, LOT 1.01 AND BLOCK 4503, LOT 1.01
EXISTING BLOCK 3803, LOT 1 AND BLOCK 4503, LOT 1
PER CITY OF ASBURY PARK: TAX MAP SHEET NOS. 38 AND 45 – DATED DECEMBER 31, 2010
CITY OF ASBURY PARK
MONMOUTH COUNTY, NEW JERSEY

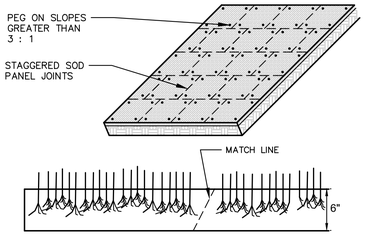
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06/09/2025	KAN/SP	1" = 20'	22480.002
DRAWN BY:	CHECKED BY:	FIELD BOOK	SHEET:
KAN/SP	JBB		4 of 14

NJDEP ELECTRONIC APPROVAL STAMP

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NOTES:

1. CULTIVATED SOD SHALL BE HARVESTED, DELIVERED AND INSTALLED WITHIN A PERIOD OF 36 HOURS.
2. APPLY FERTILIZER AT THE RATE OF 500 POUNDS PER ACRE USING 10–20–10 RATIO OR AS DETERMINED BY SOIL TESTING.
3. SUPPLY PULVERIZED DOLOMITIC LIMESTONE AT THE RATE OF 2 TONS PER ACRE OR AS DETERMINED BY SOIL TESTING.
4. APPLY 300 POUNDS 38–0–0 PER ACRE IN LIEU OF TOP DRESSING OR AS DETERMINED BY SOIL TESTING.
5. PLACE SOD STRIPS ON THE CONTOUR STARTING AT THE BOTTOM.
6. PLACE SOD WITH SNUG EVEN JOINTS THAT ARE STAGGERED.
7. ROLL OR TAMP SOD IMMEDIATELY FOLLOWING PLACEMENT.
8. ON SLOPES GREATER THAN 3 TO 1 SECURE SOD TO SURFACE SOIL WITH WOOD PEGS, WIRE STAPLES, OR SPLIT SHINGLES (8 TO 10 INCHES LONG BY 3/4 OF AN INCH).
9. ANCHOR SOD IN WATER CARRYING CHANNELS WITH HEAVY JUTE OR PLASTIC NETTING.
10. SOD SHOULD BE WATERED UNTIL MOISTURE PENETRATES THE SOIL LAYER BENEATH THE SOD TO A DEPTH OF 4 INCHES. MAINTAIN OPTIMUM MOISTURE FOR AT LEAST TWO WEEKS.

SOD INSTALLATION DETAIL

NOT TO SCALE

NJDEP ELECTRONIC APPROVAL STAMP

SODDING SPECIFICATIONS:

THE CONTRACTOR WILL BE RESPONSIBLE FOR RE-ESTABLISHING ALL AREAS DISTURBED BY CONSTRUCTION WITH SOD AS NOTED ON THE LANDSCAPE PLAN. THE SODDING WILL BE IN ACCORDANCE WITH FREEHOLD COUNTY SOIL CONSERVATION DISTRICT STANDARDS AND AS FOLLOWS:

A. SOD MIX SHALL BE BLACK BEAUTY ULTRA MIX FROM JOHNSON FARMS, ELMER NJ (JOHNSONFARMSINC.COM) OR APPROVED EQUAL.

B. ANY SLOPED AREAS 3:1 AND GREATER SHALL RECEIVE IN COMBINATION WITH THE ABOVE SPECIFIED GRASS MIXTURE AN EROSION CONTROL MATTING BY NORTH AMERICAN GREEN, OR APPROVED EQUAL.

C. PREFERRED DATES FOR SOD INSTALLATION SHALL BE DURING THE PERIODS OF EITHER MARCH 15TH TO MAY 15TH OR AUGUST 15TH TO OCTOBER 16TH.

PLANT SCHEDULE

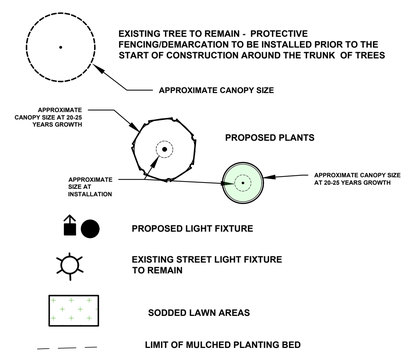
CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	MATURE SIZE	KEY	REMARKS
TREES								
AP	3	AMELANCHIER CANADENSIS 'PRINCE WILLIAM'	PRINCE WILLIAM CANADIAN SERVICEBERRY	6'-8' HEIGHT	B&B	10'-15' HEIGHT,5'-7' SPREAD	DN#&	WHITE FLOWERS EARLY SPRING. MULTI-STEM ONLY
AG	3	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE APPLE SERVICEBERRY	6'-8' HEIGHT	B&B	15'-25' HEIGHT AND SPREAD	DN#&	MULTI-TRUNK, WHITE FLOWERSAPRIL, RED FALL FOLIAGE
GI	7	GLEDITSIA TRIACANTHOS INERMIS	THORNLESS HONEY LOCUST	2.5"-3"	B&B	40'-60' HEIGHT, 25'-30' SPREAD	*N&#	YELLOW FALL FOLIAGE
EVERGREEN TREES								
IO	1	ILEX OPACA	AMERICAN HOLLY	6'-8' HEIGHT	B&B	15'-30' HEIGHT, 10'-20' SPREAD	*N&#	EVERGREEN TREE, RED BERRIES, FEMALE
IN	3	ILEX X 'NELLIE R. STEVENS'	NELLIE R. STEVENS HOLLY	7'-8' HEIGHT	B&B	15'-20'HEIGHT, 8'-12' SPREAD	&#	COMPACT EVERGREEN TREE
JM	13	JUNIPERUS SCOPULORUM 'MOONGLOW'	MOONGLOW JUNIPER	6'-8' HEIGHT	B&B	15'-25 HEIGHT, 6'-8' SPREAD	DN#&	NARROW EVERGREEN TREE
SHRUBS								
CS	29	CORNUS SERICEA	RED TWIG DOGWOOD	24"-30" HEIGHT	5 GAL.	6'-9' HEIGHT, 7'-10' SPREAD	DN#*	RED TWIGS IN WINTER
IG	13	ILEX GLABRA 'GEM BOX'	GEM BOX® INKBERRY HOLLY	24"-30" HEIGHT	5 GAL.	2'-3' HEIGHT AND SPREAD	DN#&	EVERGREEN SHRUB
IV	19	ITEA VIRGINICA 'HENRYS GARNET'	VIRGINIA SWEETSPIRE	24"-30" HEIGHT	5 GAL.	3'-4' HEIGHT, 4'-6' SPREAD	N&	WHITE FLOWERS
MM	26	MYRICA PENSYLVANICA 'MORTON'	SILVER SPRITE BAYBERRY	2'-3' HEIGHT	B&B	4'-5' HEIGHT AND SPREAD	&#N	SEMI EVERGREEN DWARF SHRUB
GRASSES								
PH	31	PANICUM VIRGATUM 'HEAVY METAL'	HEAVY METAL SWITCH GRASS	1 GAL.	1 GAL.	1.5'-3' HEIGHT, 1'-2' SPREAD	DN#&	ORNAMENTAL GRASS, BLUE GREY COLOR
ST	44	SPOROBOLUS HETEROLEPIS 'TARA'	TARA PRAIRIE DROPSEED	1 GAL.	1 GAL.		DN#&	ORNAMENTAL NATIVE GRASS
GROUND COVERS								
CV	55	COREOPSIS VERTICILLATA 'MOONBEAM'	MOONBEAM TICKSEED	2 GAL.	2 GAL.	18"-24" HEIGHT AND SPREAD	DN#	18" ON CENTER YELLOW FLOWERS, SUMMER BLOOM
LW	240	LAVANDULA ANGUSTIFOLIA 'WEE ONE'	WEE ONE ENGLISH LAVENDER	1 GAL.	1 GAL.	1'-2' HEIGHT, 1'-1.5' SPREAD	D#&	PURPLE FLOWERS, SUMMER
SL	306	SEDUM TERNATUM 'LARINEM PARK'	LARINEM PARK STONECROP	1 GAL.	1 GAL.	6"-12" HEIGHT, 12"-18" SPREAD	DN#&	WHITE FLOWERS, APRIL/MAY

KEY:

N = NATIVE PLANT OF NORTH AMERICA
*** = SPRING INSTALLATION ONLY**
 # = SELDOM OR RARELY DAMAGED BY DEER AS PER RUTGERS AG AGENCY (HTTP://NJAES.RUTGERS.EDU)
D = DROUGHT TOLERANT AS PER THE FOLLOWING SOURCES:
1. **NEW YORK CITY DEPARTMENT OF PARKS AND RECREATION (WWW.NYCGOVPARKS.ORG)**
2. **LANDSCAPING FOR WATER CONSERVATION BY RUTGERS COOPERATIVE EXTENSION (PUBLICATION E80)**
3. **RUTGERS CO OP EXTENSION OF OCEAN COUNTY (TOP DROUGHT-TOLERANT PLANTS FOR A RESILIENT GARDEN)**

& = SALT SPRAY AND SALINE SOIL TOLERANT AS PER THE FOLLOWING SOURCES:
1. **RIDOT SALT TOLERANT TREE AND SHRUB GUIDE BY UNIVERSITY OF RHODE ISLAND DEPT OF LANDSCAPE ARCHITECTURE AND PLANT SCIENCE**
2. **IMPACT OF ROAD SALT ON ADJACENT VEGETATION BY RUTGERS COOPERATIVE EXTENSION**
3. **LANDSCAPING AT THE SEASHORE EXTENSION BULLETIN #433 BY COOK COLLEGE COOPERATIVE EXTENSION**

LEGEND:



LANDSCAPE PLAN GENERAL NOTES:

1.) DO NOT INSTALL PROPOSED PLANT MATERIAL DIRECTLY ON TOP OF ANY PROPOSED OR EXISTING UNDERGROUND UTILITIES. FIELD ADJUST MATERIAL AS NEEDED FOR BOTH ABOVE AND BELOW GRADE FEATURES AS DIRECTED BY THE PROJECT PROFESSIONAL TO ACCOMMODATE ANY POTENTIAL CONFLICTS.

2.) AN IRRIGATION SYSTEM WILL BE PROVIDED FOR BOTH LAWN AND PLANTING BED AREAS.

3.) IN ORDER TO ENSURE THE VIABILITY OF THE STREET TREES, THE CONTRACTOR SHALL NOTIFY THE CITY OF ASBURY PARK TO INSPECT THE PLANTING MEDIUM IN THE EXISTING PLANTING PITS PRIOR TO THE INSTALLATION OF THE NEW STREET TREES. IF AMENDMENTS ARE REQUIRED, THE STREET TREE PLANTING DETAIL PROVIDED IN THE DETAILS IN COMBINATION WITH TRENCHING REQUIREMENTS IN THE AMENDED AND RESTATED INFRASTRUCTURE COMPONENT REPORT FOR THE WATERFRONT REDEVELOPMENT AREA REVISED TO MAY 31, 2018 MAY BE REQUIRED.

4.) SEE PLANTING NOTES ON DETAIL SHEET(S) FOR ADDITIONAL REQUIREMENTS.

No.	Date	Revision	Revised By	Checked By
4	12/15/2025	REVISED FOR COUNCIL SUBMISSION	HJN	LBB
3	12/10/2025	REVISED PER TRC COMMENTS	HJN	LBB
2	09/22/2025	REVISED FOR TRC SUBMISSION	SP	LBB
1	07/02/2025	REVISED FOR TRC SUBMISSION	KAN/JB	LBB

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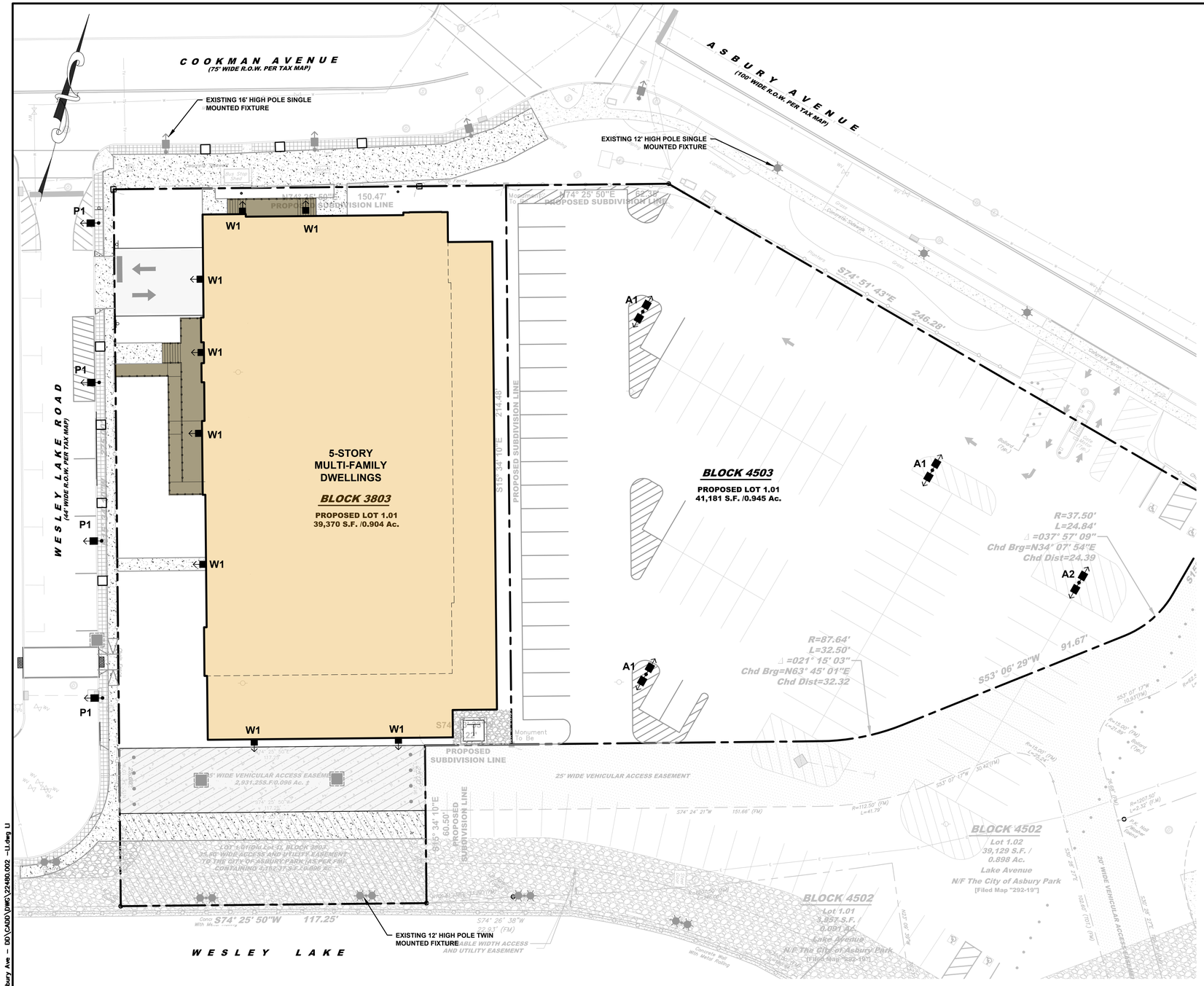
SARAH REBAR BISAHA, L.L.A., P.P.
LICENSED LANDSCAPE ARCHITECT, N.J. LIC. No. AS000639

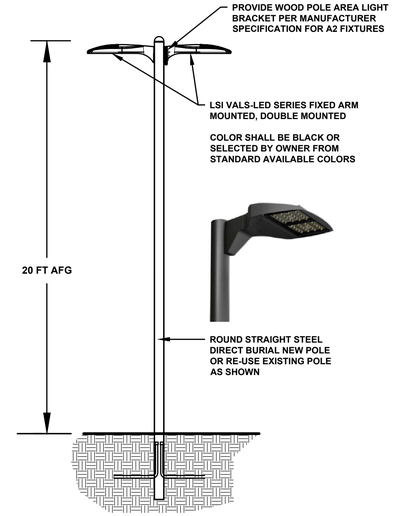
LANDSCAPING PLAN
FOR
PRELIMINARY AND FINAL MAJOR SITE PLAN
FOR
100 ASBURY AVENUE
MULTI-FAMILY DEVELOPMENT
PROPOSED BLOCK 3803, LOT 1.01 AND BLOCK 4503, LOT 1.01
EXISTING BLOCK 3803, LOT 1 AND BLOCK 4503, LOT 1
PER CITY OF ASBURY PARK: TAX MAP SHEET NOS. 38 AND 45 – DATED DECEMBER 31, 2010
CITY OF ASBURY PARK
MONMOUTH COUNTY, NEW JERSEY

DATE:	DESIGNED BY:	SCALE:	PROJECT NUMBER:
06/09/2025	SRB	1" = 20'	22480.002
DRAWN BY:	CHECKED BY:	FIELD BOOK	SHEET:
SRB	SRB		7 of 14

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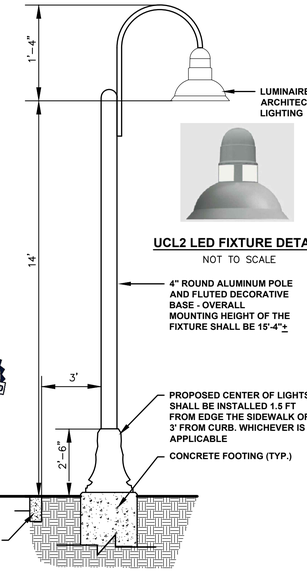
POLE MOUNTED LIGHTING NOTES:

1. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR OWNER'S APPROVAL PRIOR TO ORDERING ANY MATERIAL AND FOR PROPOSED FOOTINGS/PEDESTALS
2. LIGHT FIXTURE PRODUCT INFO:
   - PRODUCT: V-LOCITY SMALL (VALS) SERIES, LED LUMINAIRE MODELS AS SPECIFIED IN LUMINAIRE SCHEDULE
   - MANUFACTURER: LSI INDUSTRIES INC., CINCINNATI, OH WWW.LSICORP.COM PHONE: 513-372-3200
3. POLE PRODUCT INFO:
   - PRODUCT: LSI INDUSTRIES ROUND STRAIGHT STEEL DIRECT BURIAL POLE, COLOR TO BE BLACK OR SELECTED BY OWNER FROM STANDARD FINISHES.
   - MANUFACTURER: LSI INDUSTRIES INC., CINCINNATI, OH WWW.LSICORP.COM PHONE: 513-372-3200

POLE MOUNTED FIXTURE DETAIL (FIXTURE TYPE A1 & A2)

NOT TO SCALE

NJDEP ELECTRONIC APPROVAL STAMP



UCL2 LED FIXTURE DETAIL

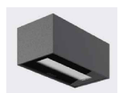
NOT TO SCALE

NOTES:

1. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR OWNER'S APPROVAL PRIOR TO ORDERING ANY MATERIAL AND FOR PROPOSED FOOTINGS/PEDESTALS
2. LIGHT FIXTURE PRODUCT INFO:
   - PRODUCT: UCL2 LED, LED LUMINAIRE MODELS AS SPECIFIED IN LUMINAIRE SCHEDULE, COLOR TO BE SELECTED BY OWNER
   - MANUFACTURER: ARCHITECTURAL AREA LIGHTING, CITY OF INDUSTRY, CA WWW.AAL.NET PHONE: 626-968-5666
3. POLE PRODUCT INFO:
   - PRODUCT: DB6 4" ROUND NON-TAPERED ALUMINUM 4" POLE WITH FLUTED DECORATIVE BASE. COLOR TO BE SELECTED BY OWNER
   - MANUFACTURER: ARCHITECTURAL AREA LIGHTING, CITY OF INDUSTRY, CA WWW.AAL.NET PHONE: 626-968-5666

LIGHT FIXTURE DETAIL (FIXTURES P1)

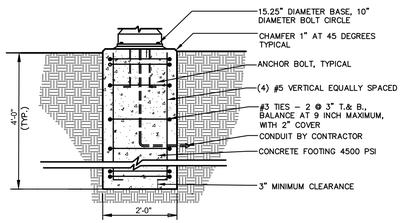
NOT TO SCALE



1. LIGHT PRODUCT INFO:
   - PRODUCT: EWO FA100 WALL/CEILING MOUNTED LED FIXTURE. COLOR TO BE SELECTED BY OWNER
   - MANUFACTURER: EWO USA, LLC, WORCESTER MA WWW.EWO.COM PHONE: 412-897-6897

WALL MOUNTED LIGHT FIXTURE DETAIL (FIXTURE W1)

NOT TO SCALE



CONCRETE FOOTING DETAIL

NOT TO SCALE

LIGHTING NOTES:

1. DO NOT INSTALL PROPOSED LIGHTS DIRECTLY ON TOP OF ANY PROPOSED OR EXISTING UNDERGROUND UTILITIES. FIELD ADJUST LIGHTS AS NEEDED AS DIRECTED BY THE PROJECT PROFESSIONAL TO ACCOMMODATE ANY POTENTIAL CONFLICTS.
2. ALL LIGHTING FIXTURES SHALL BE NON-GLARE, FULL CUT OFF, AND FULLY SHIELDED.
3. ALL PROPOSED CABLING SUPPLYING ELECTRICITY FOR EXTERIOR LIGHTING SHALL BE INSTALLED UNDERGROUND.
4. P1 FIXTURES ALONG WESLEY LAKE AVENUE TO BE INSTALLED BY MASTER BUILDER.

No.	Date	Revision	Revised By	Checked By
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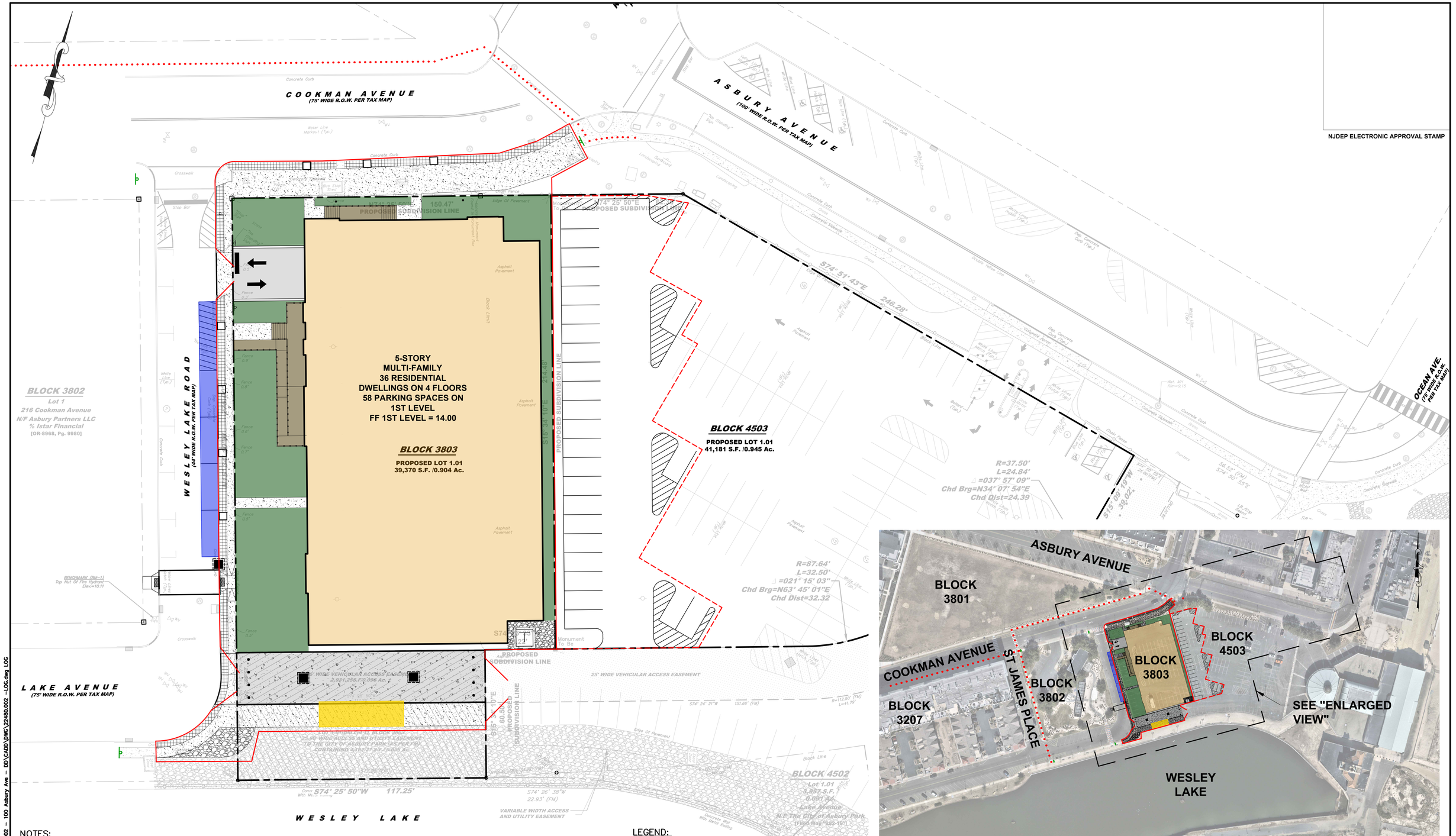
JELENA BALORDA-BARONE, P.E.
PROFESSIONAL ENGINEER, N.J. LIC. No. 44465

LIGHTING PLAN
FOR
PRELIMINARY AND FINAL MAJOR SITE PLAN
FOR
100 ASBURY AVENUE
MULTI-FAMILY DEVELOPMENT
PROPOSED BLOCK 3803, LOT 1.01 AND BLOCK 4503, LOT 1.01
EXISTING BLOCK 3803, LOT 1 AND BLOCK 4503, LOT 1
PER CITY OF ASBURY PARK: TAX MAP SHEET NOS. 38 AND 45 - DATED DECEMBER 31, 2010
CITY OF ASBURY PARK
MONMOUTH COUNTY, NEW JERSEY

DATE:	DESIGNED BY:	SCALE:	PROJECT NUMBER:
06/09/2025	GM	1" = 20'	22480.002
DRAWN BY:	CHECKED BY:	FIELD BOOK	SHEET:
GM			9 of 14

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STREET VIEW
SCALE: 1" = 100'

NOTES:

1. BEST EFFORTS WILL BE MADE TO HAVE THE SIDEWALK AVAILABLE FOR PEDESTRIANS DURING THE SUMMER–TIME, DEFINED AS BEGINNING ON THE SATURDAY BEFORE MEMORIAL AND ENDING ON LABOR DAY, SO LONG AS IT DOES NOT COMPROMISE THE HEALTH AND SAFETY OF THE PEDESTRIANS AND WORKERS AT 100 ASBURY AVENUE.
2. ALL DUMPSTERS WILL BE POSITIONED WITHIN OUR PROPERTY.
3. ALL MATERIAL STORAGE WILL BE WITHIN OUR PROPERTY.
4. ESTIMATED TIME TO COMPLETE THE PROJECT IS 12 MONTHS FROM COMMENCEMENT OF SITE WORK TO COMPLETING THE BUILDING.
5. TEMPORARY/SHORT TERM DELIVERY AREAS: DELIVERIES OF MATERIAL WILL ONLY OCCUR DURING THE DAY AND NO MATERIALS WILL REMAIN ON ROADWAY OVERNIGHT WITHOUT THE PRIOR PERMISSION OF THE CITY.
6. UNDER NO CIRCUMSTANCES MAY PARKING SPACES AND CARRIAGEWAYS OF ANY RIGHT–OF–WAY WITHIN THE CITY BE OCCUPIED BETWEEN MAY 1ST AND SEPTEMBER 30TH AND UNDER NO CIRCUMSTANCES SHALL A CARRIAGEWAY BE OCCUPIED FOR MORE THAN ONE (1) WEEK PER MONTH UNLESS THE CITY AGREES IN WRITING THAT THE ENTITY MAY OCCUPY A CARRIAGEWAY FOR ADDITIONAL TIME DURING SPECIFIC DAYS OF THE WEEK WHICH EXPERIENCE LOWER TRAFFIC VOLUMES.

LEGEND:

- TEMPORARY PERIMETER FENCE/GATE
- TEMPORARY FENCE DURING PARKING LOT RESTRIPING
- TEMPORARY/SHORT TERM DELIVERY AREAS – SEE NOTE 6
- CONSTRUCTION TRAILER
- "SIDEWALK CLOSED" SIGN
- ALTERNATE ROUTE, AS NEEDED

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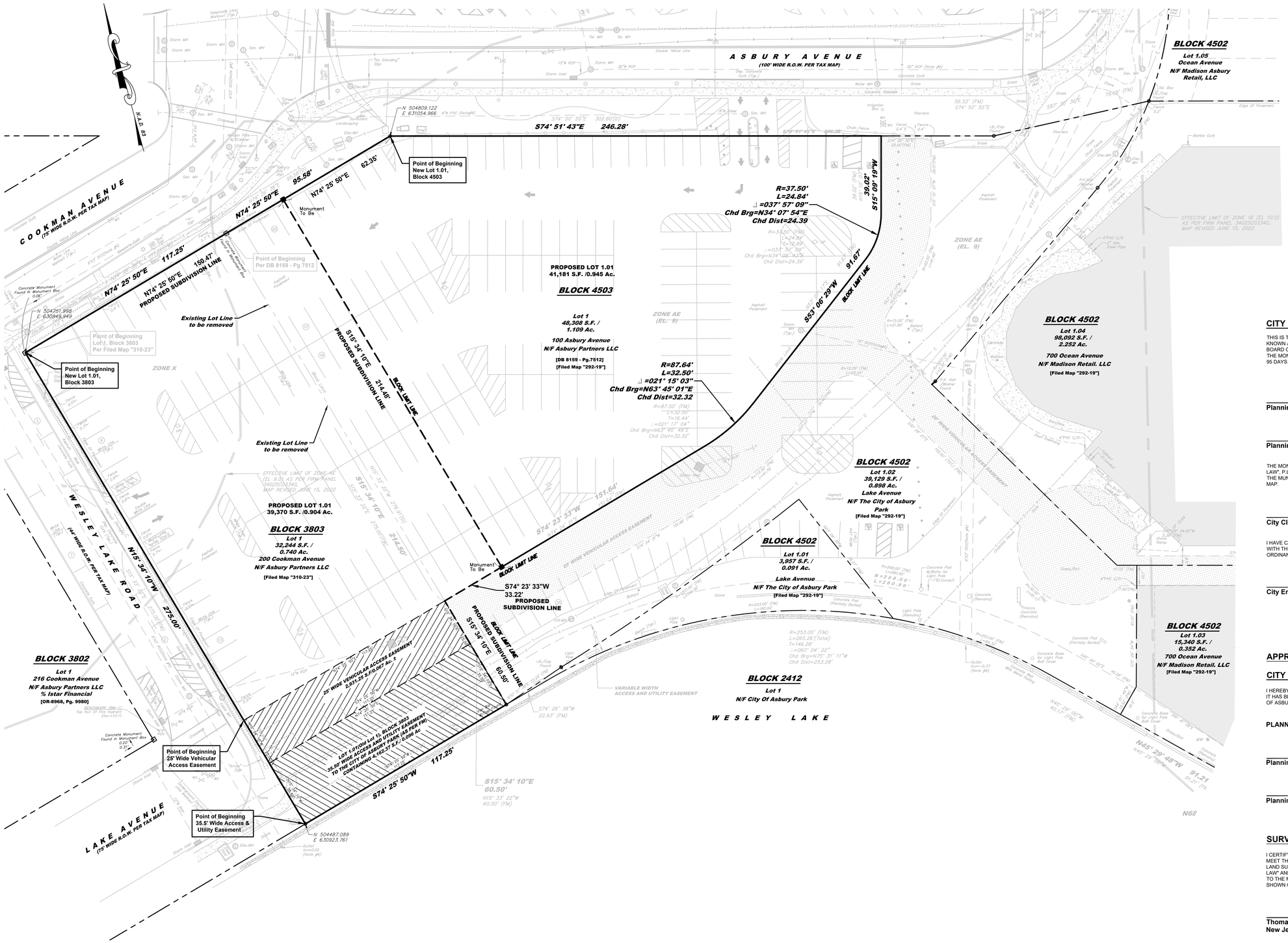
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JELENA BALORDA-BARONE, P.E.
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LOGISTICS PLAN
FOR
PRELIMINARY AND FINAL MAJOR SITE PLAN
FOR
100 ASBURY AVENUE
MULTI-FAMILY DEVELOPMENT
PROPOSED BLOCK 3803, LOT 1.01 AND BLOCK 4503, LOT 1.01
EXISTING BLOCK 3802, LOT 1 AND BLOCK 4503, LOT 1
PER CITY OF ASBURY PARK: TAX MAP SHEET NOS.
38 AND 45 – DATED DECEMBER 31, 2010
CITY OF ASBURY PARK
MONMOUTH COUNTY, NEW JERSEY

DATE:	DESIGNED BY:	SCALE:	PROJECT NUMBER:
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GM			14 of 14

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ASBURY AVENUE
(100' WIDE R.O.W. PER TAX MAP)
COOKMAN AVENUE
(75' WIDE R.O.W. PER TAX MAP)
WESLEY LAKE ROAD
(44' WIDE R.O.W. PER TAX MAP)
LAKE AVENUE
(75' WIDE R.O.W. PER TAX MAP)
N.J.S.H. 88
BLOCK 4502
Lot 1.05
Ocean Avenue
N/F Madison Asbury Retail, LLC
S74° 51' 43"E 246.28'
Point of Beginning New Lot 1.01, Block 4503
N74° 25' 50"E 62.35'
95.58'
N74° 25' 50"E 117.25'
Monument To Be
Point of Beginning Per DB 8159 - Pg 7512
N74° 25' 50"E 150.47'
PROPOSED SUBDIVISION LINE
Existing Lot Line to be removed
Point of Beginning Lot 1, Block 3803 Per Filed Map "310-23"
Point of Beginning New Lot 1.01, Block 3803
PROPOSED LOT 1.01
41,181 S.F. /0.945 Ac.
BLOCK 4503
Lot 1
48,308 S.F. / 1.109 Ac.
100 Asbury Avenue
N/F Asbury Partners LLC
[DB 8159 - Pg.7512]
[Filed Map "292-19"]
R=37.50'
L=24.84'
Δ =037° 57' 09"
Chd Brg=N34° 07' 54"E
Chd Dist=24.39
S15° 09' 19"W 39.02'
S53° 06' 29"W 91.67'
BLOCK LIMIT LINE
R=87.64'
L=32.50'
Δ =021° 15' 03"
Chd Brg=N63° 45' 01"E
Chd Dist=32.32
S15° 34' 10"E 214.48'
PROPOSED SUBDIVISION LINE
BLOCK LIMIT LINE
Existing Lot Line to be removed
PROPOSED LOT 1.01
39,370 S.F. /0.904 Ac.
BLOCK 3803
Lot 1
32,244 S.F. / 0.740 Ac.
200 Cookman Avenue
N/F Asbury Partners LLC
[Filed Map "310-23"]
S74° 23' 33"W 151.64'
35' WIDE VEHICULAR ACCESS EASEMENT
BLOCK 4502
Lot 1.02
39,129 S.F. / 0.898 Ac.
Lake Avenue
N/F The City of Asbury Park
[Filed Map "292-19"]
BLOCK 4502
Lot 1.01
3,997 S.F. / 0.091 Ac.
Lake Avenue
N/F The City of Asbury Park
[Filed Map "292-19"]
Monument To Be
S74° 23' 33"W 33.22'
PROPOSED SUBDIVISION LINE
S15° 34' 10"E 60.50'
BLOCK LIMIT LINE
25' WIDE VEHICULAR ACCESS EASEMENT 2,511.25 S.F./0.057 Ac. ±
LOT 1.01(ON Lot 1), BLOCK 3803 35.50' WIDE ACCESS AND UTILITY EASEMENT TO THE CITY OF ASBURY PARK (AS PER FM) CONTAINING 4,162.77 S.F./ 0.096 AC
BLOCK 3802
Lot 1
216 Cookman Avenue
N/F Asbury Partners LLC
% Istar Financial
[OR-8968, Pg. 9980]
Point of Beginning 25' Wide Vehicular Access Easement
Point of Beginning 35.5' Wide Access & Utility Easement
S74° 25' 50"W 117.25'
S15° 34' 10"E 60.50'
N15° 33' 22"W 60.50' (FM)
S74° 26' 38"W 22.93' (FM)
VARIABLE WIDTH ACCESS AND UTILITY EASEMENT
BLOCK 2412
Lot 1
N/F City Of Asbury Park
WESLEY LAKE
BLOCK 4502
Lot 1.03
15,340 S.F. / 0.352 Ac.
700 Ocean Avenue
N/F Madison Retail, LLC
[Filed Map "292-19"]
BLOCK 4502
Lot 1.04
98,092 S.F. / 2.252 Ac.
700 Ocean Avenue
N/F Madison Retail, LLC
[Filed Map "292-19"]
N45° 29' 48"W 91.21'
N45° 29' 48"W 40.17' (FM)
ZONE AE (EL. 9)
ZONE X
EFFECTIVE LIMIT OF ZONE VE (EL 10.0) AS PER FIRM PANEL 34025C0334G, MAP REVISED JUNE 15, 2022
EFFECTIVE LIMIT OF ZONE AE (EL 9.0) AS PER FIRM PANEL 34025C0334G, MAP REVISED JUNE 15, 2022
N 504809.122 E 631054.966
N 504751.998 E 630849.949
N 504487.089 E 630923.761
BENCHMARK (BM-1) Top Nut Of Fire Hydrant Elev.=10.11
Concrete Monument Found In Monument Box 0.20' S 0.3'W
Concrete Monument Found In Monument Box 0.06'
N15° 33' 22"W 275.91' (FM)
S15° 34' 10"E 214.50'
S15° 34' 10"E 214.48'
N15° 33' 22"W 275.91' (FM)
R=253.00' (FM) L=265.26'(Total) T=146.28' Δ=060° 04' 22" Chd Brg=N75° 31' 11"W Chd Dist=253.28'
R=253.00' (FM) L=280.99' R=260.00' L=260.99'
R=37.50' (FM) L=24.84' T=12.89' Δ=037° 57' 09" Chd Brg=N34° 08' 43"E Chd Dist=24.39'
R=87.50' (FM) L=32.50' T=16.44' Δ=021° 17' 04" Chd Brg=N63° 45' 49"E Chd Dist=32.32'
R=15.00' (FM) L=23.56'
R=15.00' (FM) L=21.89'
R=15.00' (FM) L=23.56'
R=15.00' (FM) L=23.56'
R=15.00' (FM) L=23.56

PRELIMINARY AND FINAL SITE PLAN SUBMISSION

CAROUSEL

PROPOSED FIVE STORY MULTIFAMILY BUILDING
BLOCK 3803, LOT 1
CITY OF ASBURY PARK, MONMOUTH COUNTY, NEW JERSEY

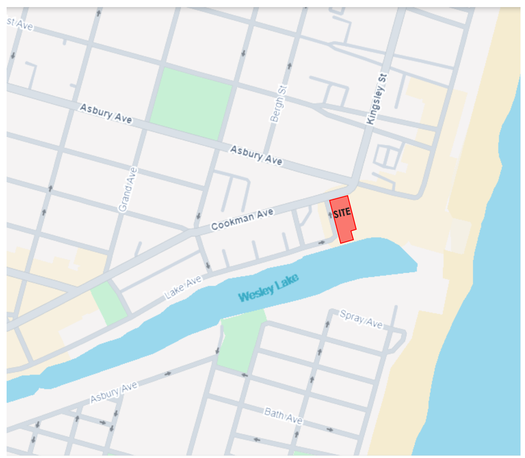


ILLUSTRATIVE PERSPECTIVE

PROJECT UNIT MIX:

TOTAL PROJECT

1 BEDROOM:	04	11%
2 BEDROOM:	32	89%
TOTAL:	**36**	



LOCATION MAP
NTS

PROJECT DATA

BLOCK / LOT:	BLOCK 3803, LOT 1
ZONING DISTRICT:	ASBURY PARK WATERFRONT REDEVELOPMENT PLAN
LOT AREA:	32,243.75 SF (0.74 ACRES)
BUILDING HEIGHT:	5 STORIES
BUILDING FOOTPRINT:	21,993 SF
DWELLING UNITS:	36 DU
GARAGE PARKING:	58 SPACES

SHEET INDEX

C-01 COVER SHEET
A-01 SITE PLAN
A-02 GROUND BUILDING PLAN
A-03 SECOND BUILDING PLAN
A-04 THIRD - FIFTH BUILDING PLAN
A-05 ROOF BUILDING PLAN
A-06 BUILDING ELEVATIONS
A-07 BUILDING ELEVATIONS
A-08 PERSPECTIVE RENDERING
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A-12 LIGHT FIXTURES
A-13 GREEN INITIATIVES

PLANNING BD. APPROVAL

PRELIMINARY AND FINAL SITE PLAN APPROVAL IS HEREBY GRANTED TO THIS SITE PLAN BY THE PLANNING BOARD OF THE CITY OF ASBURY PARK, NEW JERSEY, THIS _ _ DAY OF _ _ _ _ _ _ 2025.

_____
Board Chairman

_____
Board Secretary

_____
Board Engineer

PREPARED BY:
MINNO ■ WASKO
ARCHITECTS AND PLANNERS
204 N. UNION STREET, LAMBERTVILLE, NEW JERSEY 08530
GATEWAY TWO, SUITE 1700, NEWARK, NEW JERSEY 07102
MINNOWASKO.COM

CAROUSEL
ASBURY PARK, MONMOUTH COUNTY, NJ

PREPARED FOR:
PULTE HOMES OF NJ, LIMITED PARTNERSHIP
1089 OCEAN AVENUE, 3RD FLOOR
ASBURY PARK, NJ 07712

ISSUE:	
DATE:	**FOR:**
10-09-2025	TRC SUBMISSION
12-10-2025	TRC SUBMISSION
12-18-2025	COUNCIL SUBMISSION

C-01

COVER SHEET

96-0049-120

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01 SITE PLAN
SCALE: 1/32" = 1'-0"
0 16' 32' 64'

PARKING CALCULATIONS:

TOTAL PROPOSED GARAGE PARKING: **58 SPACES**

REFER TO CIVIL DRAWINGS/ TRAFFIC ANALYSIS FOR TOTAL PROPOSED PARKING/ SHARED PARKING ANALYSIS

SITE NOTES:

1. REFER TO CIVIL DRAWINGS FOR ALL UNDERGROUND UTILITY LOCATIONS, SIZES AND DETAILING.

2. REFER TO CIVIL DRAWINGS FOR ALL STORM WATER RUNOFF AND RETENTION INFORMATION.

3. REFER TO LANDSCAPE ARCHITECTS DRAWINGS FOR SITE DETAILS, CONDITIONS, AND LANDSCAPING DETAILS.

REFUSE/RECYCLING:

COMPACTOR IS HYDRAULICALLY OPERATED EXTRUDER-TYPE UNIT. SOLID WASTE WILL BE DELIVERED TO UNIT VIA MULTI-STORY TRASH CHUTE WITH OPENINGS ON EACH RESIDENTIAL FLOOR. COMPACTED REFUSE WILL BE EXTRUDED INTO CONTINUOUS PLASTIC TUBING OR INDIVIDUAL PLASTIC BAGS, WHICH WILL BE STORED IN TRASH COMPACTOR ROOM UNTIL PRIVATE HAULER PICKUP. AT PICKUP TIMES, BUILDING MANAGEMENT WILL WHEEL CONTAINERS TO LOADING AREA FOR PICKUP BY PRIVATE HAULER. YARD STORAGE CONTAINERS WILL BE PROVIDED.

RECYCLING BINS WILL BE LOCATED ON EACH FLOOR AND WILL BE COLLECTED BY BUILDING MANAGEMENT AND STORED IN REFUSE/RECYCLING TERMINATION ROOM UNTIL PRIVATE HAULER PICKUP. AT PICKUP TIMES, BUILDING MANAGEMENT WILL WHEEL CONTAINERS TO LOADING AREA FOR PICKUP BY PRIVATE HAULER. YARD STORAGE CONTAINERS WILL BE PROVIDED.

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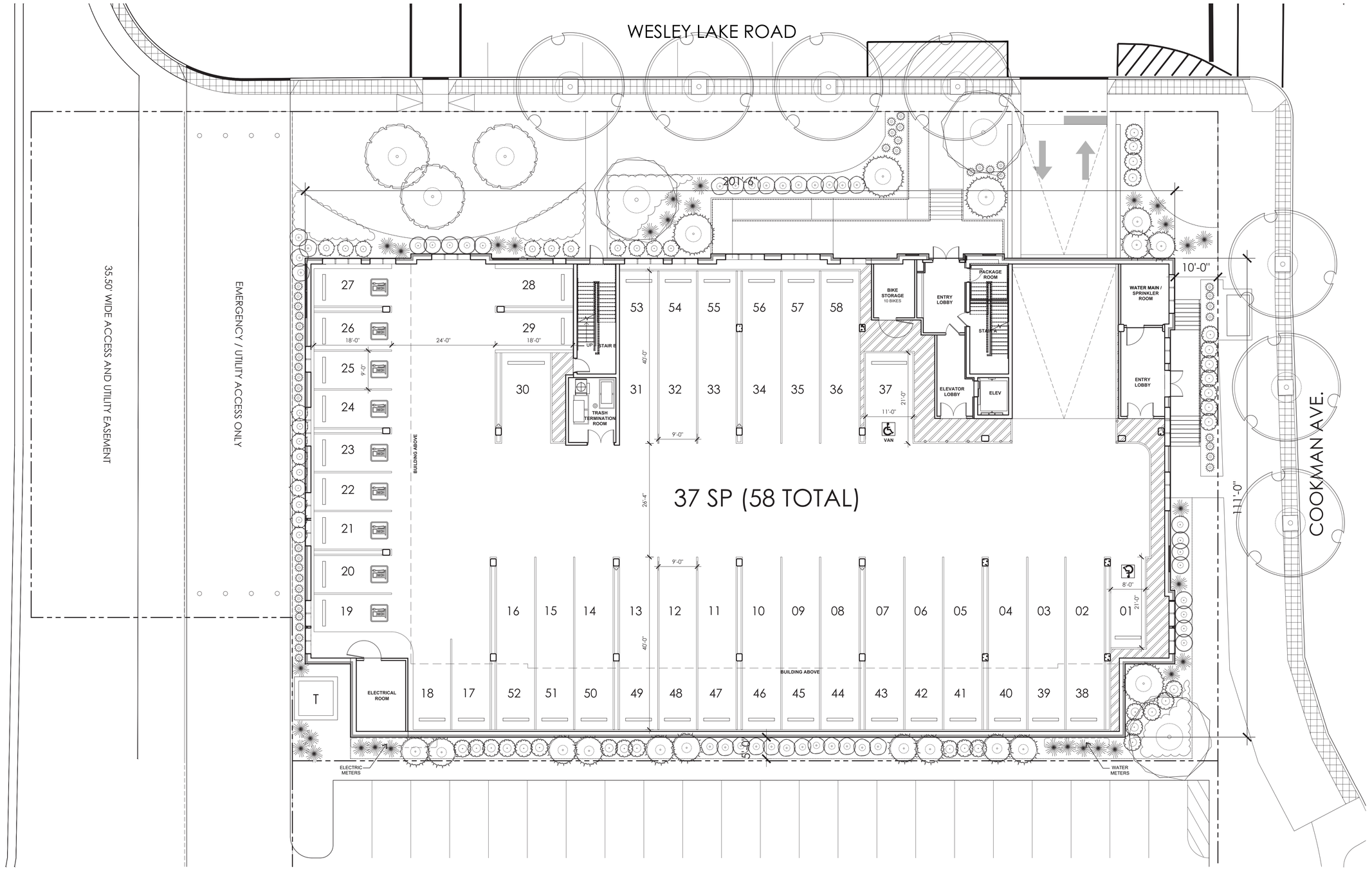
CAROUSEL
ASBURY PARK, MONMOUTH COUNTY, NJ

PREPARED FOR:
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ASBURY PARK, NJ 07712

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A-01
BUILDING PLAN

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01 GROUND FLOOR PLAN

SCALE: 3/32" = 1'-0"

0 8' 16' 24'

PARKING CALCULATIONS:

TOTAL PROPOSED GARAGE PARKING: **58 SPACES**

REFER TO CIVIL DRAWINGS/ TRAFFIC ANALYSIS FOR TOTAL PROPOSED PARKING/ SHARED PARKING ANALYSIS

SITE NOTES:

1. REFER TO CIVIL DRAWINGS FOR ALL UNDERGROUND UTILITY LOCATIONS, SIZES AND DETAILING.

2. REFER TO CIVIL DRAWINGS FOR ALL STORM WATER RUNOFF AND RETENTION INFORMATION.

3. REFER TO LANDSCAPE ARCHITECTS DRAWINGS FOR SITE DETAILS, CONDITIONS, AND LANDSCAPING DETAILS.

REFUSE/RECYCLING:

COMPACTOR IS HYDRAULICALLY OPERATED EXTRUDER-TYPE UNIT. SOLID WASTE WILL BE DELIVERED TO UNIT VIA MULTI-STORY TRASH CHUTE WITH OPENINGS ON EACH RESIDENTIAL FLOOR. COMPACTED REFUSE WILL BE EXTRUDED INTO CONTINUOUS PLASTIC TUBING OR INDIVIDUAL PLASTIC BAGS, WHICH WILL BE STORED IN TRASH COMPACTOR ROOM UNTIL PRIVATE HAULER PICKUP. AT PICKUP TIMES, BUILDING MANAGEMENT WILL WHEEL CONTAINERS TO LOADING AREA FOR PICKUP BY PRIVATE HAULER. YARD STORAGE CONTAINERS WILL BE PROVIDED.

RECYCLING BINS WILL BE LOCATED ON EACH FLOOR AND WILL BE COLLECTED BY BUILDING MANAGEMENT AND STORED IN REFUSE/RECYCLING TERMINATION ROOM UNTIL PRIVATE HAULER PICKUP. AT PICKUP TIMES, BUILDING MANAGEMENT WILL WHEEL CONTAINERS TO LOADING AREA FOR PICKUP BY PRIVATE HAULER. YARD STORAGE CONTAINERS WILL BE PROVIDED.

PREPARED BY:

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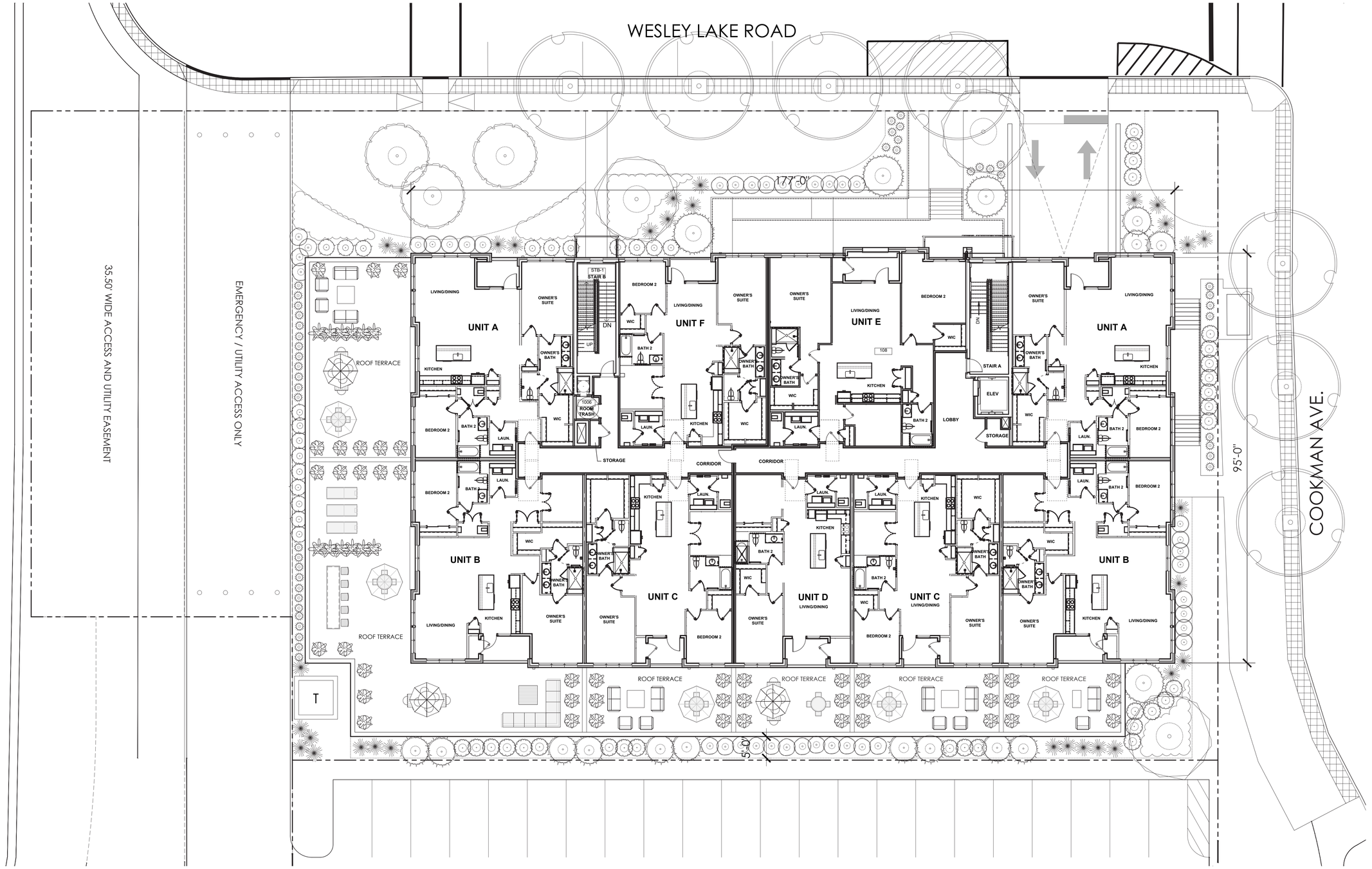
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A-02

BUILDING PLAN

96-0049-120

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01 SECOND FLOOR PLAN

SCALE: 3/32" = 1'-0"

0 8' 16' 24'

PREPARED BY:
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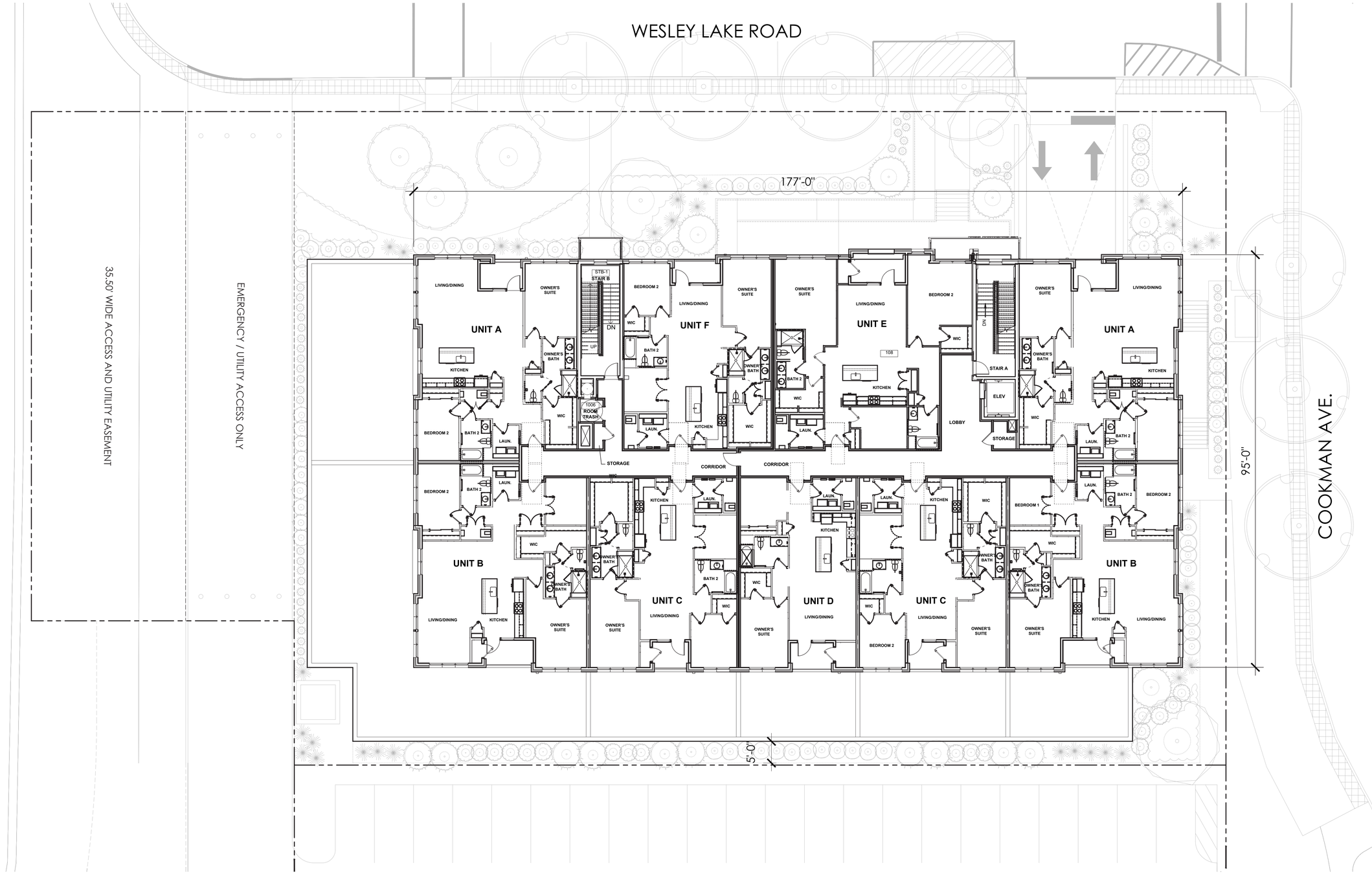
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A-03

BUILDING PLAN

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01 THIRD - FIFTH FLOOR PLAN

SCALE: 3/32" = 1'-0"

0 8' 16' 24'

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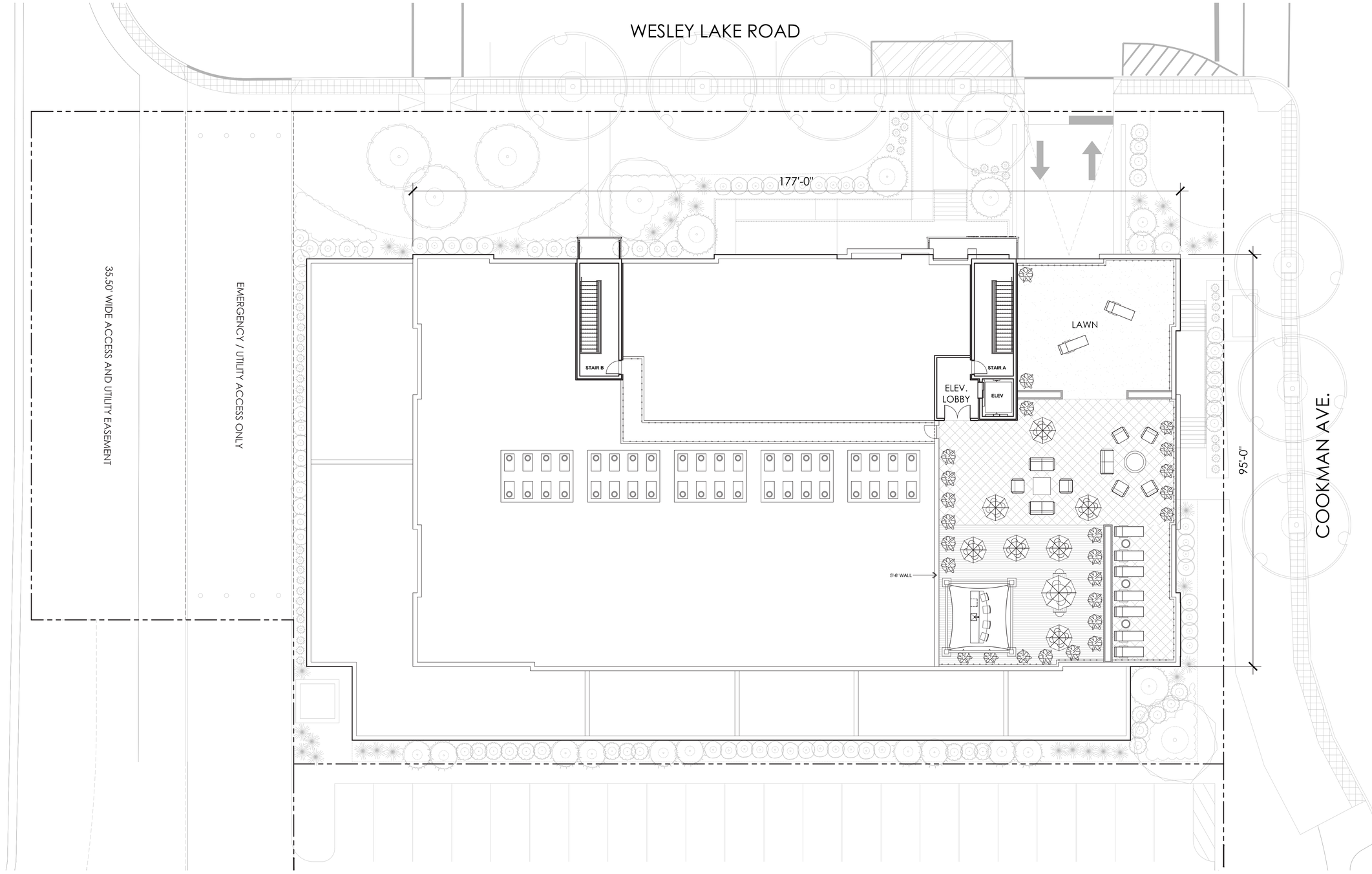
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A-04

BUILDING PLAN

96-0049-120

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01 ROOF PLAN
SCALE: 3/32" = 1'-0"
0 8' 16' 24'

PREPARED BY:

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A-05

BUILDING PLAN

96-0049-120

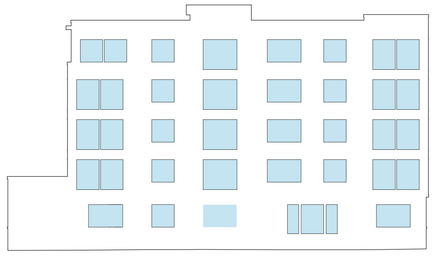
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02 NORTH BUILDING ELEVATION (COOKMAN AVENUE)

SCALE: 3/32" = 1'-0"

0 8' 16' 24'



VOID TO SOLID

TOTAL SF: 6,256 SF

VOID SF: 1,811 SF

SOLID SF: 4,444 SF

29% VOID

(MAX 45%)

03 COOKMAN AVENUE FRONTAGE VOID TO SOLID DIAGRAM

NTS

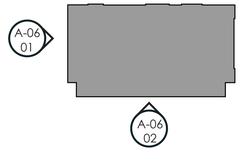


01 WEST BUILDING ELEVATION (WESLEY LAKE ROAD)

SCALE: 3/32" = 1'-0"

0 8' 16' 24'

KEY PLAN:



MATERIALS KEY:

01 BRICK VENEER
02 FIBER CEMENT SIDING 01
03 FIBER CEMENT SIDING 02
04 HORIZONTAL FIBER CEMENT SIDING 01
05 HORIZONTAL FIBER CEMENT SIDING 02
06 HORIZONTAL FIBER CEMENT SIDING 03
07 ARCHITECTURAL WINDOWS
08 ARCHITECTURAL METAL ROOF
09 ARCHITECTURAL RAILING
10 ARCHITECTURAL GARAGE DOOR
11 ARCHITECTURAL GARAGE METAL SCREEN

NOTES:

- PRODUCTS AND MANUFACTURERS LISTED ARE SUBJECT TO CHANGE AND/OR SUBSTITUTED WITH EQUIVALENT AND COMPATIBLE OPTIONS.
- LANDSCAPE BY OTHERS AND SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.
- SIGNAGE SHOWN FOR ZONING COMPLIANCE AND APPROVAL ONLY. TEXT MAY CHANGE BASED ON FINAL BRANDING OF THE BUILDING.
- BATTENS WILL BE EVENLY SPACED ON ALL FACADES
- PROPOSED 50% OPERABLE WINDOWS

PREPARED BY:

MINNO WASKO
ARCHITECTS AND PLANNERS
204 N. UNION STREET, LAMBERTVILLE, NEW JERSEY 08530
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CAROUSEL

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PREPARED FOR:
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1089 OCEAN AVENUE, 3RD FLOOR
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A-06

BUILDING ELEVATIONS

96-0049-120

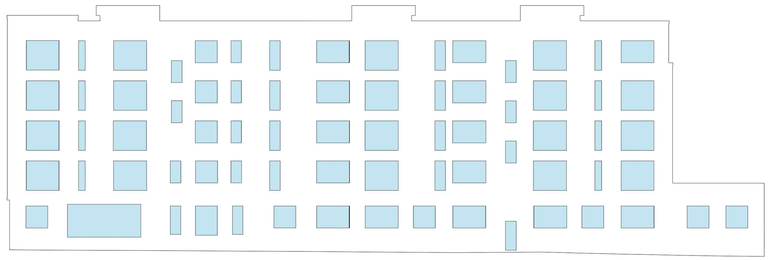
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02 SOUTH BUILDING ELEVATION

SCALE: 3/32" = 1'-0"

0 8' 16' 24'



03 WESLEY LAKE ROAD FRONTAGE VOID TO SOLID DIAGRAM

NTS

VOID TO SOLID
TOTAL SF: 11,497 SF
VOID SF: 2,529 SF
SOLID SF: 8,968 SF
22% VOID
(MAX 45%)

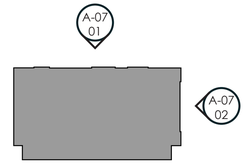


01 EAST BUILDING ELEVATION

SCALE: 3/32" = 1'-0"

0 8' 16' 24'

KEY PLAN:



MATERIALS KEY:

01 BRICK VENEER
02 FIBER CEMENT SIDING 01
03 FIBER CEMENT SIDING 02
04 HORIZONTAL FIBER CEMENT SIDING 01
05 HORIZONTAL FIBER CEMENT SIDING 02
06 HORIZONTAL FIBER CEMENT SIDING 03
07 ARCHITECTURAL WINDOWS
08 ARCHITECTURAL METAL ROOF
09 ARCHITECTURAL RAILING
10 ARCHITECTURAL GARAGE DOOR
11 ARCHITECTURAL GARAGE METAL SCREEN

NOTES:

- PRODUCTS AND MANUFACTURERS LISTED ARE SUBJECT TO CHANGE AND/OR SUBSTITUTED WITH EQUIVALENT AND COMPATIBLE OPTIONS.
- LANDSCAPE BY OTHERS AND SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.
- SIGNAGE SHOWN FOR ZONING COMPLIANCE AND APPROVAL ONLY. TEXT MAY CHANGE BASED ON FINAL BRANDING OF THE BUILDING.
- BATTENS WILL BE EVENLY SPACED ON ALL FACADES
- PROPOSED 50% OPERABLE WINDOWS

PREPARED BY:
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A-07

BUILDING ELEVATIONS

96-0049-120

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01 ILLUSTRATIVE PERSPECTIVE (COOKMAN AVENUE)

PREPARED BY:
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12-18-2025	COUNCIL SUBMISSION

A-08

PERSPECTIVE RENDERING

96-0049-120

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01 ILLUSTRATIVE PERSPECTIVE (WESLEY LAKE DRIVE)

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A-09

PERSPECTIVE RENDERING

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03 ILLUSTRATIVE PERSPECTIVE (COOKMAN AVENUE)

PREPARED BY:
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A-10
PERSPECTIVE RENDERING

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01 BRICK VENEER

TAN



02 FIBER CEMENT SIDING 01

ARTIC WHITE

03 FIBER CEMENT SIDING 02

COBBLE STONE



04 HORIZONTAL FIBER CEMENT SIDING 01

COBBLE STONE



05 HORIZONTAL FIBER CEMENT SIDING 02

TIMBER BARK



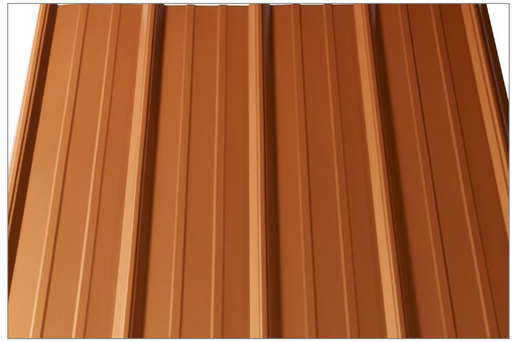
06 HORIZONTAL FIBER CEMENT SIDING 03

COTTAGE WOOD SPRUCE



07 ARCHITECTURAL VINYL WINDOW

BLACK OR DARK BRONZE



08 ARCHITECTURAL METAL ROOF

COPPER METALLIC



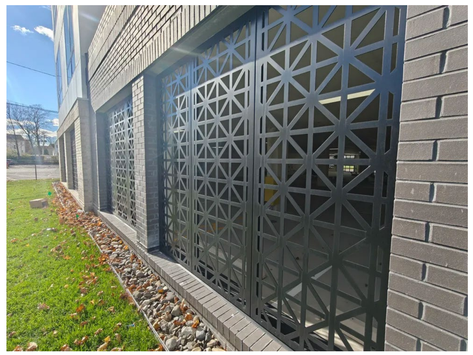
09 ARCHITECTURAL METAL RAILING

BLACK OR DARK BRONZE



10 ARCHITECTURAL GARAGE DOOR

COSTAL GRAY



11 ARCHITECTURAL GARAGE METAL SCREEN

BLACK OR DARK BRONZE

PREPARED BY:

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A-11

MATERIALS

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OKKIO 55 W / OKKIO 55 W2

ORDER CODE

BASE CODE

66406	OKKIO 55 W
66410	OKKIO 55 W2

A . POWER SUPPLY

8	48V DC power supply NOT included
L	350/500 mA power supply NOT included
R	ETL listed 24V DC power supply NOT included
U	ETL listed 350 mA power supply NOT included

B . KELVIN

5	3000K CRI93
8	2700K CRI93
D	2200K CRI93 (350/500 mA)
I	2200K CRI80 (24/48V DC)

C . BEAM

2	spot 16°
4	flood 36°
5	wide flood 45°

	BASE CODE	A	B	C	D	
Example:	**66406**	**8**	**8**	**4**	**6**	= **66406-8846**

D . FINISHES

6	white *RAL 9003*	A	grey *RAL 9006*
F	golden bronze	Q	anthracite *RAL 7024*



OKKIO 55 W

01

FRONT DOOR LIGHT DETAIL
-REFER TO SITE LIGHTING PLAN AND DETAIL FOR LOCATIONS

BLACK

aCount - aCOT

LUMASCAPE



NOTE: LIGHT CCT SET TO 2700

Product Overview

The aCount is a sleek are luminaire available in 1 or 3 LED. An RGBW option is also available with ZDClink® Controllers.

NOTE: LIGHT CCT SET TO 2700K

Features

Total Lumens	166 lm
Power Consumption	2.2 W | 4.4 W | 4.5 W | 7.2 W
Input Voltage	White: 10-15 Vac, 50/60 Hz | ZDC: 11-15 Vac, 50/60 Hz
Installation Requirements	Downward Direction Only
Typical Lifetime	White: 72,000 hrs | RGBW: 55,000 hrs
Weight	4.0 lb (1.8 kg)
Compliance	cULus, UL-HDM, CE, RoHS COMPLIANT, KCA
Color Options	

Technology

cooldrive™ | humantouch™ | microantileach™

02

DECORATIVE LANDSCAPE LIGHT DETAIL
-REFER TO SITE LIGHTING PLAN AND DETAIL FOR LOCATIONS

BLACK



AVAILABLE FINISHES:

Flue

WS-W36406

PRODUCT DESCRIPTION

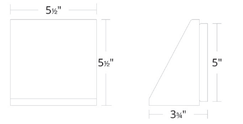
Fundamental geometry. An opaque triangular shade shelters LED light sources, providing diffused downward illumination while protecting the nighttime sky.

FEATURES

- ACLED driverless technology
- Downward illumination
- Built in color temperature adjustability. Switch from 2700K/3000K/3500K/4000K
- Option to pre-select color temperature or adjust in the field
- 0-10V dimming option available (special order), unit dimensions: 3.4" x 1.2" x 0.5" (model#LD5065M010AFE-L01)
- IDA Dark Sky compliant in color temperatures of 3000K or lower

SPECIFICATIONS

Rated Life	54000 Hours
Standards	ETL, cETL,Wet Location Listed,IP65,ADA,Dark Sky Friendly
Input	120 VAC,50/60Hz
Dimming	ELV: 100-5%,TRIAC: 100-10%
Mounting	Can be mounted on wall vertically or upside down
Color Temp	4000K,3000K,3500K,2700K
CRI	90
Construction	Aluminum body with silk screened diffuser



WS-W36406

Model & Size		Color Temp	Finish	LED Watts	LED Lumens	Delivered Lumens
WS-W36406	6"	2700K	BK Black	12.1W	1000	320
		3000K	BK Black	12.1W	1000	320
		3500K	BK Black	12.1W	1000	320
		4000K	BK Black	12.1W	1000	320

Example: **WS-W36406-40-BK**

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03

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PREPARED BY:

MINNO WASKO
ARCHITECTS AND PLANNERS
204 N. UNION STREET, LAMBERTVILLE, NEW JERSEY 08530
GATEWAY TWO, SUITE 1700, NEWARK, NEW JERSEY 07102
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CAROUSEL

ASBURY PARK, MONMOUTH COUNTY, NJ

PREPARED FOR:
PULTE HOMES OF NJ, LIMITED PARTNERSHIP
1089 OCEAN AVENUE, 3RD FLOOR
ASBURY PARK, NJ 07712

ISSUE:	
DATE:	**FOR:**
10-09-2025	TRC SUBMISSION
12-10-2025	TRC SUBMISSION
12-18-2025	COUNCIL SUBMISSION

A-12

LIGHT FIXTURES

96-0049-120
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CITY OF ASBURY PARK
ONE MUNICIPAL PLAZA
ASBURY PARK, NEW JERSEY 07712

PHONE: (732) 775-2100
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JOHN MOOR, MAYOR
AMY QUINN, DEPUTY MAYOR
ANGELA AHBEZ-ANDERSON, COUNCILMEMBER
EILEEN CHAPMAN, COUNCILMEMBER
YVONNE CLAYTON, COUNCILMEMBER

ADAM E. CRUZ, CITY MANAGER
ANTHONY CUCCI, RMC, CITY CLERK

Technical Review Committee

To:	Municipal Council
From:	Michele Alonso, PP/AICP, Director of Planning and Redevelopment on behalf of the Technical Review Committee
CC:	Joseph Maraziti and Joann Vos, Redevelopment Counsel
	Jennifer Smith, Counsel for Developer
Date:	January 21, 2026
Re:	TRC REVIEW
	100 Asbury Avenue
	Block 3803, Lot 1

The TRC met twice to discuss 100 Asbury Avenue. They met on November 21 and December 12, 2025. In attendance was Michael Sullivan and Donna Miller Planner; Sam Avakian, Board Engineer; Julie Koons, Architect; Barbara Krzak, Board Chairwoman; Yvonne Clayton, Councilwoman; and staff member Michele Alonso. The APW Redeveloper, LLC design team included Michael Lawson, Architect and Lena Barone, Engineer.

The development relies on transferring a portion of adjoining Lot 1 in Block 4503 to Block 3803 via subdivision, in order to increase the overall lot area by 7,126 sf to 39,370 sf. The proposed building will contain 36 dwelling units, 58 parking spaces in an enclosed garage, private terraces and community roof deck. Due to the site's flood hazard designation, the building, including the garage level, will be elevated substantially above the natural grade and adjoining streets. The property is located in Special Flood Hazard Area Zone AE 10.

The proposed development consists of a five-story building containing 36 condominium dwelling units; four floors of residences over an enclosed parking level. Entrances to the building are located on Cookman Avenue and on Wesley Lake Drive, with the entrance to the garage on Wesley Lake Drive near the intersection with Cookman Avenue. The parking level extends out beyond the upper levels of the building on the east and south sides, creating an area for private roof terraces above the garage for six of the dwellings on the second floor. A roof deck available to all residents is located in the northeast quadrant of the building's roof.

There is an existing 25-foot-wide access easement that extends through the property from Wesley Lake Drive east to Asbury Avenue in front of the Casino building, following the former cartway of Lake Avenue between St. James Place and Ocean Avenue. It will remain an access easement only.

For landscaping-793 plants of 16 species are provided with lots of planting at the ADA ramp. Potted plants will be on amenity deck.
The cartway and curb cut to the driveway is 20 feet in width. The garage entrance is two doors with a pier in the middle with nine-foot openings for both in and out. Brick details were added to the retaining wall. Porous pavement will be used for paved areas. Four removable bollards will be added at the entrance to the access easement at Lake Avenue/Wesley Lake Drive. Sidewalk improvements with paver accents will be extended across the entrance to the easement and connect to the existing sidewalk on Lake Avenue.

The plans were revised so there is adequate bike access to the bike room with striped area for no parking between the handicapped spaces and the bike room. Bollards will be added to the handicapped spaces.

The building will have a beige pallet with no gray except the garage door. Accents and main materials are browns. The roof is a copper metal color. Metal accents are dark bronze or black. The brick is a red color. Garage door is a tight mesh screen. Board and batten siding design is only on corners with battens evenly spaced. The brick goes up to second floor on entry points. The portico pitches at the doors were raised. Balconies and terraces are black metal. The lap siding is the color Cobblestone. A soldier course was added as headers for windows. There are brick pier insets. The cornice is metal.

Metal railing in lieu of parapet at the roof. Transformer location is identified. Flood vent color will blend with the wall. Geometry of flood vents aligns with the building. HVAC will have screen wall. Brick details are added to retaining wall. More operable windows were added as casement or hopper have been added with at least one per room. Fifty percent of the windows will be operable. Lighting in stairways will be on a timer to not be a nuisance.

The sustainable checklist demonstrating LEED Silver has been provided with 18 sustainable features.

Variance and Design Waivers Requested

There are no variances required for this project.

The Development Control Plan specifies building heights at various street walls with breaks at various points. The Planning Board shall interpret the Development Control Plan to determine the precise location where buildings shall change height to conform to the Plan. If the Planning Board determines that a project deviates from the precise locations where a building may transition from one maximum height to another, the applicant may seek relief from the Planning Board in accordance with the criteria set forth in Section 3.8.1(A)1 and N.J.S.A. 40:55D-70(c).

The WRP allows the Planning Board to determine where the change in height occurs on streets where the Development Control Plan indicates more than one height along a street frontage. In this case, the Development Control Plan depicts the Palace Amusements to be located between Cookman and Lake Avenues and the height of new buildings is noted to the east of the Palace. The Planning Board will have to determine if the location of the proposed transition from five stories to one story is consistent with the change in height depicted on the Development Control Plan.

The following relief is requested from the Architectural Design Guidelines of the Waterfront Redevelopment Plan:

(1) Building Elements – Walls – Configuration - Building Walls shall show no more than two materials in addition to the basement or undercroft. **Materials shall change only along a horizontal line, with the heavier material below the lighter. There are at least six different building materials used in the façade design; brick, two different styles of horizontal clapboard siding, board and batten siding, flat fiber cement panels and black standing seam metal roofing.**

(2) Building Elements - Openings – Configuration - Windows shall be single, double, triple-hung, or operable casements. Openings shall be rectangular with a vertical or square proportion. Multiple windows in the same rough opening shall be separated by a 4-inch minimum post. The centerline of the window sash shall align within the centerline of the wall (there shall be no flush mounted windows). **All windows are flush mounted.**

(4) Building Elements – Attachments - Configuration - Balconies shall be visibly supported by brackets and shall not exceed 3 feet in depth. **All balconies are inset, not supported with brackets and exceed three feet in depth.**

(5) Building Parts – 1. Wall finish (including walls, chimneys and other appurtenances) shall be primarily smooth stucco or its visual equivalent. **The primary wall finish is fiber cement board ,board-and-batten and clapboard siding.**

(6) Building Parts - 4. The openings on a frontage includes fenestration (windows), porches, arcades, loggias and balconies. The minimum requirement for fenestration on façades shall be 20

percent. The plans do not contain calculations of the window area (fenestration) of the building façade. **The applicant should provide the necessary calculations to verify the minimum fenestration area is provided.**

(7) Building Parts - 7. Balconies are best used as a single, continuous element at the location of the upper or lower expression lines. Multiple balconies, if required, shall be confined to the rear and side elevations.

The proposed building has multiple balconies on all street facing façades and they are not used as a continuous element along an expression line.

(8) Building Parts – 10. All windows, except storefronts, shall be operable as hung or casement. Sliding and awning windows shall not be permitted...A majority of the windows shall be rectangular with a height-to width ratio between 1:1.6 and 1:3. **The applicant has agreed to provide at least 50% of windows to be operable. The architectural plans should be revised to indicate the proportion of windows to determine compliance with the ratio requirement.**

(9) Building Parts – 12. Under no circumstances shall the windows be installed flush with the outer surface of the façade. Installation should be flush with the interior wall. **Windows are designed flush with the outer surface of the façade.**

(10) Building Parts - 13. Window sills should be provided, and lintels may be shown. The window sill should slightly overlap the width of the window opening. **Window sills are not provided.**

(11) Building Frontages - 5. The middle of the building shall be differentiated from the base by a transition line at the top of the first, second or third floor. The transition line's specific location is determined primarily by the overall height of the building and that of the adjacent buildings. **While the base of the building is differentiated from the floors above by its color and materials, the transition line is obscured by the bays of the second floor hanging below that line and the parapet wall of the roof terraces on the west side of the building extending above the transition line**

(12) Building Frontages - 6. Base frontages are, in descending order of their positive pedestrian contribution; (a) a gallery or arcade; (b) a shopfront with awning; (c) a residential stoop; (d) a fence and porch; (e) a landscaped front yard; (f) a blank wall; (g) an unbuffered parking structure. **The proposed building has an unbuffered parking structure along its base frontages.**

(13) Attached Elements – 5. Façade colors shall be selected from a single quadrant of the color wheel, specifically the lighter saturations of the yellow to-red quadrant. This encompasses the cream, ochre, pink, terra-cotta, range. Trim and attached elements may be white or a darker or lighter saturation of the wall color. **The proposed building colors do not comply.**

Recommendations:

- The size of the dwelling units must be provided on plans.

- Final plant review will be conducted by CCH staff.
- A door will be added to the Wesley Lake Dr. lobby to provide unimpeded access to the bike room.
- The access aisle serving space #1 should be five feet wide and the accessible route striping from parking space #1 to the lobby shall be widened to by-pass a structural building support.
- It is preferred that the larger window be operable.
- More plants will be added to the roof deck to mitigate the noise of the HVAC from the seating area
- Notes will be added to the planning board submittal that the battens will be evenly spaced.
- Decorative pavers will be added to the curb cut areas.
- There is a preference for dark bronze window frames.
- The architect will reassess the texture of vertical accent siding.
- The applicant shall provide the fenestration calculation and the architectural proportion of windows to determine compliance with the ratio requirement
- Den entrances shall be no smaller than 6 feet in width
- There is a preference for flood louvers in lieu of vents.

Minutes
Meeting of the Municipal Council
Wednesday, January 14, 2026
REGULAR MEETING

I. Executive Session - 5:00 p.m.

A. 2026-1 Resolution Authorizing A Meeting Which Excludes The Public

RESULT:	Passed
MOVER:	Council member Angela Ahbez-Anderson
SECONDER:	Council member Yvonne Clayton
AYES:	Mayor John Moor, Deputy Mayor Amy Quinn, Council member Angela Ahbez-Anderson, Council member Eileen Chapman, Council member Yvonne Clayton
NAYS:	None

B. Attorney-Client Privilege

II. Organizational Meeting - 6:00 p.m.

Call to Order/Roll Call

Attendee Name	Status
Mayor John Moor	Present
Deputy Mayor Amy Quinn	Present
Council member Angela Ahbez-Anderson	Present
Council member Eileen Chapman	Present
Council member Yvonne Clayton	Present
City Clerk, Anthony Cucci	Present
City Manager, Adam Cruz	Present
Deputy City Manager, Cassandra Dickerson	Present
City Attorney, Kevin Starkey	Present

Salute to the Flag

Invocation by Reverend David J. Parreott, Jr.

Proclamations

Proclamations were presented to Reverend David J. Parreott, Jr. and Russel Lewis.

Announcement - Open Public Meetings Act

As to comply with the Open Public Meetings Act, Chapter 231, P.L. 1975, adequate Notice of this meeting has been provided in the following manner: The Reorganization Meeting Notice was forwarded to the Asbury Park Press and The Coaster on December 11, 2025, and posted on the bulletin board the same date. All notices are on file with the City Clerk.

Special Event Applications:

Director of Recreation, Leesha Floyd presented special events applications to Mayor and Council.

III. Nomination of Deputy Mayor

A. 2026-2 Resolution Appointing A Deputy Mayor

Council member Ahbez-Anderson nominated Council member Amy Quinn

RESULT:	Passed
MOVER:	Council member Angela Ahbez-Anderson
SECONDER:	Council member Eileen Chapman
AYES:	Mayor John Moor, Deputy Mayor Amy Quinn, Council member Angela Ahbez-Anderson, Council member Eileen Chapman, Council member Yvonne Clayton
NAYS:	None

IV. Regular Meeting

A. Minutes

RESULT:	Passed
MOVER:	Council member Yvonne Clayton
SECONDER:	Council member Eileen Chapman
AYES:	Mayor John Moor, Deputy Mayor Amy Quinn, Council member Angela Ahbez-Anderson, Council member Eileen Chapman, Council member Yvonne Clayton
NAYS:	None

Executive Meeting Minutes: December 23, 2025

Regular Meeting Minutes: December 23, 2025

Executive Meeting Minutes: December 30, 2025

B. Consent Agenda Resolutions

All matters listed on the Consent Agenda are presented collectively to the City Council, and will be considered for approval with one vote. These matters are considered to be routine in nature, and there will be no individual discussion of these items. If discussion is desired by one or more Council member(s) as to any particular item(s), then said item(s) shall be removed from the Consent Agenda and considered separately

RESULT:	Passed
MOVER:	Council member Yvonne Clayton
SECONDER:	Council member Eileen Chapman
AYES:	Mayor John Moor, Deputy Mayor Amy Quinn, Council member Angela Ahbez-Anderson, Council member Eileen Chapman, Council member Yvonne Clayton
NAYS:	None

2026-3 Resolution Establishing Council Meeting Dates for 2026

2026-4 Resolution Designating the Official Newspapers for the City of Asbury Park for the Year 2026

2026-5 Resolution Establishing 2026 Schedule of Holidays

2026-6 Resolution Authorizing the City Clerk to Execute all Bingo and Raffle Games of Chance Applications that Meet all Provisions Pursuant to Statute for the 2026 Calendar Year

2026-7 Resolution Establishing Rules of Order for Public Comments

2026-8 Resolution Authorizing the City Clerk to Execute all of the City of Asbury Park Fire Department Member's Enrollment into NJ State Firemen's Association for the 2026 Calendar Year

2026-9 Resolution Appointing a Fund Commissioner and Alternate to the New Jersey Intergovernmental Insurance Fund

2026-10 Resolution Appointing an ADA Compliance Officer and Coordinator

2026-11 Resolution Designating a Public Agency Compliance Officer

2026-12 Resolution Authorizing City Manager to sign NJDEP Treatment Works Applications

2026-13 Resolution Authorizing the Tax Assessor to Act as Agent for the City of Asbury Park for the Purpose of Filing and Settling Tax Appeals on

Behalf of the Taxing District for the Tax Year 2026

2026-14 Resolution Adopting a Cash Management Plan for the City of Asbury Park

2026-15 Resolution Adopting a Debt Management and Capital Policy

2026-16 Resolution To Credit Sewer Account For Deduct Meter

2026-17 Resolution Fixing The Rate Of Interest To Be Charged On Delinquent Taxes, Assessments And Sewer Accounts

2026-18 Resolution Setting Fees for Tax Collection Department for 2026

2026-19 Resolution Approving and Adopting A Form Required to Be Utilized for The Filing of Tort Claims Against the City Of Asbury Park in Accordance with The Provisions of The New Jersey Tort Claims Act

2026-20 Resolution Appointing a Recycling Coordinator for the Year 2026

2026-22 Resolution Designating the Appointment of a Records Custodian in The City of Asbury Park Police Department for The Purposes of Open Public Records and Litigation Matters

2026-23 Resolution authorizing the extension of a contract with Geese Chasers LLC for Geese Management at Wesley Lake for 2026

2026-24 Resolution authorizing the extension of a contract with Geese Chasers LLC for Geese Management at Sunset Lake for 2026

2026-25 Resolution authorizing award to Monmouth County SPCA for Animal Control Services

2026-26 Resolution authorizing an award to Traffic Lines, Inc. for Traffic Striping

2026-27 Resolution authorizing an award to Univar Solutions USA, LLC to Supply Liquid Sodium Hypochlorite to the Waste Water Treatment Plant

2026-28 Resolution Authorizing The Mayor & City Council To Execute A Discharge Of Mortgage For Jerome & Creola Hill For Property Located At 158 Ridge Avenue, Asbury Park

2026-29 Resolution Approving Special Event Applications

C. Professional Services Consent Agenda Resolutions

All matters listed on the Consent Agenda are presented collectively to the City Council, and will be considered for approval with one vote. These matters are considered to be

routine in nature, and there will be no individual discussion of these items. If discussion is desired by one or more Council member(s) as to any particular item(s), then said item(s) shall be removed from the Consent Agenda and considered separately

RESULT: Passed
MOVER: Council member Eileen Chapman
SECONDER: Council member Yvonne Clayton
AYES: Mayor John Moor, Deputy Mayor Amy Quinn, Council member Angela Ahbez-Anderson, Council member Eileen Chapman, Council member Yvonne Clayton
NAYS: None

2026-30 Resolution Appointing Kevin Starkey. Esq., of the firm of Starkey, Kelly, Kenneally, Cunningham, Turnbach & Yannone to Serve as Municipal Attorney for the City, and Authorizing the Execution of an Agreement for Professional Legal Services Associated Therewith

2026-31 Resolution Appointing the firm of Gene J Anthony, Esquire to Serve as Rent Leveling Board Attorney for the City, and Authorizing the Execution of an Agreement for Professional Services Associated Therewith

2026-32 Resolution Appointing the Firm of Community Grants, Planning & Housing to Serve as Housing Rehabilitation Program Administrator and Authorizing the Execution of an Agreement for Professional Services Associated Therewith

2026-33 Resolution Appointing Community, Grants, Planning & Housing LLC To Serve as Affordable Housing Administrative Agent For the City of Asbury Park

2026-34 Resolution Awarding a Contract for U.S. Environmental Protection Agency Brownfield Community-Wide Hazardous Substances Assessment Grant and Petroleum Community-Wide Assessment Grant Service To Brownfield Redevelopment Solutions, Incorporated (BRS)

2026-35 Resolution of the Mayor and City Council of The City of Asbury Park to enter into a Professional Services Agreement with Public Resources Advisory Group for the Provision of PILOT/RAB Administration

2026-36 Resolution Appointing PFK O'Connor Davies LLP to Serve as Auditor for the City and Authorizing the Execution of an Agreement for Professional Services Associated Therewith

2026-37 Resolution Appointing T & M Associates to Serve as Municipal Engineer for the City, and Authorizing the Execution of an Agreement for Professional Engineering Services Associated Therewith

2026-38 Resolution Appointing Dilworth Paxson, LLP to Serve as Bond

Counsel for the City, and Authorizing the Execution of an Agreement for Professional Legal Services Associated Therewith

2026-39 Resolution Appointing Dilworth Paxson, LLP to Serve as Redevelopment Counsel and Authorizing the Execution of an Agreement for Professional Services Associated Therewith

2026-40 Resolution Appointing Maraziti Falcon LLP to Serve as Waterfront Redevelopment Counsel and Authorizing the Execution of an Agreement for Professional Services Associated Therewith

2026-41 Resolution Appointing GJEM Insurance Agency, to Serve as an Insurance Brokerage/Consultant/Risk Manager, and Authorizing the Execution of an Agreement for Professional Services Associated Therewith

2026-42 Resolution Appointing Plosia Cohen to Serve as OPRA Counsel for the City, and Authorizing the Execution of an Agreement for Professional Legal Services Associated Therewith

2026-43 Resolution Appointing Rainone, Coughlin, Minchello, LLC to Serve as Labor Counsel for the City, and Authorizing the Execution of an Agreement for Professional Legal Services Associated Therewith

2026-44 Resolution Appointing Acacia Financial Group, Inc. To Serve as Financial Advisors for the City, and Authorizing the Execution of an Agreement for Professional Services Associated Therewith

2026-45 Resolution Authorizing the Execution of an Agreement for Professional Real Estate Appraisal Services to Pamela J. Brodowski, MAI, ASA, CTA of the Firm BRB Valuations & Consulting Services, LLC

2026-46 Resolution Appointing Gregory B. Pasquale, Esquire, to Serve as Special Tax Counsel for the City, and Authorizing the Execution of an Agreement for Professional Legal Services Associated Therewith

2026-47 Resolution Appointing the Firm of Rainone, Coughlin, Minchello, LLC To Serve as Affordable Housing Counsel For the City of Asbury Park

2026-48 Resolution Appointing Arcari + Iovino to Provide Architectural Services for the City, and Authorizing the Execution of an Agreement for Professional Architectural Services Associated Therewith

2026-49 Resolution Appointing Parallel Architectural Group to Provide Architectural Services for the City, and Authorizing the Execution of an Agreement for Professional Architectural Services Associated Therewith

2026-50 Resolution Authorizing the Award of a Contract to The Firm of ENGenuity Infrastructure to Perform Special Project Engineering Services

2026-51 Resolution Authorizing the Award of a Contract to The Firm of Leon S. Avakian, Inc. to Perform Special Project Engineering Services

2026-52 Resolution Appointing the Firm of CDM Smith, Inc. to Perform Special Project Engineering Services

2026-53 Resolution Authorizing the Award of a Contract to The Firm of Dynamic Traffic, LLC to Perform Special Project Engineering Services

2026-54 Resolution Authorizing the Award of a Contract to The Firm of Van Cleef Engineering to Perform Special Project Engineering Services

D. Individual Resolutions

2026-56 Resolution Re-Appointing Tax Collector

RESULT: Passed
MOVER: Mayor John Moor
SECONDER: Deputy Mayor Amy Quinn
AYES: Mayor John Moor, Deputy Mayor Amy Quinn, Council member Angela Ahbez-Anderson, Council member Eileen Chapman, Council member Yvonne Clayton
NAYS: None

2026-57 Resolution Appointing Municipal Court Judge

RESULT: Passed
MOVER: Council member Yvonne Clayton
SECONDER: Council member Eileen Chapman
AYES: Mayor John Moor, Deputy Mayor Amy Quinn, Council member Angela Ahbez-Anderson, Council member Eileen Chapman, Council member Yvonne Clayton
NAYS: None

2026-58 Resolution Appointing City Prosecutor

RESULT: Passed
MOVER: Council member Eileen Chapman
SECONDER: Council member Angela Ahbez-Anderson
AYES: Mayor John Moor, Deputy Mayor Amy Quinn, Council member Angela Ahbez-Anderson, Council member Eileen Chapman, Council member Yvonne Clayton
NAYS: None

2026-59 Resolution Appointing Alternate City Prosecutor

RESULT: Passed
MOVER: Council member Angela Ahbez-Anderson
SECONDER: Deputy Mayor Amy Quinn

AYES: Mayor John Moor, Deputy Mayor Amy Quinn, Council member Angela Ahbez-Anderson, Council member Eileen Chapman, Council member Yvonne Clayton

NAYS: None

2026-60 Resolution Appointing City Public Defender

RESULT: Passed
MOVER: Council member Eileen Chapman
SECONDER: Council member Yvonne Clayton
AYES: Mayor John Moor, Deputy Mayor Amy Quinn, Council member Angela Ahbez-Anderson, Council member Eileen Chapman, Council member Yvonne Clayton
NAYS: None

2026-61 Resolution Appointing Alternate Public Defender

RESULT: Passed
MOVER: Council member Eileen Chapman
SECONDER: Council member Yvonne Clayton
AYES: Mayor John Moor, Deputy Mayor Amy Quinn, Council member Angela Ahbez-Anderson, Council member Eileen Chapman, Council member Yvonne Clayton
NAYS: None

2026-62 Resolution Authorizing Appointments to the Business Advisory Committee

RESULT: Passed
MOVER: Council member Angela Ahbez-Anderson
SECONDER: Deputy Mayor Amy Quinn
AYES: Mayor John Moor, Deputy Mayor Amy Quinn, Council member Angela Ahbez-Anderson, Council member Eileen Chapman, Council member Yvonne Clayton
NAYS: None

2026-63 Resolution Authorizing Appointments to Community Development Block Committee

RESULT: Passed
MOVER: Council member Eileen Chapman
SECONDER: Deputy Mayor Amy Quinn
AYES: Mayor John Moor, Deputy Mayor Amy Quinn, Council member Angela Ahbez-Anderson, Council member Eileen Chapman, Council member Yvonne Clayton
NAYS: None

2026-64 Resolution Extending The Duration Of The “CCRB Exploratory Committee”

RESULT: Passed
MOVER: Deputy Mayor Amy Quinn
SECONDER: Council member Angela Ahbez-Anderson
AYES: Mayor John Moor, Deputy Mayor Amy Quinn, Council member Angela Ahbez-Anderson, Council member Eileen Chapman, Council member Yvonne Clayton
NAYS: None

2026-65 Resolution Authorizing Appointments to the Deal Lake Commission

RESULT: Passed
MOVER: Council member Angela Ahbez-Anderson
SECONDER: Council member Yvonne Clayton
AYES: Mayor John Moor, Deputy Mayor Amy Quinn, Council member Angela Ahbez-Anderson, Council member Eileen Chapman, Council member Yvonne Clayton
NAYS: None

2026-66 Resolution Authorizing Appointments to the Environmental Shade Tree Commission

RESULT: Passed
MOVER: Deputy Mayor Amy Quinn
SECONDER: Council member Angela Ahbez-Anderson
AYES: Mayor John Moor, Deputy Mayor Amy Quinn, Council member Angela Ahbez-Anderson, Council member Eileen Chapman, Council member Yvonne Clayton
NAYS: None

2026-67 Resolution Authorizing Appointments to the Green Team

RESULT: Passed
MOVER: Council member Eileen Chapman
SECONDER: Council member Yvonne Clayton
AYES: Mayor John Moor, Deputy Mayor Amy Quinn, Council member Angela Ahbez-Anderson, Council member Eileen Chapman, Council member Yvonne Clayton
NAYS: None

2026-68 Resolution Authorizing Appointments to the Parking Committee

RESULT: Passed
MOVER: Council member Angela Ahbez-Anderson
SECONDER: Deputy Mayor Amy Quinn
AYES: Mayor John Moor, Deputy Mayor Amy Quinn, Council member Angela Ahbez-Anderson, Council member Eileen Chapman, Council member Yvonne Clayton

NAYS: None

2026-69 Resolution Authorizing Appointments to the Planning Board

RESULT: Passed
MOVER: Council member Angela Ahbez-Anderson
SECONDER: Council member Eileen Chapman
AYES: Mayor John Moor, Deputy Mayor Amy Quinn, Council member Angela Ahbez-Anderson, Council member Eileen Chapman, Council member Yvonne Clayton
NAYS: None

2026-70 Resolution Authorizing Appointments to the Public Arts Commission

RESULT: Passed
MOVER: Council member Eileen Chapman
SECONDER: Council member Yvonne Clayton
AYES: Mayor John Moor, Deputy Mayor Amy Quinn, Council member Angela Ahbez-Anderson, Council member Eileen Chapman, Council member Yvonne Clayton
NAYS: None

2026-71 Resolution Authorizing Appointments to Code Enforcement/Quality of Life Committee

RESULT: Passed
MOVER: Council member Eileen Chapman
SECONDER: Council member Yvonne Clayton
AYES: Mayor John Moor, Deputy Mayor Amy Quinn, Council member Angela Ahbez-Anderson, Council member Eileen Chapman, Council member Yvonne Clayton
NAYS: None

2026-72 Resolution Authorizing Appointments to the Recreation Advisory Committee

RESULT: Passed
MOVER: Council member Angela Ahbez-Anderson
SECONDER: Deputy Mayor Amy Quinn
AYES: Mayor John Moor, Deputy Mayor Amy Quinn, Council member Angela Ahbez-Anderson, Council member Eileen Chapman, Council member Yvonne Clayton
NAYS: None

2026-73 Resolution Authorizing Appointments to the Sunset Lake Commission

RESULT: Passed
MOVER: Deputy Mayor Amy Quinn

SECONDER: Council member Angela Ahbez-Anderson
AYES: None
NAYS: None

2026-74 Resolution Authorizing Appointments to the Mayor's Wellness Committee

RESULT: Passed
MOVER: Council member Angela Ahbez-Anderson
SECONDER: Council member Yvonne Clayton
AYES: Mayor John Moor, Deputy Mayor Amy Quinn, Council member Angela Ahbez-Anderson, Council member Eileen Chapman, Council member Yvonne Clayton
NAYS: None

2026-75 Resolution Authorizing Appointments to the Wesley Lake Commission

RESULT: Passed
MOVER: Council member Angela Ahbez-Anderson
SECONDER: Council member Eileen Chapman
AYES: None
NAYS: None

2026-76 Resolution Authorizing Appointments to the Zoning Board of Adjustment

RESULT: Passed
MOVER: Council member Angela Ahbez-Anderson
SECONDER: Deputy Mayor Amy Quinn
AYES: Mayor John Moor, Deputy Mayor Amy Quinn, Council member Angela Ahbez-Anderson, Council member Eileen Chapman, Council member Yvonne Clayton
NAYS: None

2026-77 Resolution Of The City of Asbury Park, County Of Monmouth, State Of New Jersey, Authorizing the Appointment Of Various Individuals To The City of Asbury Park Brownfield Development Area Steering Committee

V. Announcement of Mayor's Appointment to the Library Board of Trustees

Kerri Martin with a term to expire January 14 2031.

VI. Announcement of Mayor's Appointment to the Planning Board

A. Class I Member (Mayor or Mayor's Designee - 1 Year Term)

Mayor John Moor – Class 1, With a term to expire January 15 2027.

B. Class II Member (Non-Government Body Municipal Official - 1 Year Term)

Director of Parking & Transportation, James Bonanno – Class 2, With a term to expire January 15 2027.

VII. Comments from Council Members

Council member Ahbez-Anderson stated, Congratulations to our Deputy Mayor.

Council member Chapman stated, I would like to say that we are starting a New Year, and I look forward to serving each and every one of our residents, and I'm grateful to all of you, for our city, and for all of my colleagues sitting up here with me.

Council member Clayton stated, I have a couple of announcements. We still have our free movies, movies by the sea. The next one is Ice Age: Collision Course. It's Friday, January 16th, at the Showroom Cinema. Showtime is at 5:00PM. Again, admission is free, it includes one popcorn and one drink, and you also have free parking here in our parking lot. If you have any questions, please reach out to our deputy city manager, Cassandra Dickerson. Next, this Saturday we are honoring the legacy of Martin Luther King by having a day of service. We are partnering with the American Red Cross, the fire department, various city organizations, and various nonprofits from the City of Asbury Park. We will be working the seats from 10:00 AM to about 3:00pm, the area is Second Avenue to Sunset, Ridge to Memorial. We'll be passing out smoke detectors, having conversations with residents about safety, and we are always looking for volunteers. So, if you're available, please come to Bradley Elementary School at 9:00AM and we hit the streets at 10:00AM, and thank you very much for volunteering and coming out and being a part of it. And if you're not within those parameters, but you need a smoke alarm, or you'd like us to come to you, please let us know and we will make a special trip. And last is, thank you very much for continuing to support this Council and myself. We really appreciate it.

Deputy Mayor Quinn stated, I want to acknowledge our Police Director, John Hayes, today who put on a really beautiful ceremony for nine swearing-ins and seven promotions today at the Berkeley Carteret. I want to acknowledge the Berkely Carteret for donating the space and the food and everything. It was a packed house; it was a really great event acknowledging all the amazing things our police department does for us. I just want to acknowledge Director John Hayes and the police department.

VIII. Comments from Mayor

Mayor Moor stated, This is a great event, Tee Gates at the firehouse, the firemen, the Red Cross. I missed it last year. They said 9:00AM to 3:00PM, it's actually closer to 9:00AM to 1:00PM so if anybody can make it, be at Bradley School at 9:00AM, and it is great that we help people that either don't have or can't afford fire alarms. I missed it last year, like I said, I'm making it this year, and I'm making sure Yvonne is making it now, too. That's all I have, thank you.

IX. Public Participation

A motion was made by Council member Ahbez-Anderson and seconded by Council member Clayton to open the meeting to the public. All were in favor.

No members of the public spoke.

A motion to close the meeting to the public was made by Mayor Moor and seconded by Council member Chapman. All were in favor.

X. Adjournment

The meeting was adjourned at 6:42 PM

A motion to close the meeting was made by Council member Ahbez-Anderson and seconded Deputy
Mayor Quinn.

Respectfully submitted by:

_____
Anthony Cucci, City Clerk

RESOLUTION - 2026-79

City of Asbury Park
County of Monmouth
State of New Jersey

RESOLUTION APPROVING SPECIAL EVENT APPLICATIONS

WHEREAS, at work session meeting of the Mayor and Council held on January 28, 2026 the following Special Events Applications were presented for approval by the Director of Recreation:

1. Line Dancing Classes
2. 18th Annual Valentine's Day Brunch
3. Jersey Shore Take Steps(Crohns/Colitis)
4. AP Vegan Festival
5. Weddings:
    1. 5/16
    2. 6/20
    3. 6/27
    4. 5/30
    5. 5/17
    6. 4/25

WHEREAS, the Mayor and Council have determined to approve said applications, so long as all requirements of the City's "Special Events" Ordinance (Section 4-10 of the City Code) have been satisfied by the respective applicants, as well as any other requirements imposed by the City's Police Department and/or Special events Committee.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the City of Asbury Park, in the County of Monmouth, State of New Jersey, that all the above referenced Special Events Applications are hereby approved, so long as all requirements of the City's "Special Events" Ordinance (Section 4-10 of the City Code) have been satisfied by the respective applicants, as well as any other requirements imposed by the City's Police Department and/or Special events Committee.

I, ANTHONY CUCCI, City Clerk of the City of Asbury Park, Monmouth County, New Jersey, DO HEREBY CERTIFY the foregoing to be a true and exact copy of RESOLUTION NO. 2026-___ which was finally adopted by the City Council at a meeting held on the ___ day of ____, 2026

CERTIFIED BY ME THIS __ DAY OF ____, 2026.

_____
Anthony Cucci, City Clerk

ANTHONY CUCCI
CITY CLERK

Date Application Received:_____
Application **Fee Paid:**_____

CITY OF ASBURY PARK SPECIAL EVENT APPLICATION

Please complete the following information as required by City Ordinance 2023-15 General Licensing: 4-10

All applications and appropriate application fees are to be received by the Asbury Park Special Events Department no less than 30 days prior to the event for which the permit is being requested. Application fees are non-refundable. Applications should be emailed to: Leesha.floyd@asburypark.gov (732-502-5759) or mailed to the Department of Special Events 1 Municipal Plaza Asbury Park, NJ 07712 Attn: Leesha Floyd.

- All applications must be reviewed by the Special Events Committee. This may require the organizer/applicant to attend one or more special event meetings.
- A refundable security deposit in the amount of $500, or such other amount as determined by the City may be required to be posted to cover any damage to City property which may be occasioned as a result of the special event.
- Insurance Coverage: All permit holders must submit liability insurance coverage in the minimum amount of $1,000,000; however, the City may require an increase in the amount of liability insurance coverage depending upon the size, scope and nature of the event planned. The City of Asbury Park, its officers, employees, agent and representatives must be named as additional insured parties on the policy. Proof of said insurance coverage shall be provided to the City at least 10 days prior to the event.
- Indemnification: All permit holders shall defend, indemnify and hold the City of Asbury Park, its officers, employees, contractors, agents and representatives, including but not limited to the City's insurance carrier, risk manager and professionals harmless from and against any and all liability for claims, demands, damages, suits, judgements, fines, losses and expenses of any nature, which are sustained as a result of the event and shall execute an indemnification and hold harmless agreement in a form acceptable to the City prior to the event

All fees and certificate of insurance must be submitted 10 days prior to the event. Failure to do so can result in the termination of your event.

Name of Event: Line Dancing Classes

Date of Event: 3/2-4/20 **Rain Date:** n/A

Time of Event: 6pm **to** 7:30pm **Setup time:** 5:30 **Break-down time:** 8:00pm

Location of Event: AP Senior Center

Type of Event (check all that apply):

☐ **Festival**	☐ **Parade**	☐ **Foot Race**
☐ **Wedding***	☐ **Beach Event**	☐ **Concert**
☐ **Bike Ride/Race**	☐ **Triathlon**	☐ **Multi Day Event**
☐ **Rally/Demonstration**	☐ **Swim Event**	☑ **Other:**_____

***Wedding applicants only need to complete page 6 & 7.**

Date Application Received:_____
Application **Fee Paid:**_____

CITY OF ASBURY PARK SPECIAL EVENT APPLICATION

Please complete the following information as required by City Ordinance 2023-15 General Licensing: 4-10

All applications and appropriate application fees are to be received by the Asbury Park Special Events Department no less than 30 days prior to the event for which the permit is being requested. Application fees are non-refundable. Applications should be emailed to: Leesha.floyd@asburypark.gov (732-502-5759) or mailed to the Department of Special Events 1 Municipal Plaza Asbury Park, NJ 07712 Attn: Leesha Floyd.

- All applications must be reviewed by the Special Events Committee. This may require the organizer/applicant to attend one or more special event meetings.
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- Insurance Coverage: All permit holders must submit liability insurance coverage in the minimum amount of $1,000,000; however, the City may require an increase in the amount of liability insurance coverage depending upon the size, scope and nature of the event planned. The City of Asbury Park, its officers, employees, agent and representatives must be named as additional insured parties on the policy. Proof of said insurance coverage shall be provided to the City at least 10 days prior to the event.
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  All fees and certificate of insurance must be submitted 10 days prior to the event. Failure to do so can result in the termination of your event.

Name of Event: 18th Annual Valentine's Day Brunch

Date of Event: February 7, 2026 **Rain Date:** N/A

Time of Event: 1 pm **to** 5 pm **Setup time:** 11 am **Break-down time:** 4 pm

Location of Event: Asbury Park Senior Center - Springwood Avenue

Type of Event (check all that apply):

☐ **Festival**	☐ **Parade**	☐ **Foot Race**
☐ **Wedding***	☐ **Beach Event**	☐ **Concert**
☐ **Bike Ride/Race**	☐ **Triathlon**	☐ **Multi Day Event**
☐ **Rally/Demonstration**	☐ **Swim Event**	☑ **Other:** Senior Citizen Brunch

***Wedding applicants only need to complete page 6 & 7.**

Date Application Received:_____
Application **Fee Paid:**_____

CITY OF ASBURY PARK SPECIAL EVENT APPLICATION

Please complete the following information as required by City Ordinance 2023-15 General Licensing: 4-10

All applications and appropriate application fees are to be received by the Asbury Park Special Events Department no less than 30 days prior to the event for which the permit is being requested. Application fees are non-refundable. Applications should be emailed to: Leesha.floyd@asburypark.gov (732-502-5759) or mailed to the Department of Special Events 1 Municipal Plaza Asbury Park, NJ 07712 Attn: Leesha Floyd.

- All applications must be reviewed by the Special Events Committee. This may require the organizer/applicant to attend one or more special event meetings.
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- Insurance Coverage: All permit holders must submit liability insurance coverage in the minimum amount of $1,000,000; however, the City may require an increase in the amount of liability insurance coverage depending upon the size, scope and nature of the event planned. The City of Asbury Park, its officers, employees, agent and representatives must be named as additional insured parties on the policy. Proof of said insurance coverage shall be provided to the City at least 10 days prior to the event.
- Indemnification: All permit holders shall defend, indemnify and hold the City of Asbury Park, its officers, employees, contractors, agents and representatives, including but not limited to the City's insurance carrier, risk manager and professionals harmless from and against any and all liability for claims, demands, damages, suits, judgements, fines, losses and expenses of any nature, which are sustained as a result of the event and shall execute an indemnification and hold harmless agreement in a form acceptable to the City prior to the event

All fees and certificate of insurance must be submitted 10 days prior to the event. Failure to do so can result in the termination of your event.

Name of Event: Jersey Shore Take Steps (Crohn's & Colitis Foundation - New Jersey Chapter)

Date of Event: 4/26/26 **Rain Date:** N/A

Time of Event: 9:00 a.m. to 12:00 p.m. **Setup time:** 3:00 p.m. on 4/25/26

Break-down time: 2:00 p.m. on 4/26/26

Location of Event: Atlantic Square Park (1301 Kingsley Street, Asbury Park, NJ 07712)

Type of Event (check all that apply):

☐ Festival	☐ Parade	☐ Foot Race
☐ Wedding*	☐ Beach Event	☐ Concert
☐ Bike Ride/Race	☐ Triathlon	☐ Multi Day Event
☐ Rally/Demonstration	☐ Swim Event	☒ Other: Walk

*Wedding applicants only need to complete page 6 & 7.

Date Application Received:_____
Application Fee Paid:_____

CITY OF ASBURY PARK SPECIAL EVENT APPLICATION

Please complete the following information as required by City Ordinance 2023-15 General Licensing: 4-10

All applications and appropriate application fees are to be received by the Asbury Park Special Events Department no less than 30 days prior to the event for which the permit is being requested. Application fees are non-refundable. Applications should be emailed to: Leesha.floyd@asburypark.gov (732-502-5759) or mailed to the Department of Special Events 1 Municipal Plaza Asbury Park, NJ 07712 Attn: Leesha Floyd.

- All applications must be reviewed by the Special Events Committee. This may require the organizer/applicant to attend one or more special event meetings.
- A refundable security deposit in the amount of $500, or such other amount as determined by the City may be required to be posted to cover any damage to City property which may be occasioned as a result of the special event.
- Insurance Coverage: All permit holders must submit liability insurance coverage in the minimum amount of $1,000,000; however, the City may require an increase in the amount of liability insurance coverage depending upon the size, scope and nature of the event planned. The City of Asbury Park, its officers, employees, agent and representatives must be named as additional insured parties on the policy. Proof of said insurance coverage shall be provided to the City at least 10 days prior to the event.
- Indemnification: All permit holders shall defend, indemnify and hold the City of Asbury Park, its officers, employees, contractors, agents and representatives, including but not limited to the City's insurance carrier, risk manager and professionals harmless from and against any and all liability for claims, demands, damages, suits, judgements, fines, losses and expenses of any nature, which are sustained as a result of the event and shall execute an indemnification and hold harmless agreement in a form acceptable to the City prior to the event

All fees and certificate of insurance must be submitted 10 days prior to the event. Failure to do so can result in the termination of your event.

Name of Event: Asbury Park Vegan Food Festival

Date of Event: May 16-17 **Rain Date:** N/A

Time of Event: 12 **to** 7 **Setup time:** 7am **Break-down time:** 7pm

Location of Event: Bradley Park

Type of Event (check all that apply):

- ☑ Festival
- ☐ Parade
- ☐ Foot Race
- ☐ Wedding*
- ☐ Beach Event
- ☐ Concert
- ☐ Bike Ride/Race
- ☐ Triathlon
- ☐ Multi Day Event
- ☐ Rally/Demonstration
- ☐ Swim Event
- ☐ Other:_____

*Wedding applicants only need to complete page 6 & 7.

CITY OF ASBURY PARK WEDDING CEREMONY APPLICATION

Beach/Park Rental Fee: $750 (up to 3 hours)

Make checks payable to "The City of Asbury Park" 1 Municipal Plaza AP, NJ 07712 Attn: Leesha Floyd
For more info, please email: Leesha.Floyd@asburypark.gov

Between Memorial Day and Labor Day, 6pm is the earliest ceremonies can begin on any beach.

- Insurance Coverage: All permit holders must submit liability insurance coverage in the minimum amount of $1,000,000; however, the City may require an increase in the amount of liability insurance coverage depending upon the size scope and nature of the event planned. The City of Asbury Park, its officers, employees, agent and representatives must be named as additional insured parties on the policy. Proof of said insurance coverage shall be provided to the City at least 10 days prior to the event.
- Indemnification: All permit holders shall defend, indemnify and hold the City of Asbury Park, its officers, employees, contractors, agents and representatives harmless from and against any and all liability for claims, demands, damages, suits, judgements, fines, losses and expenses of any nature, which are sustained as a result of the event and shall execute an indemnification and hold harmless agreement in a form acceptable to the City prior to the event

- Alcohol is prohibited on City beaches
- Firework displays are prohibited w/o pre-approval from the City & proper documentation being provided to the City
- Applications and fees must be received by the Special Events Department 30 days prior to your event

Wedding Date: 05/16/2026 **Ceremony start time:** 4 PM **End time:** 4:30 PM
Setup time: 2 PM (breakdown and cleanup must be within 2 hours of the conclusion of the ceremony)

Location of Ceremony: on beach south of Convention Hall

☐YES ☒NO **Will reserved parking spaces be requested? If so, how many spaces**_____
where_____. Please visit www.cityofasburypark.com to purchase parking spaces (waterfront spaces cannot be reserved between Memorial Day & Labor Day) All parking requests must be made and paid for 10 business days prior to event.

Applicant 1- Name & Address: Jason V. Lyons
433 Hulmeville Rd Langhorne, PA 19047
Contact #: 703-763-9218 **Email Address:** lyonsjasonv@hotmail.com

Applicant 2- Name & Address: Stefanie R. Fidler
433 Hulmeville Rd Langhorne, PA 19047
Contact #: 267-882-8663 **Email Address:** sfidler702@gmail.com

# of people in wedding party: 9 **# of people attending wedding:** 50

Wedding Ceremony Application

Beach/Park Rental Fee: $750 (up to 3 hours)

Make checks payable to "The City of Asbury Park" 1 Municipal Plaza AP, NJ 07712 Attn: Leesha Floyd

Between Memorial Day and Labor Day, 6pm is the earliest ceremonies can begin on any beach.

- Insurance Coverage: All permit holders must submit liability insurance coverage in the minimum amount of $1,000,000; however, the City may require an increase in the amount of liability insurance coverage depending upon the size scope and nature of the event planned. The City of Asbury Park, its officers, employees, agent and representatives must be named as additional insured parties on the policy. Proof of said insurance coverage shall be provided to the City at least 10 days prior to the event.
- Indemnification: All permit holders shall defend, indemnify and hold the City of Asbury Park, its officers, employees, contractors, agents and representatives harmless from and against any and all liability for claims, demands, damages, suits, judgements, fines, losses and expenses of any nature, which are sustained as a result of the event and shall execute an indemnification and hold harmless agreement in a form acceptable to the City prior to the event
  - **Alcohol is prohibited on City beaches**
  - **Firework displays are prohibited w/o pre-approval from the City & proper documentation being provided to the City**
  - **Applications and fees must be received by the Special Events Department 30 days prior to your event**

Wedding Date: 6/20/26 **Ceremony start time:** 6pm **End time:** 6:30pm
Setup time: 4:20 **(breakdown and cleanup must be within 2 hours of the conclusion of the ceremony)**

Location of Ceremony: 5th Avenue Beach

☐YES ☒NO **Will reserved parking spaces be requested? If so, how many spaces**_____
where_____. **Please visit www.cityofasburypark.com to purchase parking spaces (waterfront spaces cannot be reserved between Memorial Day & Labor Day) All parking requests must be made and paid for 10 business days prior to event.**

Applicant 1- Name & Address: Louis Pales + Lora Ej Wedding

Contact #:_____ **Email Address:**_____

Applicant 2- Name & Address: Tim McCOOres Supper Club
1200 Ocean Avenue AP NJ 07712

Contact #: 7327741155 **Email Address:** LKVNI@mccoores.com

# of people in wedding party: 120 **# of people attending wedding:**_____

Wedding Ceremony Application

Beach/Park Rental Fee: $750 (up to 3 hours)

Make checks payable to "The City of Asbury Park" 1 Municipal Plaza AP, NJ 07712 Attn: Leesha Floyd

Between Memorial Day and Labor Day, 6pm is the earliest ceremonies can begin on any beach.

- Insurance Coverage: All permit holders must submit liability insurance coverage in the minimum amount of $1,000,000; however, the City may require an increase in the amount of liability insurance coverage depending upon the size scope and nature of the event planned. The City of Asbury Park, its officers, employees, agent and representatives must be named as additional insured parties on the policy. Proof of said insurance coverage shall be provided to the City at least 10 days prior to the event.
- Indemnification: All permit holders shall defend, indemnify and hold the City of Asbury Park, its officers, employees, contractors, agents and representatives harmless from and against any and all liability for claims, demands, damages, suits, judgements, fines, losses and expenses of any nature, which are sustained as a result of the event and shall execute an indemnification and hold harmless agreement in a form acceptable to the City prior to the event
  - **Alcohol is prohibited on City beaches**
  - **Firework displays are prohibited w/o pre-approval from the City & proper documentation being provided to the City**
  - **Applications and fees must be received by the Special Events Department 30 days prior to your event**

Wedding Date: 6/27/26 **Ceremony start time:** 4pm **End time:** 4:30pm
Setup time: 4:30 **(breakdown and cleanup must be within 2 hours of the conclusion of the ceremony)**

Location of Ceremony: 5th Ave Beach

☐**YES** ☒**NO** **Will reserved parking spaces be requested? If so, how many spaces**_____
where_____. **Please visit www.cityofasburypark.com to purchase parking spaces (waterfront spaces cannot be reserved between Memorial Day & Labor Day) All parking requests must be made and paid for 10 business days prior to event.**

Applicant 1- Name & Address: Juliana Edelman & Jack Sommers
1200 Ocean Ave Asbury Park, NJ 07712
Contact #: 732-774-1155 **Email Address:** vdisanhs@mclanes.com

Applicant 2- Name & Address: Mclanes

Contact #:_____ **Email Address:**_____

# of people in wedding party: 115 **# of people attending wedding:** 115

Wedding Ceremony Application

Beach/Park Rental Fee: $750 (up to 3 hours)

Make checks payable to "The City of Asbury Park" 1 Municipal Plaza AP, NJ 07712 Attn: Leesha Floyd

Between Memorial Day and Labor Day, 6pm is the earliest ceremonies can begin on any beach.

- Insurance Coverage: All permit holders must submit liability insurance coverage in the minimum amount of $1,000,000; however, the City may require an increase in the amount of liability insurance coverage depending upon the size scope and nature of the event planned. The City of Asbury Park, its officers, employees, agent and representatives must be named as additional insured parties on the policy. Proof of said insurance coverage shall be provided to the City at least 10 days prior to the event.
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  - **Alcohol is prohibited on City beaches**
  - **Firework displays are prohibited w/o pre-approval from the City & proper documentation being provided to the City**
  - **Applications and fees must be received by the Special Events Department 30 days prior to your event**

Wedding Date: 5/30/26 **Ceremony start time:** 4pm **End time:** 6:30pm
Setup time: 4:30pm **(breakdown and cleanup must be within 2 hours of the conclusion of the ceremony)**

Location of Ceremony: 5th Avenue Beach

☐**YES** ☒**NO** **Will reserved parking spaces be requested? If so, how many spaces**_____
where_____. **Please visit www.cityofasburypark.com to purchase parking spaces (waterfront spaces cannot be reserved between Memorial Day & Labor Day) All parking requests must be made and paid for 10 business days prior to event.**

Applicant 1- Name & Address: Molouaney + Sunni Wedding

Contact #:_____ **Email Address:**_____

Applicant 2- Name & Address: Tim McCoores Supper Club 1200 Ocean Avenue AP NJ

Contact #: 7327741175 **Email Address:** Ikunim@gmail.com

# of people in wedding party: 130 **# of people attending wedding:** 130

Wedding Ceremony Application

Beach/Park Rental Fee: $750 (up to 3 hours)

Make checks payable to "The City of Asbury Park" 1 Municipal Plaza AP, NJ 07712 Attn: Leesha Floyd

Between Memorial Day and Labor Day, 6pm is the earliest ceremonies can begin on any beach.

- Insurance Coverage: All permit holders must submit liability insurance coverage in the minimum amount of $1,000,000; however, the City may require an increase in the amount of liability insurance coverage depending upon the size scope and nature of the event planned. The City of Asbury Park, its officers, employees, agent and representatives must be named as additional insured parties on the policy. Proof of said insurance coverage shall be provided to the City at least 10 days prior to the event.
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  - **Alcohol is prohibited on City beaches**
  - **Firework displays are prohibited w/o pre-approval from the City & proper documentation being provided to the City**
  - **Applications and fees must be received by the Special Events Department 30 days prior to your event**

Wedding Date: 5/17/25 **Ceremony start time:** 11:30am **End time:** 12pm
Setup time: 10:30 am **(breakdown and cleanup must be within 2 hours of the conclusion of the ceremony)**

Location of Ceremony: 5th Avenue Beach

☐**YES** ☒**NO Will reserved parking spaces be requested? If so, how many spaces**_____
where_____. **Please visit www.cityofasburypark.com to purchase parking spaces (waterfront spaces cannot be reserved between Memorial Day & Labor Day) All parking requests must be made and paid for 10 business days prior to event.**

Applicant 1- Name & Address: Alyssa Zygmunt

Contact #:_____ **Email Address:** azygmunt@nycteaches.com

Applicant 2- Name & Address: Stephanie Fidler + Jason Lyons

Contact #:_____ **Email Address:**_____

# of people in wedding party:_____ **# of people attending wedding:**_____

Wedding Ceremony Application

Beach/Park Rental Fee: $750 (up to 3 hours)

Make checks payable to "The City of Asbury Park" 1 Municipal Plaza AP, NJ 07712 Attn: Leesha Floyd

Between Memorial Day and Labor Day, 6pm is the earliest ceremonies can begin on any beach.

- Insurance Coverage: All permit holders must submit liability insurance coverage in the minimum amount of $1,000,000; however, the City may require an increase in the amount of liability insurance coverage depending upon the size scope and nature of the event planned. The City of Asbury Park, its officers, employees, agent and representatives must be named as additional insured parties on the policy. Proof of said insurance coverage shall be provided to the City at least 10 days prior to the event.
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  - **Alcohol is prohibited on City beaches**
  - **Firework displays are prohibited w/o pre-approval from the City & proper documentation being provided to the City**
  - **Applications and fees must be received by the Special Events Department 30 days prior to your event**

Wedding Date: 4/25/26 **Ceremony start time:** 6pm **End time:** 6:30pm
Setup time: 4:30pm **(breakdown and cleanup must be within 2 hours of the conclusion of the ceremony)**

Location of Ceremony: 5th Avenue Beach

☐YES ☒NO **Will reserved parking spaces be requested? If so, how many spaces**_____
where_____. **Please visit www.cityofasburypark.com to purchase parking spaces (waterfront spaces cannot be reserved between Memorial Day & Labor Day) All parking requests must be made and paid for 10 business days prior to event.**

Applicant 1- Name & Address: Cole + Smith Wedding

Contact #:_____ **Email Address:**_____

Applicant 2- Name & Address: Tim Macroore's Supper Club 1200 Ocean Avenue Asbury Park NJ

Contact #: 7327741155 **Email Address:** lkunin@emcoores.com

# of people in wedding party: 100 **# of people attending wedding:** 100

Individual Resolutions
Meeting of the Municipal Council
Wednesday, January 28, 2026
RESOLUTION SUMMARY

2026-80
Authorizing The Transfer Of Appropriation Reserves In The Fiscal Year 2025 Budget

RESOLUTION - 2026-80

City of Asbury Park
County of Monmouth
State of New Jersey

RESOLUTION AUTHORIZING THE TRANSFER OF APPROPRIATION RESERVES IN THE FISCAL YEAR 2025 BUDGET

WHEREAS, it has been determined that various line items within the 2024 fiscal year appropriation reserve operating budget need additional funds to cover these expenditures; and,

WHEREAS, it has also been determined that sufficient balances remain in various expense accounts to cover these expenditures; and,

WHEREAS, new jersey statute 40a:4-59 allows for the transfer of funds between line items during the first three months of the following year.

NOW, THEREFORE BE IT RESOLVED by the mayor and council of the city of Asbury Park that the chief financial officer is hereby authorized to make the following appropriation reserve budget transfers:

CURRENT FUND:	FROM	TO
WORKERS COMPENSATION INSURANCE	$25,000.00	
ADMINISTRATION OE	$500.00	
LIABILITY INSURANCE		$25,000.00
MUNICIPAL PROSECUTOR		$500.00

BE IT FURTHER RESOLVED THAT THE CITY CLERK IS HEREBY INSTRUCTED TO PROVIDE A CERTIFIED COPY TO THE CHIEF FINANCIAL OFFICER AND THE CITY AUDITOR.

I, ANTHONY CUCCI, City Clerk of the City of Asbury Park, Monmouth County, New Jersey, DO HEREBY CERTIFY the foregoing to be a true and exact copy of RESOLUTION NO. 2026-___ which was finally adopted by the City Council at a meeting held on the ___ day

of ____, 2026

CERTIFIED BY ME THIS __ DAY OF ____, 2026.

_____
Anthony Cucci, City Clerk

ANTHONY CUCCI
CITY CLERK

Individual Resolutions
Meeting of the Municipal Council
Wednesday, January 28, 2026
RESOLUTION SUMMARY

2026-81
Amending Temporary Budget Appropriations For 2026 Budget

RESOLUTION - 2026-81

City of Asbury Park
County of Monmouth
State of New Jersey

RESOLUTION AMENDING TEMPORARY BUDGET APPROPRIATIONS FOR 2026 BUDGET

WHEREAS, N.J.S.A 40A:4-20 provides that the Governing Body by a 2/3 vote of the full membership thereof may make emergency temporary appropriations for any purpose for which appropriation may lawfully be made for the period between the beginning of the current fiscal year and the final adoption of the budget for the said year; and

WHEREAS, the previously adopted temporary budget did not provide sufficient funds for the operational costs prior to the final adoption of the 2025 budget.

Current Fund:	From	To
Data Processing OE	$97,453	$197,453
Employee Group Ins.	1,585,270	2,585,270
Bond Interest	0	100,000
Contribution to Accumulated Absences	160,215	260,215

NOW, THEREFORE BE IT RESOLVED by the Mayor and Council of the City of Asbury Park that the following Emergency Temporary Appropriation for the year 2025 be adopted and a certified copy of this resolution be provided to the City's Chief Financial Officer and the Director of Division of Local Government Services, Department of Community Affairs, State of New Jersey.

I, ANTHONY CUCCI, City Clerk of the City of Asbury Park, Monmouth County, New Jersey, DO HEREBY CERTIFY the foregoing to be a true and exact copy of RESOLUTION NO. 2026-___ which was finally adopted by the City Council at a meeting held on the ___ day of ____, 2026

CERTIFIED BY ME THIS __ DAY OF ____, 2026.

_____

Anthony Cucci, City Clerk

ANTHONY CUCCI
CITY CLERK

Individual Resolutions
Meeting of the Municipal Council
Wednesday, January 28, 2026
RESOLUTION SUMMARY

2026-82
This resolution is to prorate, cancel, and refund taxes for properties that are currently being billed as PILOTs. The PILOTs took effect at the completion of the individual projects. At that point, the properties become tax exempt and bills are issued in the form of a PILOT. This can be placed on the consent agenda as this resolution is routine in nature.

RESOLUTION - 2026-82

City of Asbury Park
County of Monmouth
State of New Jersey

RESOLUTION TO PRORATE, CANCEL, AND REFUND TAXES FOR VARIOUS PROPERTIES

WHEREAS, the following properties were billed charges in accordance with PILOT and special assessment financial agreements for their time as owner of the property, and;

WHEREAS, the Tax Collector is requesting taxes be prorated, canceled, and refunded during the time the property was billed as a PILOT and special assessment, and;

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and Council for the City of Asbury Park authorize the Tax Collector to prorate, cancel, and refund taxes on the following properties.

Block/Lot	Address	Assessed Owner	Amount
4205/3.01	201 Sunset Avenue	Sunset Square C/O Integra Mgmt	$39,006.45
4003/1.01	218 Third Avenue	K. Hovnanians Baltic at Asbury Park	$29,454.13
4003/12.01	215 Second Avenue	K. Hovnanians Aegean at Asbury Park	$15,578.58

I, ANTHONY CUCCI, City Clerk of the City of Asbury Park, Monmouth County, New Jersey, DO HEREBY CERTIFY the foregoing to be a true and exact copy of RESOLUTION NO. 2026-___ which was finally adopted by the City Council at a meeting held on the ___ day of ____, 2026

CERTIFIED BY ME THIS __ DAY OF ____, 2026.

Anthony Cucci, City Clerk

ANTHONY CUCCI
CITY CLERK

Individual Resolutions
Meeting of the Municipal Council
Wednesday, January 28, 2026
RESOLUTION SUMMARY

2026-83
This resolution is to refund overpaid municipal charges. The payer has requested their money back and provided proof of payment. This can be placed on the consent agenda as this resolution is routine in nature.

RESOLUTION - 2026-83

City of Asbury Park
County of Monmouth
State of New Jersey

RESOLUTION TO REFUND OVERPAID MUNICIPAL CHARGES FOR VARIOUS PROPERTIES

WHEREAS, the below properties have overpayments credited against their accounts; and

WHEREAS, the Tax Collector has been requested, in writing, to refund the payer, who has provided documented proof of payment; and

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

1. Refund an overpayment of PILOT charges in the amount of $5,695.83 to Sunset Square C/O Integra Mgmt, for Block 4205, Lot 3.01, 201 Sunset Avenue.

I, ANTHONY CUCCI, City Clerk of the City of Asbury Park, Monmouth County, New Jersey, DO HEREBY CERTIFY the foregoing to be a true and exact copy of RESOLUTION NO. 2026-___ which was finally adopted by the City Council at a meeting held on the ___ day of ____, 2026

CERTIFIED BY ME THIS __ DAY OF ____, 2026.

_____
Anthony Cucci, City Clerk

ANTHONY CUCCI
CITY CLERK

Individual Resolutions
Meeting of the Municipal Council
Wednesday, January 28, 2026
RESOLUTION SUMMARY

2026-84
Resolution authorizing an annual service contract for mobile data service coverage with Wireless Communications & Electronics under NJ State Contract #20-TELE-00910, billed at $1,220.00 per month for an annual total of $14,640.00 utilizing O&E funds.

RESOLUTION - 2026-84

City of Asbury Park
County of Monmouth
State of New Jersey

RESOLUTION AUTHORIZING AN ANNUAL SERVICE AGREEMENT FOR MOBILE DATE SERVICE COVERAGE

WHEREAS, Wireless Communications & Electronics has provided the City with an annual service agreement for Mobile Data Service Coverage for Panasonic Toughbooks, Arbitrators, ALPR and Body Worn Cameras at the Police Department; and

WHEREAS, the City has previously purchased all Panasonic products from Wireless Communications & Electronics off of NJ State Contract #20-TELE-00910; and

WHEREAS, the City has obtained the attached quote totaling $14,640.00 for 2026 from Wireless Communications & Electronics; and

WHEREAS, the City of Asbury Park is desirous of awarding the service agreement to the vendor in an amount listed above; and

WHEREAS, the Chief Financial Officer has certified that funds are available in the following account: 6-01-25-240-000-218. The maximum dollar value of this purchase is as stated in the resolution.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the City of Asbury Park (the "City"), in the County of Monmouth, State of New Jersey authorizes the annual service agreement for mobile data service coverage with Wireless Communications & Electronics in the total annual amount of $14,640.00; and

NOW, THEREFORE, BE IT FURTHER RESOLVED, that a copy of this Resolution be provided to the CFO, City Manager, Police Director and the Director of Purchasing.

I, ANTHONY CUCCI, City Clerk of the City of Asbury Park, Monmouth County, New Jersey, DO HEREBY CERTIFY the foregoing to be a true and exact copy of RESOLUTION

NO. 2026-___ which was finally adopted by the City Council at a meeting held on the ___ day of ____, 2026

CERTIFIED BY ME THIS __ DAY OF ____, 2026.

_____
Anthony Cucci, City Clerk

ANTHONY CUCCI
CITY CLERK

SERVICE AGREEMENT

Wireless Communications & Electronics

55 Liberty Street
Metuchen, NJ 08840
Phone (732) 926-1000
Fax (856) 753-9290

CUSTOMER NAME: Asbury Park Police

ATTN:

BILLING ADDRESS: 1 Municipal Plaza

CITY / STATE / ZIP: Asbury Park, NJ 07712

DATE: 1/13/2026

AGREEMENT ORDER #: M64067

CUSTOMER CONTACT: Tracey Bermes

CUSTOMER PHONE #: 732 502 5787

CUSTOMER EMAIL: Tracey.Bermes@asburyparkpd.gov

START DATE: TBD

AUTOMATIC RENEWAL: [X] YES [ ] NO

EXPIRATION DATE: TBD

WHEN THIS AGREEMENT IS ACCEPTED BY WIRELESS THE EQUIPMENT ON THE CUSTOMER/AGREEMENT ORDER REFERENCED ABOVE WILL BE SERVICED BY WIRELESS IN ACCORDANCE WITH THE TERMS AND CONDITIONS PRINTED ON THE REVERSE SIDE. THIS AGREEMENT DOES NOT INCLUDE REPLACEMENT OF ANTENNAS OR BATTERIES, OR SERVICE OF ANY TRANSMISSION LINE, ANTENNA, TOWER OR TOWER LIGHTING UNLESS SUCH WORK IS DESCRIBED BELOW.

QTY	MODEL NUMBER/SERIAL NUMBER/DESCRIPTION	PLACE OF SERVICE: CUST. LOCATION	SVC CTR DRIVE-IN	SVC CTR MAIL-IN	Monthly Amount	EXTENDED
	2026 Service Contract					
20	Panasonic CF30/31 Toughbooks	X	X	X	24.50	490.00
20	Panasonic Arbitrators	X	X	X	28.50	570.00
	On-site labor, shipping, depot cost					
2	Federal Aignal ALPR Best Effort	X	X	X	80.00	160.00
	On-site labor, shipping, depot cost					
	Parts and Labor Coverage					
	State Contract# 20-TELE-00910					

TOTAL Monthly	$1,220.00
TAXES	Exempt
Monthly TOTAL	$1,220.00

THE ABOVE SERVICE AMOUNT IS SUBJECT TO STATE AND LOCAL TAXING JURISDICTIONS, TO BE VERIFIED BY WIRELESS.

SPECIAL INSTRUCTIONS:

For Service Call: (732) 926-1000

This contract is for normal business hours with 1 business day response

Includes parts and labor coverage

Coverage does not include Accessory Coverage (Batteries, Microphones, etc)

Coverage does not include physical, liquid, lightning damage

Coverage Does Include:

On-site Labor Pickup and Delivery to customer

Parts and Labor Coverage

PAYMENT CYCLE:

- [ ] ANNUALLY
- [ ] SEMI-ANNUALLY
- [ ] QUARTERLY
- [X] MONTHLY
- [X] OTHER (SPECIFY IN SPECIAL INSTRUCTIONS)

TAX EXEMPT:

- [X] YES, ATTACH EXEMPT CERTIFICATE
- [ ] NO

[X] NEW AGREEMENT [ ] SUPERSEDE AGREEMENT NUMBER(S):

ADDITIONAL TERMS, DEFINITIONS AND CONDITIONS OF THIS SERVICE AGREEMENT ARE PRINTED ON THE REVERSE SIDE.

AUTHORIZED CUSTOMER SIGNATURE/P.O. # TITLE DATE

IS P.O. REQUIRED? [X] YES, ATTACHED P.O. [ ] NO

Bob Haber
SALES/SERVICE REPRESENTATIVE (SIGNATURE) TELEPHONE #

Bob Haber 732-926-1000 x307
SALES/SERVICE REPRESENTATIVE (PRINT NAME) TELEPHONE #

Individual Resolutions
Meeting of the Municipal Council
Wednesday, January 28, 2026
RESOLUTION SUMMARY

2026-85
Resolution amending the contract with F&P Associates for LSRP Services at the DPW Garage totaling $10,740 utilizing O&E
funds for the Remedial Action Permit for the Groundwater Application and Limited Restricted Use Response Action Outcome.

RESOLUTION - 2026-85

City of Asbury Park
County of Monmouth
State of New Jersey

RESOLUTION AMENDING THE CONTRACT WITH F&P ASSOCIATES FOR LSRP SERVICES AT THE DPW GARAGE

WHEREAS, the City of Asbury Park received a proposal for LSRP Services at the DPW Garage from French & Parrello Associates and awarded a contract for said services via Resolution 2017-131, 2018-81, 2019-315 and 2025-138; and

WHEREAS, the cost approved by Resolution 2017-131 was $49,985.00 for Phase II of the Remedial Investigation (RI); and

WHEREAS, the cost approved by Resolution 2018-81 was $49,290.00 for Remedial Action Plan of Phase I and Phase II; and

WHEREAS, the cost approved by Resolution 2019-315 was $15,431.00 for Change Order #1;and

WHEREAS, the cost approved by Resolution 2025-138 was $52,079.00 for Change Order #2;and

WHEREAS, French & Parrello Associates is requesting Change Order #3 in the amount of $10,740.00 for services rendered in conjunction with this Project; and

WHEREAS, Change Order #3 represents the professional tasks of Remedial Action Permit for Groundwater Application and Limited Restricted Use Response Action Outcome and is attached and hereby authorized; and

WHEREAS, professional services are exempt from the 20% limitation of change orders as per N.J.A.C. 5:30-11.6(d) and

WHEREAS, the Chief Financial Officer has certified that funds are available in Account 6-01-20-165-000-209; and

WHEREAS, the City Manager is hereby authorized to sign any contracts with the vendor.

NOW, THEREFORE, BE IT RESOLVED by the City Council of Asbury Park, County of Monmouth, State of New Jersey, authorizes Changer Order #3 to the contract authorized via Resolution 2017-131, 2018-81, 2019-315 and 2025-138 in the amount of $10,740.00.

NOW, THEREFORE, BE IT FURTHER RESOLVED that a copy of this Resolution be provided to French & Parrello Associates, the CFO, City Manager, Director of Planning and Redevelopment and Director of Purchasing.

I, ANTHONY CUCCI, City Clerk of the City of Asbury Park, Monmouth County, New Jersey, DO HEREBY CERTIFY the foregoing to be a true and exact copy of RESOLUTION NO. 2026-___ which was finally adopted by the City Council at a meeting held on the ___ day of ____, 2026

CERTIFIED BY ME THIS __ DAY OF ____, 2026.

_____
Anthony Cucci, City Clerk

ANTHONY CUCCI
CITY CLERK

FRENCH & PARRELLO ASSOCIATES

1800 Route 34, Suite 101
Wall Township, New Jersey 07719
T: 732.312.9800
F: 732.312.9801
fpaengineers.com

January 8, 2026
VIA EMAIL (Adam.Cruz@asburypark.gov) ONLY

Mr. Adam E. Cruz
City Manager
City of Asbury Park
1 Municipal Plaza
Asbury Park, New Jersey 07712

Re: Proposal for Environmental Services
Asbury Park Department of Public Works Facility
9 Main Street, Asbury Park, Monmouth County, New Jersey
NJDEP Preferred ID: 012316
FPA No. 10950.005

Dear Mr. Cruz:

French & Parrello Associates, PA (FPA) is pleased to present this cost estimate to provide professional environmental services relative to the City of Asbury Park Department of Public Works (DPW) Facility located at 9 Main Street, Asbury Park, New Jersey (Site or Subject Property).

BACKGROUND

The City of Asbury Park, New Jersey, retained FPA through the public bid process to provide environmental consulting services at the City DPW Facility in conformance with New Jersey Department of Environmental Protection (NJDEP) requirements and the activities have been ongoing. FPA submitted a Remedial Investigation/Remedial Action Report (RIRAR) to the NJDEP on January 6, 2026, that documented the completion of investigation and remediation activities at the various environmental areas of concern (AOCs) identified at the Site.

The RIRAR concluded the following:

- AOC-1: Two Former 5,000-gallon Unleaded Gasoline Underground Storage Tanks (USTs) – No further investigation or remediation is required.
- AOC-2: One 1,000-gallon Unleaded Gasoline UST – No further investigation or remediation is required.
- AOC-3: One 550-gallon Diesel Fuel UST – No further investigation or remediation is required.
- AOC-4: Environmental Media Groundwater – No further investigation is required however, residual groundwater contamination at concentrations above the NJDEP Groundwater Quality Standards (GQS), N.J.A.C. 7:9, remains and will need to be addressed with institutional/administrative controls.

The RIRAR identified monitored natural attenuation (MNA) of the remaining ground water contamination as the remedial strategy. We previously applied to the NJDEP for a groundwater Classification Exception Area/Well Restriction Area (CEA/WRA) institutional control for the residual groundwater contamination and the NJDEP established the CEA/WRA on October 24, 2019.

FPA will provide Licensed Site Remediation Professional (LSRP) oversight and project management to ensure compliance with NJDEP regulations and that project milestones are achieved. Costs for Client communications, regulatory interaction, including conference calls and management are included herein. The following sections outline the proposed scope of services and the associated fee. Please note, the Task numbering is a continuation of the prior Task numbers for this project.

SCOPE OF SERVICES

Task 015: Remedial Action Permit for Groundwater Application

The RIRAR presented historical and recent groundwater analytical data sets that documented decreasing contaminant concentrations for samples collected from all the monitoring wells with analysis for samples from several of the monitoring wells demonstrating compliance with the NJDEP GQS. FPA will prepare an initial Remedial Action Permit for Groundwater (RAP-GW) application for MNA to submit to NJDEP. The RAP-GW, when issued by the NJDEP, is also a contaminated groundwater institutional control that will establish a groundwater sampling schedule and reporting requirements. The RAP-GW will remain in effect until such time as the groundwater sampling and analysis demonstrates compliance with the NJDEP GQS. The NJDEP permit application fee is currently $770.00 and we are including this amount in our project budget.

FPA notes that the NJDEP application processing time currently exceeds 12 months therefore, this proposal does not include a permit compliance scope of work or cost estimate. We will submit a separate proposal for permit compliance services once the NJDEP issues the RAP-GW.

Task 016: Limited Restricted Use Response Action Outcome

Following the NJDEP issuance of the RAP-GW, the LSRP will prepare and issue a Limited Restricted Use Response Action Outcome (RAO) decision document for the Site to close the active site remediation component of the case. The continuing obligations associated with the CEA/WRA and RAP-GW institutional controls will be addressed through permit compliance. FPA will submit a separate proposal for permit compliance services as indicated above.

FEE SCHEDULE

FPA's proposed services will be performed for the following fee:

Task 015: Remedial Action Permit for Groundwater Application
(Time and Materials) $5,640.00

Task 016: Limited Restricted Use Response Action Outcome
(Time and Materials) $5,100.00

ESTIMATED TOTAL: $10,740.00

PROJECT SPECIFIC TERMS & CONDITIONS

1. Client will provide site access during regular business hours.
2. Client will provide previous plans, reports, permits and other documents which may otherwise have a bearing upon the results of our services.
3. The cost provided assumes that the client is responsible for the payment of annual remediation fees.
4. If further investigation or remediation of any environmental media is required based on the findings of this investigation, the costs to complete those services will be provided in a separate proposal.
5. In accordance with the New Jersey Site Remediation Reform Act (SRRA), final remediation documents will not be released until all NJDEP fees are paid, and outstanding project fees are paid in full to FPA.
6. Proposal assumes client will comply with NJDEP timeframes.
7. All subcontractor fees are presented at cost plus 10%.

CLOSING

Attached with this proposal are the General Conditions of Services under which FPA enters into an agreement for services rendered. Your return of a signed copy of this proposal indicating your acceptance of the terms and conditions presented herein will represent your authorization for us to proceed.

We thank you for the opportunity to submit this proposal and look forward to being of service to you on this project. If you have any questions, please do not hesitate to contact the undersigned at 732-312-9811 or Neil.Jiorle@FPAengineers.com.

Respectfully submitted,
FRENCH & PARRELLO ASSOCIATES

Neil P. Jiorle
Senior Project Manager
Environmental Services

The terms and conditions attached to this form are part of this agreement. Please initial all pages. Work to begin upon return of signed contract to our office.

Proposal Accepted By:

NAME (Printed): _____

TITLE _____

COMPANY: _____

PHONE:_____ FAX: _____ EMAIL: _____

SIGNATURE:_____ DATE: _____

Accounts Receivable Representative:

NAME/TITLE _____

COMPANY: _____

PHONE:_____ FAX: _____ EMAIL: _____

SIGNATURE:_____ DATE: _____

2026 Schedule of Fees

Senior Project Consultant	$265.00/hr.
Project Consultant	$250.00/hr.
Senior Project Manager	$235.00/hr.
Project Manager	$205.00/hr.
Senior Engineer	$190.00/hr.
Project Engineer	$165.00/hr.
Senior Staff Engineer	$135.00/hr.
Staff Engineer	$120.00/hr.
Licensed Site Remediation Professional (LSRP)	$200.00/hr.
Environmental Project Manager	$185.00/hr.
Professional Geologist	$175.00/hr.
Senior Environmental Specialist	$160.00/hr.
Project Scientist	$155.00/hr.
Senior Environmental Scientist	$145.00/hr.
Environmental Engineer	$130.00/hr.
Environmental Scientist	$125.00/hr.
Environmental Technician	$100.00/hr.
Senior Licensed Landscape Architect	$200.00/hr.
Licensed Landscape Architect	$185.00/hr.
Landscape Designer	$130.00/hr.
Professional Planner	$210.00/hr.
Professional Land Surveyor	$245.00/hr.
Senior Designer	$165.00/hr.
Designer	$140.00/hr.
Senior Drafter	$125.00/hr.
Drafter	$120.00/hr.
Technical Coordinator	$105.00/hr.
Senior Survey Party Chief	$170.00/hr.
Survey Party Chief	$145.00/hr.
Senior Survey Technician	$130.00/hr.
Survey Technician	$110.00/hr.
Survey Field Crew (two person)	$260.00/hr.
Survey Field Crew Robotic (1 person)	$215.00/hr.
Lab Supervisor	$130.00/hr.
Resident Engineer	$150.00/hr.
Resident Inspector	$130.00/hr.
Senior Field Representative	$110.00/hr.
Field Representative	$100.00/hr.
Field Technician	$90.00/hr.
Staff Professional	$80.00/hr.
Technical Assistant	$85.00/hr.
Administrative Services	$75.00/hr.

GENERAL CONDITIONS OF SERVICES

Client: City of Asbury Park

Project Name: Asbury Park DPW Facility Environmental Services

Project Number: 10950.005

Date: January 8, 2026

A. SCOPE OF SERVICES

The services to be provided by French & Parrello Associates, PA (FPA) have been set forth in the Proposal/Scope of Services and shall remain valid for a period of 90 days from the date of the Proposal, after which FPA may elect to withdraw or renegotiate this Proposal. All services not specifically identified are excluded from FPA's scope and will only be performed in accordance with a written amendment to the agreement outlining the exact services and the associated fees.

B. FEE

The total fee, except stated lump sum shall be understood to be an estimate, based upon Scope of Services, and shall not be exceeded by more than ten percent, without written approval of the Client. Where the fee arrangement is to be on an hourly basis, the rates shall be those that prevail at the time services are rendered.

C. BILLINGS/PAYMENTS

Invoices will be submitted monthly for services and are due when rendered. Invoice shall be considered PAST DUE if not paid within 30 days after the invoice date and FPA may without waiving any claim or right against the Client, and without liability whatsoever to the Client, terminate the performance of service. Retainers shall be credited on the final invoice. A monthly service charge of 1.5% of the unpaid balance will be added to PAST DUE accounts. In the event any portion or all of an account remains unpaid 75 days after billing, the Client shall pay cost of collection, including reasonable attorney fees. FPA reserves the right to stop work until invoices that are more than 75 days in arrears are paid in full. You agree that any delays, claims or losses associated with stopping of work under these circumstances will not be the responsibility of FPA.

D. STANDARD OF CARE

Services performed by FPA under this agreement will be conducted in a manner consistent with the level of care and skill ordinarily exercised by members of the profession currently practicing in the same locality under similar conditions. No other representation, expressed or implied, and no warranty, guarantee, or fiduciary responsibility is included or intended in this agreement, or in any report, opinion, document or otherwise. Unless otherwise specified in this proposal, the services performed by FPA will not include an independent analysis of work conducted, or information provided, by independent laboratories or other independent contractors retained by FPA.

E. HIDDEN CONDITIONS

When advised by FPA, investigation of structural conditions concealed by existing finishes shall be authorized and paid for by the client. Where investigation is NOT authorized, FPA shall not be responsible for the condition of the existing structure (except where verification can be made by simple visual observation).

F. INFERRED CONDITIONS

The Client understands that actual subsurface conditions may vary from those which are encountered at the locations of borings, test pits or other such subsurface explorations. FPA will base interpretations and recommendations upon conditions inferred from the conditions encountered. Client recognizes that any future determination of conditions different than those which were encountered at the sampling locations may significantly impact the interpretation and recommendations provided by FPA. Any such variation of conditions should be brought to the prompt attention of FPA to assess the impact of the variations on the previously provided interpretations and recommendations. FPA will take no responsibility for any interpretation or recommendation others may make based upon subsurface data provided by FPA.

G. STANDARDS AND CODES

If the work under the contract is to be performed in accordance with, or where the deliverables and instruments of service resulting from our work will be reviewed against codes, standards and regulations, the edition or revision of said codes, standards and regulations in effect as of the date of this agreement will apply. Any revisions to documents or other additional work caused by the application of a more recent code, standard or regulation shall be considered a Changed Condition under this agreement. In addition, any revisions or additional work required by regulatory agencies which are not explicitly outlined in applicable codes, standards or regulations will also be considered a changed condition under this agreement.

H. RIGHT OF ENTRY

The client shall provide for right of entry for all FPA personnel and equipment necessary to perform the intended scope of services. The client understands that while FPA will take reasonable precaution to minimize any damage to the property, some damage may occur in the normal course of work, the correction of which is not part of this agreement.

I. UTILITIES

FPA will take reasonable precautions to avoid damage or injury to any visible subsurface utilities or structures. FPA shall not be held responsible for damage to any underground utility or structure which has not been properly marked out by the respective owner of said utility or structure prior to the commencement of our work. If location of underground utilities is included under the Scope of Services, those locations will be based upon visible identification marks left by the respective utility companies or upon locations that can be visually identified from the ground surface. Unless other contractual agreements are made, this proposal does not include opening or entering manholes, inlets, trenches, or other utility access ways for the purpose of measuring, identifying, or locating said utilities.

J. CHANGED CONDITIONS

If FPA discovers conditions or circumstances that it had not contemplated at the commencement of this Agreement ("Changed Conditions"), FPA will notify Client in writing of the Changed Conditions. Client and FPA agree that they will then renegotiate in good faith the terms and conditions of this Agreement. If FPA and Client cannot agree upon amended terms and conditions within 30 days after notice, FPA may terminate this Agreement and be compensated as set forth in Section Q, "Termination."

K. DISCOVERY OF UNANTICIPATED POLLUTANT RISKS

Hazardous materials or certain types of hazardous materials may exist at a site where there is no reason to believe they could or should be present. Unless FPA's Scope of Services specifically includes Environmental Services, FPA will not be responsible for the identification, delineation, evaluation, treatment or removal of any hazardous substance. Should such substance be encountered FPA will take action to protect the health and welfare of their personnel, and will notify the client for direction. The conditions of this section are superseded to the extent that the Scope of Services specifically includes the identification, delineation, evaluation and treatment of hazardous materials.

L. CERTIFICATIONS

Client agrees not to require that FPA execute any certification with regard to Services performed or Work tested and/or observed under this Agreement unless: 1) FPA believes that it has performed sufficient Services to provide a sufficient basis to issue the certification; 2) FPA believes that the Services performed or Work tested and/or observed meet the criteria of the certification; and 3) FPA has reviewed and approved in writing the exact form of such certification prior to execution of this Agreement. Any certification by FPA is limited to an expression of professional opinion based upon the Services performed by FPA, and does not constitute a warranty or guaranty, either expressed or implied.

M. RISK ALLOCATION

Client agrees that, to the fullest extent permitted by law, FPA's total liability to the Client, for any and all injuries, claims, losses, expenses, damages or claim expenses arising out of this Agreement, from any cause or causes, shall not exceed the total amount of $50,000 or the amount of FPA's fee (whichever is greater).

N. INDEMNIFICATION

The Client shall indemnify and hold harmless FPA and all of its personnel from and against any and all claims, damages, losses and expenses (including reasonable attorney fees), to the extent that any such claims, damage, loss or expense is caused in whole or in part by the negligent act or omission, and/or strict liability of the Client, anyone directly or indirectly employed by the Client (except FPA, or anyone for whose acts any of them may be liable).

O. NO SPECIAL OR CONSEQUENTIAL DAMAGES

Client and FPA agree that to the fullest extent permitted by law FPA shall not be liable to Client for any special, indirect or consequential damages whatsoever, whether caused by FPA's negligence, errors, omissions, strict liability, breach of contract, breach of warranty or other cause or causes whatsoever.

P. OWNERSHIP OF DOCUMENTS

Client may use the documents for the project or purposes contemplated by this agreement. Client may not reuse the documents, nor any of FPA's concepts or approaches in the Proposal to client, for any extension of the project or other project without FPA's prior written consent. Any unauthorized reuse or extension of FPA's work is at Clients' sole risk and without liability to FPA, and Client will indemnify, defend, and hold FPA harmless from all claims or damages arising from any unauthorized reuse or extension of FPA's work. All documents related to a project will be destroyed in accordance with FPA Document Retention Guidelines in effect at that time.

Q. TERMINATION

This Agreement may be terminated for convenience by either party by thirty (30) days written notice or in the event of substantial failure to perform in accordance with the terms of the Agreement by the other party through no fault of the terminating party by ten (10) days written notice. If this Agreement is terminated, it is agreed that FPA shall be paid the total charges for labor performed to the termination notice date, plus reimbursable charges.

R. DISPUTES RESOLUTION

All claims, disputes, and other matters in controversy between FPA and Client arising out of or in any way related to this Agreement, except for those related to Billing/Payments, will be submitted to "alternative dispute resolution" (ADR) such as mediation and/or arbitration, before and as a condition precedent to other remedies provided by law. If a dispute at law arises related to the services provided under this Agreement and that dispute requires litigation instead of ADR as provided above, then: (a) Client assents to personal jurisdiction in the state of FPA's principal place of business; (b) The claim will be brought and tried in judicial jurisdiction of the court of the county where FPA's principal place of business is located and Client waives the right to remove the action to any other county or judicial jurisdiction; and (c) The prevailing party will be entitled to recovery of all reasonable costs incurred, including staff time, court costs, attorneys' fees, and other claim related expenses.

S. SAFETY

FPA is not responsible for the implementation, discharge, or monitoring of any construction safety standards or practices, including demolition. These items are explicitly excluded from our scope.

T. SAMPLES AND WELLS

If FPA provides laboratory testing or analytic Services, FPA will preserve such soil, rock, water, or other samples as it deems necessary for the Project, but no longer than 45 days after issuance of any Documents that include the data obtained from these samples. Client will promptly pay and be responsible for the removal and lawful disposal of all contaminated samples, cuttings, Hazardous Materials, and other hazardous substances. Client will take custody of all monitoring wells and probes installed during any investigation by FPA, and will take any and all necessary steps for the proper maintenance, repair or closure of such wells or probes at Client's expense.

U. BIOLOGICAL POLLUTANTS

FPA's scope of work does not include the investigation or detection of the presence of any Biological Pollutants in or around any structure. Client agrees that FPA will have no liability for any claim regarding bodily injury or property damage alleged to arise from or be caused by the presence of or exposure to any Biological Pollutants in or around any structure. In addition, Client will defend, indemnify, and hold harmless FPA from any third party claim for damages alleged to arise from or be caused by the presence of or exposure to any Biological Pollutants in or around any structure, except for damages arising from or caused by FPA's sole negligence. The term "Biological Pollutants" includes, but is not limited to, molds, fungi, spores, bacteria, and viruses, and the byproducts of any such biological organisms.

V. ENTIRE AGREEMENT

The Proposal/Scope of Services and these General Conditions constitute the entire agreement between Client and FPA. If a Purchase Order (PO) or similar document is used in conjunction with this Agreement, it shall be for the sole purpose of defining quantities and fees to be provided hereunder, and to this extent only are incorporated as a part of this Agreement. Any preprinted terms and conditions included in such PO or similar documents shall not be incorporated and such PO or similar documents shall not be otherwise construed to modify, amend, or alter the terms of this Agreement.

Individual Resolutions
Meeting of the Municipal Council
Wednesday, January 28, 2026
RESOLUTION SUMMARY

2026-86
Resolution authorizing the annual renewal of the City's Fleet Management Software Licenses for 2026 to Samsara under NJ State Contract #23-TELE49346 at an amount not-to-exceed $40,000 utilizing Computer Data O&E funds. The attached invoice is for $36,271.04; however, the resolution is for a not-to-exceed amount of $40,000 to cover any new vehicles purchased and added to the fleet management billing in 2026.

RESOLUTION - 2026-86

City of Asbury Park
County of Monmouth
State of New Jersey

RESOLUTION AUTHORIZING THE ANNUAL RENEWAL OF THE CITY'S FLEET MANAGEMENT SOFTWARE LICENSE FOR 2026

WHEREAS, the City authorized a service agreement for Fleet Management Technologies to Samsara utilizing NJ State Contract #23-TELE-49346 via Resolution 2024-326; and

WHEREAS, the City has a need to renew the City's Fleet Management Software Licenses for 2026; and

WHEREAS, the City has obtained the attached invoice from Samsara for the service period of January 1, 2026 through December 31, 2026 utilizing NJ State Contract #23-TELE-49346; and

WHEREAS, the City of Asbury Park is desirous of awarding a contract for the annual renewal of Fleet Management Software Licenses to the vendor listed above for an amount not-to-exceed $40,000.00; and

WHEREAS, the Chief Financial Officer has certified that funds are available in the following account: 6-01-20-140-000-226 of the official budget to which the contract will be officially charged; and the maximum dollar value of the pending contract is as set forth in the resolution; and

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the City of Asbury Park (the “City”), in the County of Monmouth, State of New Jersey authorize the renewal of Fleet Management Software Licenses in an amount not-to-exceed $40,000.00 to Samsara and a copy of this Resolution shall be provided to the City Manager, CFO, Director of IT and Director of Purchasing.

I, ANTHONY CUCCI, City Clerk of the City of Asbury Park, Monmouth County, New Jersey, DO HEREBY CERTIFY the foregoing to be a true and exact copy of RESOLUTION NO. 2026-___ which was finally adopted by the City Council at a meeting held on the ___ day

of ____, 2026

CERTIFIED BY ME THIS __ DAY OF ____, 2026.

_____
Anthony Cucci, City Clerk

ANTHONY CUCCI
CITY CLERK

samsara

Samsara Inc.
1 De Haro Street
San Francisco, California 94107 US
(415) 985-2400
billingsupport@samsara.com
www.samsara.com

Invoice #310519554636168

Total	**$36,271.04**
Amount Paid	**$0.00**
Balance	**$36,271.04**
Currency	**USD**

Bill To
City of Asbury Park
8221 Southside Blvd,Space 7
Asbury Park NJ 07712
United States

Ship To
Joe Dellaragione
City of Asbury Park
9 Main St
Attn: Mechanic Garage
Asbury Park NJ 07712-7012
United States

BANKING

ACH:	Wire Transfers:	Check Remittance Address:	Overnight Courier
Bank Routing Number: 322271627 Account Number: 626326760 Account Name: Samsara Inc.	Bank Routing Number: 021000021 SWIFT Code: CHASUS33 Account Number: 626326760 Account Name: Samsara Inc.	Samsara Inc. P.O. Box 735462 Dallas, TX 75373-5462 Note: UPS Next Day Air cannot be deliveredto PO Boxes	JPMorgan Chase (TX1-0029) ATTN: Samsara Inc. 735462 14800 Frye Road, 2nd Floor Ft Worth, TX 76155

Please reference your invoice number(s) on your remittance advice when paying Samsara. Please be sure and send your remittance advice to remittances@samsara.com

310519554636168

samsara

Samsara Inc.
1 De Haro Street
San Francisco, California 94107 US
(415) 985-2400
billingsupport@samsara.com
www.samsara.com

Contract Terms

Invoice Date	Due Date	Terms	Order Number	PO #	Quote #
1/3/2026	2/2/2026	Net 30	S-2076890	-	

License Start Date	License End Date	Shipping Method	Billing Period
7/3/2024	7/2/2027	UK standard	-

License	Per Item Cost	Quantity	Tax Amount	Total
LIC-VG-PS VG34 License without ELD and without WiFi that should be sold to SLED customers within a singled bundled price.	234.60	126	0.00	**29,559.60**
LIC-CM1-ENT License for forward-facing dash cam, includes support, software updates, and hosted cloud service	397.80	10	0.00	**3,978.00**
LIC-AG-PWR-BASIC License for basic powered asset tracking.	122.40	16	0.00	**1,958.40**
LIC-AG2-ENT License for AG2-series gateways, includes support, software updates, hosted service, and cellular connectivity	193.76	4	0.00	**775.04**

310519554636168

samsara

Samsara Inc.
1 De Haro Street
San Francisco, California 94107 US
(415) 985-2400
billingsupport@samsara.com
www.samsara.com

Subtotal	**$36,271.04**
Shipping	**0**
Tax	**$0.00**
Total	**$36,271.04**
Currency	**USD**

310519554636168

Individual Resolutions
Meeting of the Municipal Council
Wednesday, January 28, 2026
RESOLUTION SUMMARY

2026-87
Resolution authorizing testing necessary at the Sewer Plant to maintain DEP compliance to Lyons Environmental Services in 2026, in an annual amount not-to-exceed $25,000 utilizing Sewer O&E funds.

RESOLUTION - 2026-87

City of Asbury Park
County of Monmouth
State of New Jersey

RESOLUTION AUTHORIZING TESTING REQUIRED AT THE SEWER PLANT TO MAINTAIN DEPARTMENT OF ENVIRONMENTAL PROTECTION COMPLIANCE

WHEREAS, the State of New Jersey, Department of Environmental Protection requires various weekly/monthly/quarterly/annual testing at the Sewer Plant to maintain compliance with the Department of Environmental Protection Discharge Permitting; and

WHEREAS, the City has solicited and obtained quotes from Lyons Environmental Services and Garden State Laboratories, Inc. for the necessary 2026 testing.; and

WHEREAS, the City of Asbury Park is desirous of awarding Lyons Environmental Services testing necessary to maintain DEP compliance with the Discharge Permit needed at the Sewer Plant in an annual amount not-to-exceed $25,000.00; and

WHEREAS, the Chief Financial Officer has certified that funds are available in the following account: 6-07-55-502-000-209. The maximum dollar value of this purchase is as stated in the resolution.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the City of Asbury Park (the "City"), in the County of Monmouth, State of New Jersey authorizes Lyons Environmental Services to complete 2026 sewer testing required to maintain DEP compliance in an annual amount not-to-exceed $25,000.00; and

NOW, THEREFORE, BE IT FURTHER RESOLVED, that a copy of this Resolution be provided to the CFO, City Manager, Director of Public Works and the Director of Purchasing.

I, ANTHONY CUCCI, City Clerk of the City of Asbury Park, Monmouth County, New Jersey, DO HEREBY CERTIFY the foregoing to be a true and exact copy of RESOLUTION NO. 2026-___ which was finally adopted by the City Council at a meeting held on the ___ day of ____, 2026

CERTIFIED BY ME THIS __ DAY OF ____, 2026.

_____
Anthony Cucci, City Clerk

ANTHONY CUCCI
CITY CLERK

Gregory Schweikert

From: dlyons lyonsenvironmental.com <dlyons@lyonsenvironmental.com>
Sent: Monday, December 15, 2025 1:46 PM
To: Gregory Schweikert
Subject: [EXTERNAL] 2026 Pricing
Attachments: Asbury Park Lab Pricing 2026.xls; Asbury Park 2026 Sample Schedule.xlsx

Hi Greg – see attached pricing for 2026 – I also attached a sample schedule/guide for 2026. I kept it the same as last year but took out the phosphorus pests on the Annual Effluent and Sludge WCR's. Let me know if you have any questions or if you need me to make any changes. Thank you!

Donna Lyons
Lyons Environmental Services, LLC
Lab Manager
1105 Green Grove Road, Bldg. #2
Neptune, New Jersey 07753
Main Phone: (732) 566-0038
Main Fax: (732) 566-1889
Mobile: (973) 390-6072
Email: dlyons@lyonsenvironmental.com

Asbury Park WTP

2026

This is a list of the type and approximate frequency for the various tests required.

Sample containers are provided by the contract laboratory.

Quote does not include price of compositor rentals

ANALYSIS	Number of Samples	UNIT COST	EXTENDED COST
BOD5 - Inf/Eff	104	$50.00	$5,200.00
TSS - Inf/Eff	104	$50.00	$5,200.00
Oil & Grease	12	$45.00	$540.00
Ammonia (NH3-N)	52	$30.00	$1,560.00
Enterococci	48	$45.00	$2,160.00
Dissolved Oxygen	52	$20.00	$1,040.00
Alkalinity	12	$20.00	$240.00
Sludge (TS, TVS, pH)	12	$95.00	$1,140.00
Surface Water Annual WCR	1	$1,755.00	$1,755.00
Surface Water Quarterly WCR	4	$30.00	$120.00
Surface Water Semi-Annual WCR	2	$190.00	$380.00
SL3A (Residuals) *Quarterly*	4	$498.00	$1,992.00
Residuals WCR *Annual*	1	$1,265.00	$1,265.00
VOC's (Sludge)	1	$250.00	$250.00
Sample Pick-up	52	$10.00	$520.00
TOTAL			**$23,362.00**

Gregory Schweikert

From: Cindy Brandecker <cbrandecker@gslabs.com>
Sent: Wednesday, January 7, 2026 7:17 PM
To: Gregory Schweikert
Subject: [EXTERNAL] Re: Lab Quote
Attachments: Asbury Park Quote 2026.xlsx

Greg - Apologies for the delay - The end of the year is chaos and I ran out of hours.

Please find pricing attached. There is no charge for the pickup as long as it is scheduled during regular hours.

Cindy

Cindy Brandecker (She/Her)
Director of Project Management

Garden State Laboratories, Inc.
908-688-8900 x 115

From: Gregory Schweikert <Gregory.Schweikert@asburypark.gov>
Sent: Monday, December 29, 2025 1:29 PM
To: Cindy Brandecker <cbrandecker@gslabs.com>
Subject: Lab Quote

Hello Cindy,

I am reaching out to you as a follow up on pricing our lab needs for the City of Asbury Park, NJ. If you can provide a quote or an update it would be greatly appreciated. Thank you for your time.

Gregory Schweikert Superintendent
Asbury Park Wastewater Treatment
732-774-5131
732-639-2390

gregory.schweikert@asburypark.gov

Analysis	Number of	Unit Cost	Extended Cost
BOD - Influent/Effluent	104	$58	$6,032
TSS - Influent/Effluent	104	$45	$4,680
Oil & Grease	12	$45	$540
Ammonia	52	$45	$2,340
Enterocci	48	$45	$2,160
Dissolved Oxygen	52	$45	$2,340
Alkalinity	12	$45	$540
Sludge (TS, TVS, pH)	12	$135	$1,620
Surface Water Annual WCR	1	$2,500.00	$2,500
Surface Water Quarterly WCR	4	$45	$180
Surface Water Semi Annual WCR	2	$210	$420
Quarterly Residuals	4	$400	$1,600
Annual Residuals	1	$1,800.00	$1,800
VOC Residuals	1	$250	$250
Sample Pickup	52	No Charge provided scheduled during regular	

$27,052

Table I
Table II-VI
% Solids, TS, VS, Corrisivity, pH, Temp

business hours

Individual Resolutions
Meeting of the Municipal Council
Wednesday, January 28, 2026
RESOLUTION SUMMARY

2026-88
A resolution requesting a second extension to the LA-2023 LAIF Grant project intended to purchase and install bicycle racks and lockers around the City's train station at the request of NJDOT to allow for the delivery and installation of infrastructure.

RESOLUTION - 2026-88

City of Asbury Park
County of Monmouth
State of New Jersey

RESOLUTION REQUESTING A SECOND GRANT AWARD EXTENSION FROM THE NEW JERSEY DEPARTMENT OF TRANSPORTATION FOR THE LA-2023 LAIF ASBURY PARK CITY TRANSPORTATION CENTER, COOKMAN AVENUE, LAKE AVENUE, AND SPRINGWOOD AVENUE BICYCLE RACK AND LOCKER GRANT PROJECT

WHEREAS, the City of Asbury Park applied for and was awarded an LA 2023 LAIF Grant for the purpose of purchasing and installing bicycle racks along Cookman Avenue, Lake Avenue, and Springwood Avenue and bicycle lockers at the Transportation Center; and

WHEREAS, the New Jersey Department of Transportation granted the City of Asbury Park a project extension to November 17, 2025 as requested by Resolution 2025-328; and

WHEREAS, New Jersey state law allows for cooperative purchasing agreements to facilitate cost-effective procurement for public entities; and

WHEREAS, the City of Asbury Park was granted permission by the New Jersey Department of Transportation (NJDOT) permission to utilize a vendor available through the Educational Services Commission of New Jersey (ESCNJ); and

WHEREAS, The Vendor was unable to complete the purchase order prior to the new deadline; and

WHEREAS, NJDOT is requesting Asbury Park provide another request for the extension of the project deadline in the amount of three (6) months to May 17, 2026 to allow for the completion of the purchase order.

NOW, THEREFORE BE IT RESOLVED that the Mayor and Council of the City of Asbury Park hereby approve a request for a grant extension for the awarded LA-2023 LAIF Grant to May 17, 2026.

BE IT FURTHER RESOLVED that the Mayor and City Clerk, or those authorized on their behalf, are to submit a formal request for a six-month extension for the above referenced project

to the New Jersey Department of Transportation.

BE IT FURTHER RESOLVED that City Manager and City Clerk are hereby authorized to sign any additional grant agreements on behalf of the City of Asbury Park related to this extension request.

I, ANTHONY CUCCI, City Clerk of the City of Asbury Park, Monmouth County, New Jersey, DO HEREBY CERTIFY the foregoing to be a true and exact copy of RESOLUTION NO. 2026-___ which was finally adopted by the City Council at a meeting held on the ___ day of ____, 2026

CERTIFIED BY ME THIS __ DAY OF ____, 2026.

_____

Anthony Cucci, City Clerk

ANTHONY CUCCI
CITY CLERK

Individual Resolutions
Meeting of the Municipal Council
Wednesday, January 28, 2026
RESOLUTION SUMMARY

2026-89
Awarding of a Contract for the Rehabilitation of Block 3603, Lot 9, Qualifier C0206, 300 Seventh Avenue, Unit 10, In the City of Asbury Park pursuant to the Asbury Park Home Improvement Program to A-Plus Construction, Inc.

RESOLUTION - 2026-89

City of Asbury Park
County of Monmouth
State of New Jersey

RESOLUTION ACCEPTING THE BID AND AWARDING OF A CONTRACT FOR THE REHABILITATION OF BLOCK 3603, LOT 9, QUALIFIER C0206, 300 SEVENTH AVENUE, UNIT 10, IN THE CITY OF ASBURY PARK PURSUANT TO THE ASBURY PARK HOME IMPROVEMENT PROGRAM TO A-PLUS CONSTRUCTION, INC.

WHEREAS, in accordance with the Asbury Park Home Improvement Program, the City of Asbury Park has determined that it is necessary for improvements and repairs for the property known as BLOCK 3603, LOT 9, QUALIFIER C0206; 300 Seventh Avenue, Unit 10, Asbury Park, New Jersey (the "Property"); and

WHEREAS, the City through its Qualified Administrative Agent, Community Grants Planning and Housing, LLC d/b/a CGP&H, LLC advertised and accepted bids for the Project, with one bidder, A-Plus Construction; and

WHEREAS, CGP&H, LLC has reviewed the Bid Submission of A-Plus Construction, Inc. and determined that same is conforming and have further determined that A-Plus Construction, Inc.'s Bid represents the best price available and has the ability to perform the services desired by the City, in accordance with the bid specification; and

WHEREAS, the total for the project is $25,100 with $25,000 from program funds and the remaining $100.00 will be a homeowner contribution; and

WHEREAS, the Chief Finance Officer certified the availability of funds from the Affordable Housing Trust Fund for the contract amount, not to exceed $25,000.
NOW, THEREFORE, BE IT RESOLVED, by the Municipal Council of the City of Asbury Park that the City of Asbury Park hereby accepts the bid of A-Plus Construction LLC and awards a contract for the repair and rehabilitation project at BLOCK 3603, LOT 9, QUALIFIER C0206, 300 Seventh Avenue, Unit 10, Asbury Park, New Jersey for a total amount of $25,100 in a form acceptable to the City Attorney and CGP&H, LLC. This contract is subject to the provisions of the New Jersey Local Public Contracts Law, N.J.S.A. 40A:11-1, et. seq. MCM General Contractor LLC is required to comply with the requirements of N.J.S.A. 10:5-31 et. seq. and N.J.A.C. 17:27, Affirmative Action Regulations.

BE IT FURTHER RESOLVED, that the contract is subject to all the contingencies and requirements set forth in the bid request documents, a copy of which are incorporated herein by reference.
BE IT FURTHER RESOLVED, that the Mayor is hereby authorized to execute the contract on behalf of the City subject to review and approval of the City Attorney

I, ANTHONY CUCCI, City Clerk of the City of Asbury Park, Monmouth County, New Jersey, DO HEREBY CERTIFY the foregoing to be a true and exact copy of RESOLUTION NO. 2026-___ which was finally adopted by the City Council at a meeting held on the ___ day of ____, 2026

CERTIFIED BY ME THIS __ DAY OF ____, 2026.

_____
Anthony Cucci, City Clerk

ANTHONY CUCCI
CITY CLERK

Dean Fontenelli
Program Inspector
Cell: (609) 608-2406
Email: dfontenelli@cgph.net

CGP&H
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Professional Cost Estimation & Inspection Services

1249 South River Rd. Suite 301
Cranbury, N.J. 08512-3633
Office: 609-664-2769
Fax : 609-664-2786

Asbury Park Home Improvement Program One Municipal Plaza Asbury Park, NJ 07712	Homeowner: Joanna Lanza Property Address: 300 7th Ave Unit 10 Asbury Park, NJ 07712	Case#: ASBRYPK-2503 Block: 3603 Lot: 9.13/C0206 Inspection Date: 04/22/2025 Report Date: 09/19/2025 Revised Date: 10/03/2025
Bid Sheet	Phone: Email:	

ALTERATIONS TO THIS DOCUMENT OR FAILURE TO TYPE OR PRINT BID PRICES CLEARLY MAY RESULT IN THE REJECTION OF YOUR BID.

Item	BID ITEMS	BID PRICE
1.	ELECTRICAL WORK:	700
2.	SMOKE ALARMS & CARBON MONOXIDE ALARMS:	100
3.	~~WATER HEATER REPLACEMENT:~~ -- Deleted from Scope	~~2800~~
4.	DOUBLE-HUNG WINDOW REPLAEMENT (2 COUNT):	2500
5.	ELECTRICAL BASEBOARD HEATING SYSTEM REPLACEMENT:	4300
6.	BATHTUB & SURROUND REPLACEMENT:	10800
7.	MAIN ELECTRICAL PANEL REPLACEMENT:	3200
8.	ENTRANCE FIRE DOOR REPLAEMENT:	2500
9.	MISCELLANEOUS:	1000
	TOTAL:	~~27900~~
	Revised Total:	$25,100.

Bid Awarded 12/1/2025

Matthew P. Hynes

Contract Total= $25,100.
Program Funds= $25,000.
Homeowner Contribution=$100.

THE CONTRACTOR MUST SUBMIT A COST FOR EACH LINE ITEM IN THE SCOPE OF WORK OR THE BID WILL BE DISQUALIFIED. COSTS LISTED MUST REFLECT ANY ELIGIBLE REBATES.

Print Name & Company: Roman Prazowski, MCA-Plus Construction, Inc. 18 Station Road Lincoln Park, NJ 07035
NJHIC Registration #: 13VH00996500
Signature:
Date: 11/11/25
Phone: 9736288888

INCLUDE ALL INFORMATION OR BID WILL BE DISQUALIFIED

Asbury Park Home Improvement Program

c/o Community Grants, Planning & Housing ✦ 1249 South River Road, Suite 301 ✦ Cranbury, NJ 08512
Phone (609) 664-2781✦ Fax 609-664-2786

AFFIDAVIT OF CONTRACTOR

Date: 11/7/25

Joanna Lanza

300 7th Ave unit 10

Asbury Park, NJ 07712

State of New Jersey
County of _____

Roman Piotrowski certifies and says that:
Name of Signatory

1. He/She is President of A-Plus Construction, Inc. 18 Station Road Lincoln Park, NJ 07035
Title **Name of Firm**

Address

the CONTRACTOR , and has submitted the attached bid;

2. He/She is fully informed respecting the preparation and contents of the attached and of all pertinent circumstances respecting such bid;

3. Such bid is genuine and is not a collusive or sham bid;

4. Neither the said CONTRACTOR nor any of its officers, partners, owners, agents, representatives, employees or parties in interest, including this Signatory, has in any way clouded, conspired, convinced or agreed directly or indirectly, with any other contractor, firm or person to submit a collusive or sham bid in connection with the work for which the attached bid has been submitted, or to refrain from bidding in connection with such work, or has in any manner, directly or indirectly, sought by agreement or collusion or communication or conference with any other bidder, firm or person to fix the price or prices in the attached bid or of any other contractor, or to fix any overhead, profit or cost element of the bid price or the bid price of any other contractor, or to secure through any collusion, conspiracy, connivance or unlawful agreement any advantage against City of Asbury Park or any person interested in the proposed work;

5. No members of City of Asbury Park governing bodies, or other officers of these municipalities, or any person in the employ of these municipalities are directly or indirectly interested in the bid, or in any portion of the profits thereof;

6. The price or prices quoted in the attached bid are fair and proper and are not tainted by any collusion, conspiracy, connivance or unlawful agreement on the part of the CONTRACTOR or parties interested, including this Signatory; and

7. In submitting this bid, the CONTRACTOR understands the Basis and procedure for Award of Contract or Rejection of bid, and all bidding contractors will be notified of the results of the bidding within one (1) week of the date the homeowner makes his/her contractor selection. If awarded the contract, the undersigned agrees to execute a Construction Agreement in the prescribed form and furnish the required insurance certification and other documents within ten (10) days after award notification.

8. In submitting this bid, the CONTRACTOR acknowledges that he/she has sufficient workforce and capital to complete the work in a timely manner and fulfill all contractual obligations, taking into consideration the municipality's payment schedule.

IN WITNESS WHEREOF, the undersigned has signed and sealed this instrument this 7TH Day of NOVEMBER, 2025.

A-Plus Construction, Inc.
18 Station Road
Lincoln Park, NJ 07035
(Company Name)

By: _____
(Signature)

RONAN PAZOWSKI
(Print Name)

PRESIDENT
(Title)

SWORN AND SUBSCRIBED before me this 7TH **date of** NOVEMBER **20**25.

COURTNEY H AMMERAAL
Notary Public, State of New Jersey
Comm. # 50211499
My Commission Expires 6/27/2028

Notary Public **Seal** **Commission Expires** June 27, 2028

Asbury Park Home Improvement Program

c/o Community Grants, Planning & Housing ✦ 1249 South River Road, Suite 301 ✦ Cranbury, NJ 08512
Phone (609) 664-2781 ✦ Fax 609-664-2786

Bid Opening Date: 11/25/2025 Case #: ASBRYPK-2503

Joanna Lanza
300 7th Ave unit 10
Asbury Park, NJ 07712

A-Plus Construction, Inc.
18 Station Road
Lincoln Park, NJ 07035

A-Plus Construction, Inc.
18 Station Road
Lincoln Park, NJ 07035

General Contractor submitting this bid: _____

☐ I, the General Contractor, attest that I **do not have** employees working for my company.
☒ I, the General Contractor, attest that I **have** employees working for my company and understand that I must provide proof of Workers Compensation Insurance.

All bidding contractors are required to disclose their subcontractors with the submission of their bid. Please provide the name, address and telephone number of your subcontractors as follows:

Electrical:

Name: JEFFERSON ELECTRIC
Address: 167 ROCKWOOD RD
STOCKHOLM NJ 07460
Phone: 551 206 7654

Plumbing:

Name: MP PLUMBING INC
Address 27 KIEL AVE
KINNELON NJ 07405
Phone: 973 283 4385

Siding and roofing:

Name: _____
Address _____
_____
Phone: _____

Other (including lead):

Name: _____
Address _____
_____
Phone: _____

Dean Fontenelli
Program Inspector
Cell: (609) 608-2406
Email: dfontenelli@cgph.net

CGP&H
Community Grants, Planning & Housing
Good People. Great Results.

1249 South River Rd. Suite 301
Cranbury, N.J. 08512-3633
Office: 609-664-2769
Fax : 609-664-2786

Professional Cost Estimation & Inspection Services

Asbury Park Home Improvement Program One Municipal Plaza Asbury Park, NJ 07712	**Homeowner: Joanna Lanza** **Property Address:** 300 7th Ave Unit 10 Asbury Park, NJ 07712	**Case#: ASBRYPK-2503** **Block: 3603** **Lot: 9.13/C0206** **Inspection Date: 04/22/2025** **Report Date: 09/19/2025**
DESCRIPTION OF REPAIRS	**Phone:** **Email:**	

FILL IN ALL LINES THAT APPLY TO THIS WORK WRITE-UP. THIS IS STATE LAW.

ITEM	IDENTIFY ITEM	ITEM	IDENTIFY ITEM
Electric Baseboard Heat"		**Windows:**	
Manufacturer	CADET	Manufacturer	IDEAL
Model #	SOFT HEAT	Series/Model #	PLATINUM
BTU per ft	600	Warranty Term	LIMITED LIFETIME
		Labeled Energy Star Certified?	YES
Water Heater:		U-Factor Rating	.23
Manufacturer & Model #	RHEEM PROE40	SHGC	.21
Capacity	40G		
Output Btu's		**Bathroom:**	
Flue\Vent Size	N/A	Tub Manufacturer	KOHLER
Warranty Term	6YR	Tub Series/Model #	K 26108 WHITE
Labeled Energy Star Certified?	YES	Tub Faucet Manufacturer	DELTA
		Tub Faucet Series/Model #	1700
Electrical Service Equipment:			
Manufacturer	EATON	**Fire Entry Door:**	
AMPs	125	Manufacturer	THERMA-TRU
Spaces	24	Series/Model #	FIRE
Warranty	10YR LIMITED	Labeled Energy Star Certified?	YES
		Fire Rating	1.5HR

THIS PRODUCT SPECIFICATION SHEET MUST BE COMPLETED AND TURNED IN WITH BID PACKAGE OR BID WILL BE DISQUALIFIED.

ROMAN PRZOWSKI, PRES — 11/11/25

Print Name & Company A-Plus Construction, Inc. 18 Station Road Lincoln Park, NJ 07035 **Signature** **Date**

Dean Fontenelli
Program Inspector
Cell: (609) 608-2406
Email: dfontenelli@cgph.net

CGP&H
Community Grants, Planning & Housing
Good People. Great Results.

Professional Cost Estimation & Inspection Services

1249 South River Rd. Suite 301
Cranbury, N.J. 08512-3633
Office: 609-664-2769
Fax : 609-664-2786

Asbury Park Home Improvement Program One Municipal Plaza Asbury Park, NJ 07712	Homeowner: Joanna Lanza Property Address: 300 7th Ave Unit 10 Asbury Park, NJ 07712	Case#: ASBRYPK-2503 Block: 3603 Lot: 9.13/C0206 Inspection Date: 04/22/2025 Report Date: 09/19/2025
DESCRIPTION OF REPAIRS	Phone: Email:	

BIDDER'S PROOF OF JOB SITE VISIT

I certify that the below signed contractor, or his/her representative, did inspect my property to determine a bid for the rehabilitation work on my home in accordance with the work write-up prepared by Community Grants, Planning & Housing.

Joanna — 11/11/25

Applicant's Signature **Date**

I, the contractor, certify that I have inspected all the work to be done on this property and agree that it is the same work as all items in the work write up prepared by Community Grants, Planning & Housing.

11/11/25

Contractor's Signature **Date**

Roman Prokopski

A-Plus Construction, Inc.
18 Station Road
Lincoln Park, NJ 07035

Print Name, Title and Company

Asbury Park Home Improvement Program

Case #: ASBRYPK-2503

Address: 300 7th Ave unit 10, Asbury Park, NJ 07712

Bid Package Checklist

Contractors must submit the following documents in the bid package to be considered for contractor award or the program has the right to disqualify contractor's bid:

Document	Requirement	Contractor checkoff each below before submit bid	CGP&H Staff review. Findings below.
Bid Sheet	Must: print company name, be signed, include NJHIC#, submit a cost for each line item, costs be typed or printed clearly	✓	KO
Affidavit of Contractor	Contractor to sign and have notarized	✓	KO
Product Specifications Sheet	Fill in all lines that apply to work write-up	✓	KO
List of Subcontractors	Must disclose and list all sub-contractors applicable to your bid	✓	KO
Bidder's proof of Job Site Visit	Must be signed and dated by homeowner and contractor	✓	KO
Bidder's current contractor documents*	Must have provided your valid HIC, BRC, W9, COI, and if applicable Lead Certification*	✓	X
This Bid Package Checklist	Contractor to checkoff he/she did each of the above items	✓	KO

*If documents are not received, your bid is subject to disqualification.

Contractor Print/Signature — Date 11/11/25

Asbury Park Home Improvement Program

BID OPENING TABULATION / CONTRACTOR SELECTION / NOTIFICATION

11/25/2025 Case No. ASBRYPK-2503

Joanna Lanza - 300 7th Ave, Unit 10, Asbury Park, NJ 07712

Bid Opening: Date: 11/25/2025 Time: 1:00 p.m.

Khia O'Bryant
Attending Staff

Attending Staff Signature

Bidding Contractor	Phone #	Bids Received	Work Item #s
1. A-Plus Construction Inc	**973-628-8888**	**$27,900**	**1-9**

Program submitted bid proposals comments:

We/I, Joanna Lanza, the homeowner(s) of the property referenced above, have reviewed the bids, attached Contractor Award Checklist, and comments (if any) above and have decided to:

☐Accept the low bid amount of $_____ made by _____.

☐Choose the bid amount of $_____ made by _____ with the understanding that we/I will be obligated to pay the difference of $_____ by certified check or money order made payable to the contractor. Check must be brought to the preconstruction conference and will be held by the Case Manager to be applied towards the contractor's first request for payment and prior to the release of any HIP monies.

☐Other:

_____

Joanna Lanza date

Contractor Award Checklist

Contractor	***A-Plus Construction, Inc.***	***Contractor Status***	***Active - Recent Bidder***
Program	***Asbury Park Home Improvement Program***	***Case Number***	***ASBRYPK-2503***
Homeowner	***Joanna Lanza***	***Rehab Specialist***	***Beth McCann***
Address	***300 7th Ave, Unit 10, Asbury Park, NJ 07712***	***Inspector***	***Dean Fontenelli***

Notes:

Task	To Be Performed By	Initials of Staff Member	Verification Completed Date	Effective Through Date	Comments
Contractor Business Registration	SHRS	CM	12/22/2025	N/A	NJ ONLY REQUIREMENT
Contractor W-9	SHRS	CM	12/22/2025	N/A	
Home Improvement Contractor (HIC) Registration	SHRS	CM	12/22/2025	03/31/2026	
Contractor *Certificate* of Insurance for General Liability	SHRS	CM	12/22/2025	05/08/2026	
Contractor *Certificate* of Insurance Worker Comp (if applicable)	SHRS	BG	12/24/2025	08/04/2026	
Applicable Lead Certification (for houses built prior to 1978) (if applicable)	SHRS	CM	12/22/2025	02/12/2028	Lead Renovator Refresher- Roman Pazowski
Check sam.gov for federally funded programs to confirm not excluded/debarred	SHRS	----------		N/A	For Federally Funded Programs Only
Confirm Contractor Current Name and Address	SHRS	CM	12/22/2025	N/A	Compare W9, BRC, and Contractor Affidavit to Salesforce Contractor Account. Current Valid Address: **18 Station Road Lincoln Park, NJ 07035**
Contractor math correct on Bid	SHRS/ INSP	CM MH	12/22/2025 12/1/2025	N/A	Bid Award Amount: $25,100 Water heater deleted from scope
Compare pricing to cost estimate and check product spec sheet	INSP	MH	12/1/2025	N/A	
Review of Bids with Homeowner	INSP	MH	12/1/2025	N/A	
When applicable, new contractor probationary period	INSP	N/A	N/A	N/A	
Contractor Reference Check	INSP	N/A	N/A	N/A	Completed for New Contractors

BUSINESS REGISTRATION VERIFICATION LINKS
NJ: Business Registration lookup: https://www1.state.nj.us/TYTR_BRC/jsp/BRCLoginJsp.jsp
NJ: Home Improvement Registration lookup: https://newjersey.mylicense.com/verification/
PA: Home Improvement Registration lookup: https://hicsearch.attorneygeneral.gov/

Contractor Award Attachments
1. ***Most Recent W9***
2. ***Contractor HIC***
3. ***Contractor BRC*** *(If applicable)*

Approved:

BGarcía — 12/24/2025

Brittany Garcia, Senior Housing Rehabilitation Specialist — **Date**

STATE OF NEW JERSEY
BUSINESS REGISTRATION CERTIFICATE

Taxpayer Name:	A-PLUS CONSTRUCTION, INC.
Trade Name:	
Address:	18 STATION ROAD LINCOLN PARK, NJ 07035-1758
Certificate Number:	0777203
Effective Date:	May 07, 2001
Date of Issuance:	May 11, 2015

For Office Use Only:

20150511181831437

Individual Resolutions
Meeting of the Municipal Council
Wednesday, January 28, 2026
RESOLUTION SUMMARY

2026-90
Release Of Performance Bond For The Completed Townhouses At 1401 Kingsley Street And The Required Posting Of A Maintenance Fee Of $2650.50

RESOLUTION - 2026-90

City of Asbury Park
County of Monmouth
State of New Jersey

RELEASE OF PERFORMANCE BOND FOR THE COMPLETED TOWNHOUSES AT 1401 KINGSLEY STREET AND THE REQUIRED POSTING OF A MAINTENANCE FEE OF $2650.50

WHEREAS, Leon S. Avakian Inc. Consulting Engineers has inspected 1401 Kingsley Street (Block 4205, Lot 3.01); and

WHEREAS, Leon S. Avakian Inc. Consulting Engineers has determined that the condition of the improvements are satisfactory; and

WHEREAS, it is the recommendation of Leon S. Avakian Inc. Consulting Engineers that the City of Asbury Park release the Performance Guarantee in the amount of $79,218 contingent upon the payment of all outstanding escrow invoices and the posting of a Maintenance Guarantee of $2650.50 to be held of two years; and

WHEREAS, it is the intention of the City Council to release the Performance Guarantee contingent upon the payment of all outstanding escrow invoices and the submission of a Maintenance Guarantee, in accordance with the recommendations of Leon S. Avakian, Inc. Consulting Engineers.

NOW THEREFORE, BE IT RESOLVED, by the City Council of the city of Asbury Park that the performance guarantee in the amount of $79,218 be released for the improvements to 1401 Kingsley Street (Block 4205, Lot 3.01) upon the posting of a Maintenance Guarantee of $2650.50.

BE IT FURTHER RESOLVED copies of this resolution shall be provided to the CFO, Leon S. Avakian Inc. Consulting Engineers, Planning Board Secretary, and applicant for their information and attention.

I, ANTHONY CUCCI, City Clerk of the City of Asbury Park, Monmouth County, New Jersey, DO HEREBY CERTIFY the foregoing to be a true and exact copy of RESOLUTION NO. 2026-___ which was finally adopted by the City Council at a meeting held on the ___ day

of ____, 2026

CERTIFIED BY ME THIS __ DAY OF ____, 2026.

_____
Anthony Cucci, City Clerk

ANTHONY CUCCI
CITY CLERK

LEON S. AVAKIAN, INC. Consulting Engineers
788 WAYSIDE ROAD • NEPTUNE, NEW JERSEY 07753

LEON S. AVAKIAN, P.E., P.L.S. (1953-2004)
PETER R. AVAKIAN, P.E.,P.L.S.,P.P.
MEHRYAR SHAFAI, P.E., P.P.
GREGORY S. BLASH, P.E.,P.P., CPWM.
GERALD J. FREDA, P.E., P.P.
JENNIFER C. BEAHM, P.P., AICP
CHRISTINE L. BELL, P.P., AICP
SAMUEL J. AVAKIAN, P.E., P.L.S., P.P.

January 19, 2026

Michele Alonso, AICP, PP
Director of Planning and Redevelopment
City of Asbury Park
Asbury Park, NJ 07712

Re: Sunset Square
1401 Kingsley Street
Maintenance Bond Requirement
Our File AP 24-14

Dear Michele:

Following the release of the Applicants Performance Bond, the Developer shall post a maintenance bond of $2,650.50 to the City of Asbury Park. This fee is calculated by using 15% of the performance guarantee required, as per NJ Senate No. 3233.

Should you have any questions or require additional information, please do not hesitate to contact our office.

Very truly yours,

LEON S. AVAKIAN, INC.

Samuel J. Avakian, P.E., P.L.S., P.P.
Board Engineer

AP/26/24-14

PHONE (732) 922-9229 FAX (732) 922-0044

LEON S. AVAKIAN, INC. *Consulting Engineers*
788 WAYSIDE ROAD • NEPTUNE, NEW JERSEY 07753

LEON S. AVAKIAN, P.E., P.L.S. (1953-2004)
PETER R. AVAKIAN, P.E., P.L.S., P.P.
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GREGORY S. BLASH, P.E., P.P., CPWM
GERALD J. FREDA, P.E., P.P.
JENNIFER C. BEAHM, P.P., AICP
CHRISTINE L. BELL, P.P., AICP
SAMUEL J. AVAKIAN, P.E., P.L.S., P.P.

June 20, 2024

Ms. Marie Rodrigues, Planning Board Secretary
City of Asbury Park
1 Municipal Plaza
Asbury Park, NJ 07712

Re: Performance Guarantee & Inspection Fee
Sunset Square Residential Development
Preliminary & Final Major Site Plan
Block 4205, Lot 3.01
City of Asbury Park, Monmouth County, NJ
Our File: AP 24-14

Dear Ms. Rodrigues:

Attached please find the Engineer's Estimate of the above-referenced project as related to the improvements as noted on the latest site plan. The applicant must post the fees noted in the attached in accordance with NJSA 40:55D-53 prior to release of the zoning permit.

For the proposed development at the above referenced address, the applicant must maintain compliance with all conditions of the resolution of approval.

If you have any questions or require further information, please do not hesitate to contact our office.

Very truly yours,

LEON S. AVAKIAN, INC.

David J. Howarth
Project Manager

DJH/mcs
Attachment
cc: Michele Alonso, Director of Planning & Redevelopment
AP/24/24-14

LEON S. AVAKIAN, INC.
Consulting Engineers
788 Wayside Road
Neptune, New Jersey 07753
Office: (732) 922-9229 Fax: (732) 922-0044

Title SUNSET SQUARE RESIDENTIAL DEVELOPMENT
Preliminary and Final Minor Site Plan

LSA JOB # AP-24-14
APPLICANT PMH Sunset Square, LLC
MUNICIPALITY City of Asbury Park
BLOCK 4205 **DATE** 06/17/24
LOT 3.01
BOND AMOUNT $79,218.00
Plans Dated: 08/30/2022, last revised 05/08/2024

ITEM NO.	DESCRIPTION	QUANTITY	UNITS	UNIT PRICE	AMOUNT
	SOIL EROSION CONTROL				
1	SILT FENCE	750	LF	$4.00	$3,000.00
2	INLET PROTECTION	5	EA	$200.00	$1,000.00
3	TREE PROTECTION	5	EA	$200.00	$1,000.00
4	STONE TRACKING PAD	1	EA	$4,000.00	$4,000.00
	CLEARING AND DEMOLITION				
5	SITE CLEARING AND GRADIING	1	LS	$10,000.00	$10,000.00
	SURVEYING & TRAFFIC CONTROL				
6	SURVEYING FOR GRADING AND DRAINAGE	1	LS	$5,000.00	$5,000.00
	STORMWATER MANAGEMENT				
7	SUBSURFACE INFILTRATION BASINS 1 thru 5	1	LS	$200,000.00	$200,000.00
8	15" RCP	30	LF	$80.00	$2,400.00
9	6" ADS ROOF DRAINS	340	LF	$30.00	$10,200.00
10	12" ADS PIPE	188	LF	$50.00	$9,400.00
11	CLEANOUTS	8	EA	$200.00	$1,600.00
12	STORM MANHOLE	5	EA	$5,000.00	$25,000.00
13	STORM INLET	4	EA	$5,000.00	$20,000.00
14	TIDE FLEX VALVE	1	EA	$2,000.00	$2,000.00
15	AS-BUILT DRAWINGS	1	LS	$5,000.00	$5,000.00
	SANITARY				
16	8" PVC SANITARY SEWER	390	LF	$60.00	$23,400.00
17	SANITARY SEWER MANHOLE	5	LS	$5,000.00	$25,000.00
18	SEWER LATERAL CLEANOUT AND WYE CONNECTION	14	EA	$500.00	$7,000.00
	WATER				
19	CONNECT TO WATER MAIN	3	EA	$1,500.00	$4,500.00
20	2" WATER SERVICE	3	EA	$7,500.00	$22,500.00
21	WATER METER BOX	3	LS	$1,000.00	$3,000.00
	CONCRETE				
22	6 x 8 x 18" CURB (Private)	120	LF	$30.00	$3,600.00
23	6 x 8 x 18" CURB (Public)	200	LF	$30.00	$6,000.00
24	CONCRETE APRON (public)	20	SY	$100.00	$2,000.00
25	CONCRETE SIDEWALK (public)	10	SY	$70.00	$700.00
26	PERMEABLE CONCRETE SIDEWALK (Private)	120	SY	$90.00	$10,800.00
27	DETECTABLE WARNING SURFACE (public)	2	EA	$350.00	$700.00
	PAVEMENT				
28	6" DGA	1110	SY	$10.00	$11,100.00
29	4" BITUMINOUS STABILIZED BASE	290	SY	$30.00	$8,700.00
30	2" BITUMINOUSE SURFACE COURSE	290	SY	$20.00	$5,800.00
31	3" PERMEABLE BITUMINOUS STABILIZED BASE	820	SY	$30.00	$24,600.00
32	2" PERMEABLE BITUMINOUSE SURFACE COURSE	820	SY	$25.00	$20,500.00
33	TRAFFIC STRIPING	1	LS	$2,500.00	$2,500.00
	PAVEMENT REPAIR (Kingsley Street)(Public)				
34	DENSE GRADED AGGREGATE	100	SY	$10.00	$1,000.00
35	HOT MIX ASPHALT MIX I-5 (2" THICK)	100	SY	$20.00	$2,000.00
36	HOT MIX ASPHALT MIX I-2 (4" THICK)	100	SY	$30.00	$3,000.00
	LIGHTING (Incl Conduit & Wiring) AND LANDSCAPING				
37	DECORATIVE POLE LIGHT	4	EA	$7,000.00	$28,000.00
38	WALL/BALCONY MOUNTED LIGHT	52	EA	$500.00	$26,000.00
39	BOLLARD LIGHT	1	EA	$2,000.00	$2,000.00
40	LANDSCAPE LIGHT	26	EA	$250.00	$6,500.00
41	DECIDUOUS TREE	17	EA	$550.00	$9,350.00
42	EVERGREENS 6-7' HIGH	11	EA	$350.00	$3,850.00
43	SHRUBS	170	EA	$30.00	$5,100.00
44	GROUND COVER	760	EA	$15.00	$11,400.00
45	TOP SOIL AND SOD	380	SY	$10.00	$3,800.00
					$584,000.00

A) Performance Guarantee Required per NJSA (40:55D-53)

Safety and Stabilization Guarantee	$17,100.00
Landscape Buffer Guarantee	$33,515.00
Public Improvement Guarantee	$15,400.00
Total	$66,015.00
Total Bond Required (120%)	$79,218.00
90% Surety	$71,296.20
10% Cash	$7,921.80
Total Bond Required	$79,218.00

B) Original Deposit for Engineering Inspection Fees (5%) $29,200.00

Note:
1. This engineer's estimate has been prepared based upon review of plans entitled "Preliminary and Final Major Site Plan for Sunset Square" prepared by Jelena Baloroda-Barone, PE, dated 08/30/2022, last revsied 05/08/2024.
2. The unit pricing included is approximate and is based upon available prices, indices, or this firm's historical experience in the general geographical area. As a result of same, it is only approximate. For utilization as a construction budget estimate, same must be updated by current market conditions and other constructability factors.
3. The engineer's estimate excludes costs that may be associated with dewatering, unforeseen sub-surface conditions, environmental conditions, earth work, adverse weather conditions, material requirements, temporary utility installations, electrical transformer costs, water meter costs, etc. This estimate is not to be utilized for proforma or finance purposes.

Individual Resolutions
Meeting of the Municipal Council
Wednesday, January 28, 2026
RESOLUTION SUMMARY

2026-91
Awarding a Contract for U.S. Environmental Protection Agency Brownfield Community-Wide Hazardous Substances CLEAN UP Grant Management and Services To Brownfield Redevelopment Solutions, Incorporated (BRS)

RESOLUTION - 2026-91

City of Asbury Park
County of Monmouth
State of New Jersey

RESOLUTION AWARDING A CONTRACT FOR U.S. ENVIRONMENTAL PROTECTION AGENCY BROWNFIELD COMMUNITY-WIDE HAZARDOUS SUBSTANCES CLEAN UP GRANT MANAGEMENT AND SERVICES TO BROWNFIELD REDEVELOPMENT SOLUTIONS, INCORPORATED (BRS)

WHEREAS, the City has a need for the implementation of US Environmental Protection Agency Clean Up grant originally awarded in 2023.

WHEREAS, the Mayor and Council have determined to appoint Brownfield Redevelopment Solutions (BRS) for 2026; and

WHEREAS, the services to be provided are considered to be "professional services" under the Local Public Contracts Law, N.J.S.A. 40A:11-1, et seq., because the services will be performed by a person(s) authorized by law to practice a recognized profession; and

WHEREAS, the contract is intended to be awarded through a restricted (a/k/a "non-fair and open") process, pursuant to and in accordance with the State's Local Unit Pay-to-Play Law, N.J.S.A. 19:44A-20.4, et seq. (the Pay-to-Play Law); and

WHEREAS, Brownfield Redevelopment Solutions (BRS), has completed and submitted a Business Entity Disclosure Certification and a Political Contribution Disclosure Form, which certifies they have not made any reportable contributions to a political or candidate committee in the City of Asbury Park in the previous one year and that the contract will prohibit the Professional from making any reportable contributions through the term of the contract; and

WHEREAS, the Chief Financial Officer has certified that funds are available through a grant from the United States Department of Environmental Protection Agency; and

WHEREAS, the anticipated term of this contract is for a twelve (12) month period, commencing on January 14, 2026, and expiring on December 31, 2026, or until a successor has been duly appointed and qualified; and

WHEREAS, said contract may only be renewed upon further action of the City Council; and

WHEREAS, services shall not exceed $25,000 for the calendar year; and

WHEREAS, the Chief Financial Officer has certified that funds are available in the Grant Fund G-02-43-966-023-220; and

WHEREAS, the services to be provided are considered to be “professional services” under the Local Public Contracts Law, N.J.S.A. 40A:11-1, et seq.; and

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

1. The firm Brownfield Redevelopment Solutions, Incorporated (BRS), is hereby appointed to perform Environmental and Grant Management Services for the City for 2026.

2. The Mayor is hereby authorized to execute, and the City Clerk attest, an Agreement between the City of Asbury Park and BRS Incorporated, for the year 2026, or one which is substantially similar thereto and which meets with the approval of the City Attorney.

3. Said contract is awarded as a “professional service” contract in accordance with N.J.S.A. 40A:11-5(1)(a) of the Local Public Contracts Law because the services will be performed by a person authorized by law to practice a recognized profession.

4. Said contract has been awarded through a restricted (a/k/a, “non-fair and open”) process, pursuant to and in accordance with the Pay-to-Play Law, and further in accordance with the approval received from the DLGS.

5. Notice of the adoption of this Resolution shall be published in a newspaper of general circulation within the City.

6. A certified copy of this Resolution shall be provided to each of the following:

a. BRS, Incorporated
b. City Manager
c. JoAnn Boos, Chief Financial Officer
d. Municipal Attorney

I, ANTHONY CUCCI, City Clerk of the City of Asbury Park, Monmouth County, New Jersey, DO HEREBY CERTIFY the foregoing to be a true and exact copy of RESOLUTION NO. 2026-___ which was finally adopted by the City Council at a meeting held on the ___ day of ____, 2026

CERTIFIED BY ME THIS __ DAY OF ____, 2026.

Anthony Cucci, City Clerk

ANTHONY CUCCI
CITY CLERK

Individual Resolutions
Meeting of the Municipal Council
Wednesday, January 28, 2026
RESOLUTION SUMMARY

2026-92
Resolution approving change order #1 for the First Ave Roadway Improvements Project in the amount of $0.00. This change order represents increases and reductions in installed quantities.

RESOLUTION - 2026-92

City of Asbury Park
County of Monmouth
State of New Jersey

RESOLUTION APPROVING CHANGE ORDER #1 FOR THE FIRST AVENUE ROADWAY IMPROVEMENTS PROJECT

WHEREAS, the City Council of Asbury Park awarded a contract to S. Brothers on January 29, 2025 for the First Avenue Roadway Improvement Project via Resolution #2025-87; and

WHEREAS, the original contract amount approved by the City Council in the sum of three million five hundred fifty-two thousand three hundred fifty-eight dollars and eighty-three cents ($3,552,358.83); and

WHEREAS, the City Engineer is requesting Change Order #1 in the amount of $0.00; and

WHEREAS, Change Order #1 represents the increases and reductions in installed quantities and represents a zero ($0.00) dollar net change to the contract; and

WHEREAS, the Chief Financial Officer has certified that funds are available in C-09-17-911-000-902 and C-09-17-911-000-03 and the maximum dollar value of the pending change orders is as set forth in this resolution; and

WHEREAS, said certification has designated specifically the line-item appropriation(s) of the official budget to which the contract will be officially charged.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and City Council of Asbury Park, County of Monmouth and State of New Jersey that this Change Order 1 shall not exceed zero dollars and zero cents ($0.00).

BE IT FURTHER RESOLVED that the City Manager is hereby authorized to execute Change Order Number 1 on behalf of the Governing Body.

BE IT FURTHER RESOLVED that the contract between the parties referred to above shall be amended to reflect the changes approved herein.

BE IT FURTHER RESOLVED that a certification of availability of funds shall be attached to

the original copy of this resolution and kept in the files of the City Clerk.

BE IT FURTHER RESOLVED that a copy of this Resolution be provided to the CFO, S. Brothers, City Engineer, City Purchasing Agent and City Manager.

I, ANTHONY CUCCI, City Clerk of the City of Asbury Park, Monmouth County, New Jersey, DO HEREBY CERTIFY the foregoing to be a true and exact copy of RESOLUTION NO. 2026-___ which was finally adopted by the City Council at a meeting held on the ___ day of ____, 2026

CERTIFIED BY ME THIS __ DAY OF ____, 2026.

_____

Anthony Cucci, City Clerk

ANTHONY CUCCI
CITY CLERK

T&M ASSOCIATES
CONSULTING & MUNICIPAL ENGINEERS
ELEVEN TINDALL ROAD
MIDDLETOWN, NEW JERSEY 07748

PROJECT NO. ASPK-00795

CHANGE ORDER NO. 1

DATE:	January 16, 2026
PROJECT:	First Avenue Roadway Improvements
OWNER:	City of Asbury Park
CONTRACTOR:	S. Brothers, Inc.

DESCRIPTION OF CHANGE:

REDUCTIONS:

Various items are reduced to reflect current as-built quantities.

EXTRA:

Various items are increased to reflect current as-built quantities.

SUPPLEMENTARY:

S-1 Police Traffic Directors Rate Change

APPROVAL RECOMMENDED:

JASON D. HARZOLD
PRINCIPAL PROJECT MANAGER

ACCEPTED:

CONTRACTOR:
S. Brothers, Inc.

OWNER'S APPROVALS:

NOTE: All work to be done according to Contract Specifications.

SEE ATTACHED DETAIL	ADDITIONAL	REDUCTION
A. TOTAL REDUCTIONS THIS C.O.	XXXXXXXXXX	$217,777.00
B. TOTAL EXTRAS THIS C.O.	$95,784.00	XXXXXXXXXX
C. TOTAL SUPPLEMENTARY THIS C.O.	$121,993.00	XXXXXXXXXX
TOTALS THIS C.O.	$217,777.00	$217,777.00
NET CHANGE THIS CHANGE ORDER	$0.00	$0.00
PREVIOUS CHANGE ORDERS	$0.00	$0.00
TOTAL CHANGE ORDERS TO DATE	$217,777.00	$217,777.00
NET CHANGE IN CONTRACT	$0.00	$0.00

ORIGINAL CONTRACT BID PRICE		$3,552,358.83
CHANGE ORDERS TO DATE	0.00%	$0.00
REVISED CONTRACT PRICE		$3,552,358.83

CHANGE ORDER NO. 1

SHEET NO. 2 OF 2
PROJECT NO. ASPK-00795

PROJECT: First Avenue Roadway Improvements

OWNER: City of Asbury Park

CONTRACTOR: S. Brothers, Inc.

	ITEM NO.	DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
REDUCTION	3	Police Traffic Directors	1219.93 MH	$100.00	$121,993.00
	44	Remove & Reset Paver Sidewalk	12.00 SY	$1.00	$12.00
	52	4" PVC Sanitary Sewer Pipe, Lateral	596.00 LF	$47.00	$28,012.00
	54	8" PVC Sanitary Sewer Pipe	440.00 LF	$154.00	$67,760.00

A. TOTAL REDUCTIONS $217,777.00

EXTRA	27	18" Reinforced Concrete Pipe, Class V	69.00 LF	$116.00	$8,004.00
	30	19"x30" Horizontal Elliptical Reinforced Concrete Pipe	12.00 LF	$180.00	$2,160.00
	32	16" Ductile Iron Pipe	110.00 LF	$200.00	$22,000.00
	36	Manhole, 4' Diameter	7.00 UN	$7,900.00	$55,300.00
	53	6" PVC Sanitary Sewer Pipe	64.00 LF	$130.00	$8,320.00

B. TOTAL EXTRA $95,784.00

SUPPLEMENTARY	S-1	Police Traffic Directors Rate Change	1016.61 MH	$120.00	$121,993.00

C. TOTAL SUPPLEMENTARY $121,993.00

Individual Resolutions
Meeting of the Municipal Council
Wednesday, January 28, 2026
RESOLUTION SUMMARY

2026-93
Authorizing Appointments to the Planning Board: Bob Zuckerman

RESOLUTION - 2026-93

City of Asbury Park
County of Monmouth
State of New Jersey

RESOLUTION AUTHORIZING APPOINTMENTS TO THE PLANNING BOARD

WHEREAS, pursuant to N.J.S.A. 40:55D-23, et seq., and Section 30-21, et seq., of the Asbury Park City Code, a Planning Board has been established within the City consisting of seven (9) regular members that are segregated into four (4) separate Classes, and two (2) alternate members; and

WHEREAS, the Mayor and Council wish to make the following appointments to the Planning Board, effective as of January 28, 2026.

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

1. That, effective as of January 28, 2026, Bob Zuckerman is hereby appointed to serve as the Class IV member of the Planning Board, to serve an unexpired term which shall expire January 15, 2029, or as of the date of the 2029 Council Reorganization Meeting, whichever is later.

A certified copy of this Resolution shall be provided to each of the following:

a. Each Appointee referenced above.
b. Planning Board Secretary
c. City Manager

I, ANTHONY CUCCI, City Clerk of the City of Asbury Park, Monmouth County, New Jersey, DO HEREBY CERTIFY the foregoing to be a true and exact copy of RESOLUTION NO. 2026-___ which was finally adopted by the City Council at a meeting held on the ___ day of ____, 2026

CERTIFIED BY ME THIS __ DAY OF ____, 2026.

_____

Anthony Cucci, City Clerk

ANTHONY CUCCI
CITY CLERK

Individual Resolutions
Meeting of the Municipal Council
Wednesday, January 28, 2026
RESOLUTION SUMMARY

2026-94
Authorizing Appointments to the Business Advisory Committee

RESOLUTION - 2026-94

City of Asbury Park
County of Monmouth
State of New Jersey

RESOLUTION AUTHORIZING APPOINTMENTS TO THE BUSINESS ADVISORY COMMITTEE

WHEREAS, the Committee shall be composed of members who shall be appointed by the Mayor and Council and who shall serve, without compensation, at the pleasure of the Mayor and Council; and

WHEREAS, the terms of the Committee members shall begin January 28, 2026 and shall expire January 15, 2027, or as of the date of the 2027 Council Reorganization Meeting, whichever is later.

WHEREAS, the Committee members will be indemnified for actions that are performed in the good faith performance of their duties in accordance with the provisions contained in Section 2-64 of the City Code, as well as applicable law; and

WHEREAS, the Mayor and Council now wish to appoint certain individuals to serve on the Committee.

NOW, THEREFORE, BE AND IT IS HEREBY RESOLVED, by the Mayor and Council of the City of Asbury Park, in the County of Monmouth and State of New Jersey, as follows:

1. The following individuals are hereby appointed to serve on the Committee:

Appointee:

Matthew Whelan
Jaime Kelley

I, ANTHONY CUCCI, City Clerk of the City of Asbury Park, Monmouth County, New Jersey, DO HEREBY CERTIFY the foregoing to be a true and exact copy of RESOLUTION

NO. 2026-___ which was finally adopted by the City Council at a meeting held on the ___ day of ____, 2026

CERTIFIED BY ME THIS __ DAY OF ____, 2026.

_____
Anthony Cucci, City Clerk

ANTHONY CUCCI
CITY CLERK

Individual Resolutions
Meeting of the Municipal Council
Wednesday, January 28, 2026
RESOLUTION SUMMARY

2026-95
Resolution authorizing an agreement with Mazza Recycling for the processing and disposition of recyclable materials from 1/1/26 through 12/31/26.

RESOLUTION - 2026-95

City of Asbury Park
County of Monmouth
State of New Jersey

RESOLUTION AUTHORIZING AN AGREEMENT WITH MAZZA RECYCLING FOR THE PROCESSING AND DISPOSITION OF RECYCLABLE MATERIALS

WHEREAS, there exists the need for the City of Asbury Park to enter into an agreement for the processing and disposition of recyclable materials recovered through the City's recycling program; and

WHEREAS, the Local Public Contracts Law, N.J. S.A. 40A:11-5(1)(s), provides that municipalities may enter into contracts for the disposition of recyclable materials without public bidding; and

WHEREAS, this contract is being awarded in accordance with the requirements of N.J. S.A. 19:44A-20.5 et seq. applicable to non-fair and open contracts; and

WHEREAS, the City has solicited and obtained a quote from Mazza Recycling and Atlantic Coast Recycling; and

WHEREAS, Mazza Recycling has completed and submitted a Business Entity Disclosure Certification certifying that it has not made any contributions to any political or candidate committee in the City of Asbury Park in the previous one-year period, and the subject contract will prohibit any corporation from making any reportable contributions during the term of this contract; and

WHEREAS, the City of Asbury Park is desirous of awarding a contract for the processing and disposition of recyclable materials to Mazza recycling at a rate of $130.00 per ton and shall not exceed a rate of $250.00 per ton; and

WHEREAS, the amount paid pursuant to this agreement shall not exceed $250,000.00; and

WHEREAS, the Chief Financial Officer has certified that funds are available in the following account 6-01-26-305-000-209. The maximum dollar value of the pending contract is as set forth in the resolution.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the City of Asbury Park (the "City"), in the County of Monmouth, State of New Jersey authorizes to execute a recycling agreement with Mazza Recycling effective January 1, 2026 through December 31, 2026; and

NOW, THEREFORE, BE IT FURTHER RESOLVED, that a copy of this Resolution be provided to the CFO, City Manager, Director of DPW and the Director of Purchasing.

I, ANTHONY CUCCI, City Clerk of the City of Asbury Park, Monmouth County, New Jersey, DO HEREBY CERTIFY the foregoing to be a true and exact copy of RESOLUTION NO. 2026-___ which was finally adopted by the City Council at a meeting held on the ___ day of ____, 2026

CERTIFIED BY ME THIS __ DAY OF ____, 2026.

_____
Anthony Cucci, City Clerk

ANTHONY CUCCI
CITY CLERK

MAZZA RECYCLING

Customer Name	*The City of Asbury Park*
Billing Address	*9 Main Street*
Municipality, State, Zip	*Asbury Park, NJ 07712*
Contact Name	*Greg Toro, CPWM, CRP*
	Deputy Director of Public Works
Contact Phone-Cell	*P: 732-775-0922 C: 732-312-8108*
Contact Email	*Gregory.toro@asburypark.gov*
Quote Number	2026.01.07-Class A

Service Description: Processing of Class A Recyclables (Monmouth County)

Rates shown on this quote are for the processing of Class A Recyclables (Cardboard, Residential Single Stream, Mixed Paper, etc.) Commodity rates are based on Market fluctuation and are updated on a monthly basis

Charges available as follows and effective 1/01/2026, prices fluctuate monthly with the market

Non-Contracted Residential Single Stream: ($130.00) per ton
Commercial Single Stream: ($80.00) per ton
Bulky Rigids: ($100.00) per ton w/half ton minimum charges
Boat Wrap: ($100.00) per ton w/half ton minimum charge
White Boat Wrap: ($100.00) per ton w/half ton minimum charge
Plastic Film: ($100.00) per ton w/half ton minimum charge
Plastic Film affiliated with TREX Program: $0.00 per ton
Mixed Paper: ($10.00) per ton
Dual Stream Paper: ($10.00) per ton

Rebate delivered to our Tinton Falls facility *effective 1/01/2026*
OCC (Cardboard, loose): $50.00 per ton
OCC Baled: $70.00 per ton

If you wish to discuss the above or need further clarification/information, please contact Chris DiNardi.

Thank you for your interest in our services.

Christopher DiNardi
Director of Post Collections

MAZZA RECYCLING

Liberty WASTE & RECYCLING
A DIVISION OF MAZZA RECYCLING

C: (732) 822-2158
cdinardi@mazzarecycling.com
www.mazzarecycling.com

Mazza Recycling
Corporate Headquarters
3230 Shafto Road
Tinton Falls, NJ 07753

Tracy Lizardi

From: Gregory Toro
Sent: Monday, January 5, 2026 1:35 PM
To: john.stanton@atlanticcoastrecycling.com
Cc: George Phipps
Subject: REQUEST~ for Price Quote: for Annual Processing & Disposition of Recyclable Materials for 2026 Annual Contract

Follow Up Flag: Follow up
Flag Status: Completed

Hello John,

We are writing in to ask if you can provide us with a Price Quote for the **Annual Processing & Disposition of Recyclable Materials for 2026 Annual Contract**?

Last Year you quoted as follows:

ITEM(s) in Scope Of Work	Price (Per Ton)
Residential Single Stream (Dec'25)	$ 63.00
Residential Commingled Containers	$ 63.00
Residential Mixed Paper	$ 10.00
OCC Loose	$ 35.00

Can you submit your quote to us ASAP?
(Our Deadline is Wednesday, 1/7/26, 12:00pm

Thanks again,
Greg Toro, CPWM, CRP
Deputy Director Of Public Works
City of Asbury Park, Dept. Of Public Works
9 Main Street
Asbury Park, NJ 07712
Office: 732-775-0900
Cell: (732)312-8108
Email 1: greg.toro@asburypark.gov
Email 2: gregory.toro@asburypark.gov

- Visit Our Website
- Sign Up for City Alerts
- Watch Asbury Park TV
- Sign Up for Our Email Newsletter

Follow us on social media:
Facebook • Instagram • Twitter/X • Nextdoor

Tracy Lizardi

From: Gregory Toro
Sent: Tuesday, January 6, 2026 2:59 PM
To: Harv Straus (Harv.Straus@AtlanticCoastRecycling.com)
Cc: George Phipps
Subject: FW: REQUEST~ for Price Quote: for Annual Processing & Disposition of Recyclable Materials for 2026 Annual Contract

Hello Harv,

We are writing in to ask if you can provide us with a Price Quote for the **Annual Processing & Disposition of Recyclable Materials for 2026 Annual Contract**?
Please note that this is our second request to contact you & we look forward to hearing back, soon!

Thanks again,
Greg

From: Gregory Toro
Sent: Monday, January 5, 2026 1:35 PM
To: 'john.stanton@atlanticcoastrecycling.com' <john.stanton@atlanticcoastrecycling.com>
Cc: George Phipps <George.Phipps@asburypark.gov>
Subject: REQUEST~ for Price Quote: for Annual Processing & Disposition of Recyclable Materials for 2026 Annual Contract

Hello John,

We are writing in to ask if you can provide us with a Price Quote for the **Annual Processing & Disposition of Recyclable Materials for 2026 Annual Contract**?

Last Year you quoted as follows:

ITEM(s) in Scope Of Work	Price (Per Ton)
Residential Single Stream (Dec'25)	**$ 63.00**
Residential Commingled Containers	**$ 63.00**
Residential Mixed Paper	**$ 10.00**

OCC Loose	
	$ 35.00

Can you submit your quote to us ASAP?
(Our Deadline is Wednesday, 1/7/26, 12:00pm

Thanks again,

Greg Toro, CPWM, CRP
Deputy Director Of Public Works
City of Asbury Park, Dept. Of Public Works
9 Main Street
Asbury Park, NJ 07712
Office: 732-775-0900
Cell: (732)312-8108
Email 1: greg.toro@asburypark.gov
Email 2: gregory.toro@asburypark.gov

Visit Our Website
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Individual Resolutions
Meeting of the Municipal Council
Wednesday, January 28, 2026
RESOLUTION SUMMARY

2026-96
The Saint Liquor License Renewal for the 2022-2023 term

RESOLUTION - 2026-96

City of Asbury Park
County of Monmouth
State of New Jersey

RESOLUTION APPROVING 2022-2023 ALCOHOLIC BEVERAGE CONTROL LICENSE FOR ASBURY MUSIC COMPANY, INC. IN THE CITY OF ASBURY PARK, COUNTY OF MONMOUTH, NEW JERSEY

WHEREAS, an application has heretofore been filed with the City Clerk to renew Alcoholic Beverage License control license 1303-33-009 Asbury Music Company, Inc d/b/a/ The Saint; and

WHEREAS, the application appears to be in proper form, has paid renewal fees to City of Asbury Park and the Division of ABC and subject to review and approval by the Division of Alcoholic Beverage Control.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and City Council of the City of Asbury Park in the County of Monmouth and State of New Jersey, that the following Alcoholic Beverage License in the City of Asbury Park for the period from July 1, 2022 until June 30, 2023, is hereby renewed:

1303-33-009 - Asbury Music Company, Inc. 601 Main Street, Asbury Park, NJ

BE IT FURTHER RESOLVED that the City Clerk shall sign and deliver each license to the licensee designated.

I, ANTHONY CUCCI, City Clerk of the City of Asbury Park, Monmouth County, New Jersey, DO HEREBY CERTIFY the foregoing to be a true and exact copy of RESOLUTION NO. 2026-___ which was finally adopted by the City Council at a meeting held on the ___ day of ____, 2026

CERTIFIED BY ME THIS __ DAY OF ____, 2026.

_____

Anthony Cucci, City Clerk

ANTHONY CUCCI
CITY CLERK

Individual Resolutions
Meeting of the Municipal Council
Wednesday, January 28, 2026
RESOLUTION SUMMARY

2026-97
Liquor License Renewal 2023-2024 with 12.18 Ruling For Asbury Music Company

RESOLUTION - 2026-97

City of Asbury Park
County of Monmouth
State of New Jersey

RESOLUTION FOR RETAIL LIQUOR LICENSE RENEWAL 2023-2024 WITH 12.18 RULING FOR ASBURY MUSIC COMPANY

WHEREAS, the following named Liquor License holder now advertised and submitted the publication for said advertisement fulfilling the requirements of the 2023-2024 12.18 ruling that prohibited the City of Asbury Park from granting renewal of the license; and

WHEREAS, the following named Liquor License holder has filed an application for the license renewal and the Municipal Clerk has received the Tax Clearance Certificate for this establishment and all fees have been paid.

NOW, THEREFORE, BE IT RESOLVED, that the following Liquor License known as a Plenary Retail Consumption License be granted renewal for the period of July 1, 2023, to June 30, 2024:

1303-33-009 - Asbury Music Company, Inc. 601 Main Street, Asbury Park, NJ

I, ANTHONY CUCCI, City Clerk of the City of Asbury Park, Monmouth County, New Jersey, DO HEREBY CERTIFY the foregoing to be a true and exact copy of RESOLUTION NO. 2026-___ which was finally adopted by the City Council at a meeting held on the ___ day of ____, 2026

CERTIFIED BY ME THIS __ DAY OF ____, 2026.

_____
Anthony Cucci, City Clerk

ANTHONY CUCCI
CITY CLERK

Individual Resolutions
Meeting of the Municipal Council
Wednesday, January 28, 2026
RESOLUTION SUMMARY

2026-98
Liquor License Renewal 2024-2025 with 12.18 Ruling For Asbury Music Company

RESOLUTION - 2026-98

City of Asbury Park
County of Monmouth
State of New Jersey

RESOLUTION FOR RETAIL LIQUOR LICENSE RENEWAL 2024-2025 WITH 12.18 RULING FOR ASBURY MUSIC COMPANY

WHEREAS, the following named Liquor License holder now advertised and submitted the publication for said advertisement fulfilling the requirements of the 2024/2025 12.18 ruling that prohibited the City of Asbury Park from granting renewal of the license; and

WHEREAS, the following named Liquor License holder has filed an application for the license renewal and the Municipal Clerk has received the Tax Clearance Certificate for this establishment and all fees have been paid.

NOW, THEREFORE, BE IT RESOLVED, that the following Liquor License known as a Plenary Retail Consumption License be granted renewal for the period of July 1, 2024, to June 30, 2025:

1303-33-009 - Asbury Music Company, Inc. 601 Main Street, Asbury Park, NJ

I, ANTHONY CUCCI, City Clerk of the City of Asbury Park, Monmouth County, New Jersey, DO HEREBY CERTIFY the foregoing to be a true and exact copy of RESOLUTION NO. 2026-___ which was finally adopted by the City Council at a meeting held on the ___ day of ____, 2026

CERTIFIED BY ME THIS __ DAY OF ____, 2026.

_____
Anthony Cucci, City Clerk

ANTHONY CUCCI

CITY CLERK

Individual Resolutions
Meeting of the Municipal Council
Wednesday, January 28, 2026
RESOLUTION SUMMARY

2026-99
Resolution Approving 2025-2026 Alcoholic Beverage Control License for Asbury Music Company, Inc

RESOLUTION - 2026-99

City of Asbury Park
County of Monmouth
State of New Jersey

RESOLUTION APPROVING 2025-2026 ALCOHOLIC BEVERAGE CONTROL LICENSE FOR ASBURY MUSIC COMPANY, INC. IN THE CITY OF ASBURY PARK, COUNTY OF MONMOUTH, NEW JERSEY

WHEREAS, an application has heretofore been filed with the City Clerk to renew Alcoholic Beverage License control license 1303-33-009 Asbury Music Company, Inc d/b/a/ The Saint; and

WHEREAS, the application appears to be in proper form, has paid renewal fees to City of Asbury Park and the Division of ABC and subject to review and approval by the Division of Alcoholic Beverage Control.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and City Council of the City of Asbury Park in the County of Monmouth and State of New Jersey, that the following Alcoholic Beverage License in the City of Asbury Park for the period from July 1, 2025 until June 30, 2026, is hereby renewed:

1303-33-009 - Asbury Music Company, Inc. 601 Main Street, Asbury Park, NJ

BE IT FURTHER RESOLVED that the City Clerk shall sign and deliver each license to the licensee designated.

I, ANTHONY CUCCI, City Clerk of the City of Asbury Park, Monmouth County, New Jersey, DO HEREBY CERTIFY the foregoing to be a true and exact copy of RESOLUTION NO. 2026-___ which was finally adopted by the City Council at a meeting held on the ___ day of ____, 2026

CERTIFIED BY ME THIS __ DAY OF ____, 2026.

Anthony Cucci, City Clerk

ANTHONY CUCCI
CITY CLERK

Individual Resolutions
Meeting of the Municipal Council
Wednesday, January 28, 2026
RESOLUTION SUMMARY

2026-55
Resolution Approving Change Order #6 And Request To Exceed 20% Change Order Threshold For Asbury Park Boardwalk Restroom Project

RESOLUTION - 2026-55

City of Asbury Park
County of Monmouth
State of New Jersey

RESOLUTION APPROVING CHANGE ORDER #6 AND REQUEST TO EXCEED 20% CHANGE ORDER THRESHOLD FOR ASBURY PARK BOARDWALK RESTROOM PROJECT

WHEREAS, the City Council of Asbury Park awarded a contract to Catel, Inc. on August 13, 2025, for the Asbury Park Boardwalk Restrooms Project via Resolution #2025-367; and

WHEREAS, the original contract amount approved by the City Council was in the sum of three million fifty-eight thousand four hundred dollars and zero cents ($3,058,400.00); and

WHEREAS, the City has approved via Resolution 2025-423 Change Order #1 resulting in an additional amount of one hundred thirty thousand sixty-five dollars and zero cents ($130,065.00) to the contract; and

WHEREAS, the City has approved via Resolution 2025-472 Change Order #2 and #3 resulting in an additional amount of one hundred fifty-seven thousand five hundred forty-five dollars and fifty-eight cents ($157,545.58) to the contract; and

WHEREAS, the City has approved via Resolution 2025-503 Change Order #4 and #5 resulting in an additional amount of two hundred thirty-six thousand one hundred nineteen dollars and zero cents ($236,119.00) to the contract; and

WHEREAS, the City Engineer is requesting Change Order #6 in the amount of $118,307.50; and

WHEREAS, Change Order #6 represents material and labor to install porcelain tile on the interior of both restroom buildings, resulting in a total increase of one hundred eighteen thousand three hundred seven dollars and fifty cents ($118,307.50) net change to the contract; and

WHEREAS, during the course of the project, change orders 2 through 5 were unforeseen by the Contractor and Owner because they were concealed: the discovery of the buried building foundation, concrete chambers, etc., if left uncorrected, would not allow the installation of the new foundation piles and grade beams and would have rendered the project un-constructable;

and

WHEREAS, the proposed change order amount, when added to the aggregate of prior change orders, causes the total value of change orders to exceed 20% of the originally awarded contract amount, thus triggering the requirements of N.J.A.C. 5:30-11.9; and

WHEREAS, the Project Manager, T&M Associates, recommends authorizing Change Order #6; and

WHEREAS, the City has reviewed and documented the necessity of this change in writing, including certification of funds availability and a statement of justification, all in accordance with applicable procurement regulations, which are attached hereto and incorporated herein by reference; and

WHEREAS, in compliance with N.J.A.C. 5:30-11.9(c), the City must authorize a written amendatory contract by formal resolution prior to execution of the corresponding change order, and the draft amendatory contract is attached hereto and incorporated herein by reference; and

WHEREAS, the City has further determined that the proposed modification necessitates a change order to reflect the actual contract amount, and the approval of Change Order #6 is necessary and appropriate.

WHEREAS, the contractor has requested a 30 calendar day extension to the contract schedule; and

WHEREAS, the city denies this request for an extension and the project will remain on the originally agreed upon schedule

WHEREAS, the Chief Financial Officer has certified that funds are available in G-02-43-984-024-201 within the Grant Fund and the maximum dollar value of the pending change orders is as set forth in this resolution; and

WHEREAS, said certification has designated specifically the line-item appropriation(s) of the official budget to which the contract will be officially charged.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and City Council of Asbury Park, County of Monmouth and State of New Jersey that this Change Order 6 shall not exceed one hundred eighteen thousand three hundred seven dollars and fifty cents ($118,307.50).

BE IT FURTHER RESOLVED that there will be no extension to the originally agrered upon contract schedule at this point in time and the schedule of construction will remain the same.

BE IT FURTHER RESOLVED that the City Manager is hereby authorized to execute Change Order Number 6 on behalf of the Governing Body.

BE IT FURTHER RESOLVED that a certification of availability of funds shall be attached to

the original copy of this resolution and kept in the files of the City Clerk.

BE IT FURTHER RESOLVED the governing body shall cause to be printed once, in an official newspaper, a brief notice indicating the additional amount to be expended, the original contract price, the nature of the original and additional work, and why it is necessary to expend the additional funds and kept in the files of the City Clerk and be available for inspection by the public.

BE IT FURTHER RESOLVED that a copy of this Resolution be provided to the CFO, Catel, Inc., City Engineer, City Manager and Director of Purchasing.

I, ANTHONY CUCCI, City Clerk of the City of Asbury Park, Monmouth County, New Jersey, DO HEREBY CERTIFY the foregoing to be a true and exact copy of RESOLUTION NO. 2026-___ which was finally adopted by the City Council at a meeting held on the ___ day of ____, 2026

CERTIFIED BY ME THIS __ DAY OF ____, 2026.

_____
Anthony Cucci, City Clerk

ANTHONY CUCCI
CITY CLERK

CATEL, INC.
GENERAL CONTRACTORS
PO Box 1383
Belmar, NJ 07719
(732)570-3020 O
(732)280-1325 F

December 16, 2025

City of Asbury Park
One Municipal Plaza
Asbury Park, NJ 07712
Adam E. Cruz, City Manager
JoAnn Boos, Chief Financial Officer
Tracy Lizardi, Purchasing Agent
(Sent Via Email)

Re: Asbury Park Boardwalk Restrooms
City of Asbury Park, New Jersey
Change Order #6 – Contractor's Certification
Request and Justification to Exceed 20% Change Order Threshold

Dear Mr. Cruz, Ms. Boos, & Ms. Lizardi:

Please consider this letter the formal Contractor's Certification pursuant to NJAC Section 5:30-11.9(b) of the New Jersey Administrative Code.

As you are aware, a construction contract was awarded to Catel, Inc. of Belmar, NJ on August 13, 2025, in the amount of $3,058,400.00.

During the course of construction, significant underground obstructions (buried concrete foundation and walls) were encountered that would make it impossible to drive the necessary foundation pilings. As the concrete walls and foundations were greater than 14' below grade, it was impossible to know the extent or size of the buried structure(s). These obstructions must be removed if the project is to proceed. Failure to do so would result in the project likely being not constructable.

As Catel, Inc. is already mobilized on-site with the appropriate labor, materials, and equipment to perform the removal of unforeseen obstructions, it is in the City's best interest to direct Catel, Inc. to proceed with the removal. The total change order cost for unforeseen conditions is $393,738.58. Along with previous and anticipated additional change orders, the total change orders shall exceed the 20% limitation. The total increase to the contract is anticipated to be $705,111.08, or 23.05%

We request that City Council approve the request to exceed the 20% to avoid any unnecessary additional costs and project delays.

CATEL, INC.
GENERAL CONTRACTORS
PO Box 1383
Belmar, NJ 07719
(732)570-3020 O
(732)280-1325 F

In closing, please advise if you need any additional information or have any questions or concerns.

Sincerely,

Dan Pires
Vice President
Catel, Inc.

Cc: **VIA EMAIL**
Jason Harzold, T&M Associates – Client Manager
Ralph Justo, Arcari + Iovino - Project Architect
Keith Mueller, T&M Associates - Project Inspector
Telmo Pires, Catel, Inc - President
Donna Smith, Catel, Inc – Office Manager

CATEL, INC.
PO Box 1383
Belmar, NJ 07719
Phone: (732) 570-3020
Fax: (732) 280-1325

CO PROPOSAL

CO Proposal #: GC-4

Date : November 12, 2025

Customer:
City of Asbury Park
1 Municipal Plaza
Asbury Park, NJ 07712

For:
Asbury Park Boardwalk Bathrooms
First & Fourth Avenues
Asbury Park, NJ 07712

Project #:
2416

DESCRIPTION	AMOUNT
CO Proposal # - Changes to CMU Wall and Finishes	
Cost of Glaze Block CMU (as per original bid/contract documents) $640,000.00 Cost of Standard Gray CMU (as per design change due to lead time issue) $487,430.00 **CREDIT** for Change to Standard CMU (gray) Block	**-$152,570.00**
ADD for Ceramic Block Wall Finish (price includes OT/Second Shift to reduce work days needed by 50%)	**$294,500.00**
ADD for Epoxy Floor Cove Base (4")	**$7,895.00**
ADD General Conditions for (1) One Additional Month Added to Project Schedule	**$10,000.00**
Catel Cost of Supervision, Field Personnel, Change Order Prep, etc as per AIA A201 Section 7.3.4.5	**$5,000.00**
Catel OH/P (5% for OH/Bond/Insurance and 5% Profit)	**$16,482.50**
NOTE: Please ADD 30 Calendar days to the Contract Schedule	
TOTAL	**$181,307.50**

If you have any questions concerning this proposal contact:

Dan Pires
732-570-3020
dan@catelinc.com

THANK YOU FOR YOUR BUSINESS!

CMU CONSTRUCTION INC.
3 SHIRLEY AVENUE
SOMERSET, NJ 08873
PHONE : (732) 729-9090
FAX: (732) 729-9099
E-mail: info@cmuconstruction.com

August 13, 2025

Dan Pires
Catel Inc.
PO Box 1383
Belmar, NJ 07719

RE: Asbury Park Boardwalk Restrooms
Asbury Park, NJ
Masonry Proposal

We are happy to provide you with our proposal for the masonry scope of work at the two proposed boardwalk restroom buildings located in Asbury Park, NJ. If you have any questions, please contact me. Our proposal includes and excludes the following:

- Furnish and install one course of regular 8" CMU @ exterior walls. First course.
- Furnish and install one sided 8" glazed block @ exterior walls.
- Furnish and install one sided 6" glazed block @ interior partition walls.
- Furnish and install doubled one sided 4" glazed block @ interior partition walls.
  Or- to be built using double sided 8" glazed block
- Furnish and install glazed corner, jambs or end block where required.
  Furnish and install regular block or glazed (where required) bond beam courses with reinforcing and grout fill.
- Furnish and install vertically with grout fill.
- Furnish and install horizontal wire reinforcing @ 16".
- Grout hollow metal door frames, supplied and set by others.
- Furnish and install RS expansion joint material.
- All scaffolding and hoisting.
- Clean up to dumpsters, supplied by others.
- Clean/wash all glazed block.
- Prevailing Rate with certified payrolls.

Total for all Masonry - $640,000.00

Excludes: Concrete, pavers, hardscaping, misc. steel, loose lintels, embeds, anchor bolts, sealants, caulking, fireproofing, damp proofing, air/vapor barrier, building paper/wraps, Permit Fees, Testing, seal or engineered drawings, Premium Time or Winter Conditions.

Thank you,

Chris Randazza

CMU CONSTRUCTION INC.
3 SHIRLEY AVENUE
SOMERSET, NJ 08873
PHONE : (732) 729-9090
FAX: (732) 729-9099
E-mail: info@cmuconstruction.com

September 19, 2025

Dan Pires
Catel Inc.
2510 Belmar Blvd.
Belmar, NJ 07719-1383

RE: Asbury Park Boardwalk Restrooms
Asbury Park, NJ
Masonry Proposal

We are happy to provide you with our proposal for the masonry scope of work at the two proposed boardwalk restroom buildings located in Asbury Park, NJ. If you have any questions, please contact me. Our proposal includes and or excludes the following:

- Furnish and install regular 8" CMU @ exterior walls to 10'-0" and 13'-4" above FF.
- Furnish and install regular 6" and 8" CMU @ interior wall partitions.
- Furnish and install regular block bond beam courses with reinforcing and grout fill.
- Furnish and install vertically with grout fill.
- Furnish and install horizontal wire reinforcing @ 16".
- Grout hollow metal door frames, supplied and set by others.
- Furnish and install RS expansion joint material.
- All scaffolding and hoisting.
- Clean up to dumpsters, supplied by others.
- Scrape/clean walls ready for tile.
- Union labor

Total for all Masonry - $ 487,430.00

Excludes: Concrete, pavers, hardscaping, ground face block, glazed block, misc. steel, loose lintels, embeds, anchor bolts, sealants, caulking, fireproofing, damp proofing, air/vapor barrier, building paper/wraps, rigid insulation, Permit Fees, Testing, sealed or engineered drawings, Premium Time or Winter Conditions.

Thank you,

Chris Randazza

Artisan Tile and Marble Company of New Jersey, Inc.
Established 1964
468 Elizabeth Avenue, Somerset, New Jersey 08873-5200
Phone: (732) 764-6700 Fax: (732) 764-6767 www.artisannj.com

GC: CATEL INC
ATTN: DAN PIRES
PHONE: (732) 570-3020 **FAX:** (732) 455-5599
ARCHITECT: ARCARI & IOVINO

PROJECT: ASBURY PARK BOARDWALK RESTROOMS
ASBURY PARK, NJ 07712

BID PROPOSAL / CONTRACT — BID: 30805

SECTION:	CERAMIC WALL TILE	**PRICE:** $248,500
SECTION:	10 HR WEEKDAYS / 8 HR SATURDAYS / 8 HR SUNDAYS*** (20 WORKING DAYS - IF WE HAVE ENOUGH WORK FOR 3 TEAMS EVERYDAY)	**PRICE:** $46,000
SECTION:		**PRICE:** $0

REVISED: 11/7/2025*** DUE: 10/13/2025 CONTACT: TIM SICKORIA

CLARIFICATIONS

ALL TILE THINSET OVER CMU; TRILITE THINSET; EPOXY SPECTRALOCK PRO GROUT;
TILE BASED ON DAL COHESION CO20 - 12 x 24 & CO23 - 24 x 48;***
STRIPS BASED ON SCHLUTER JOLLY AE;
3 % ATTIC STOCK;
MATERIAL = $ 100,000.; LABOR = $ 148,500.;

Escalation Clause: In the event of significant increases in the cost of materials and/or labor, that are beyond the control of Artisan Tile, we reserve the right to request an adjustment to cover the cost differential.

EXCLUSIONS

NO PREP, NO PATCHING, NO FLASHPATCHING, NO PHASING, NO OT, NO SITE VISIT, NO SHOP DRAWINGS, unless otherwise noted.

NO WORK IN JANITOR CLOSETS / CHASES;

ALTERNATES

DRAWINGS DATED: 6/16/2025

DRAWING NO.: ALL ARCHITECTURALS ON COMPUTER;

ACCEPTED BY: DATE:

Subject to our standard Terms and Conditions which are attached.

EPOXY FLOORING LLC/WBE
"All about Safety & Good Looks"
609-971-1924
708-3 OLD SHORE RD. • FORKED RIVER, NJ 08731 • FAX: 609.971.6751

July 7, 2025, Revised 9/17/2025

Catel Inc
732-570-3020 Ph

ATTN: Dan
REF: Asbury Park 1st &4th St Boardwalk Restrooms

We hereby submit specifications and estimate for: 3,150 Sq. Ft. of flooring and no cove base. Alt to add 564 LF of base will be an extra $7,895.00 not included in the contract price.

The scope of work includes: Preparation of the substrate diamond abrasive grind to assure a proper bond. All prep done using dust dampened equipment. All holes will be patched prior to coatings. All cracks and joints will be filled with a flexible epoxy membrane prior to coatings. Material Safety Data Sheets are available upon request.

Installation: As Per Spec using- Sherwin Williams (General Polymers) Quartz material in the color of your choice with an anti-skid texture.

*One (1) year warranty included.

TOTAL CONTRACT PRICE:_____$22,000.00

Payment as follows:
½ Deposit Upon Signing. Balance Due Upon Completion.

Individual Resolutions
Meeting of the Municipal Council
Wednesday, January 28, 2026
RESOLUTION SUMMARY

2026-100
Payment of Bills $29,740,031.21

RESOLUTION - 2026-100

City of Asbury Park
County of Monmouth
State of New Jersey

RESOLUTION AUTHORIZING PAYMENT OF BILLS

WHEREAS, The Following Listed Vouchers Payable Have Been Approved By The Chief Financial Officer And Have Subsequently Been Audited And Found Correct:

BE IT RESOLVED, That These Vouchers Payable Totaling $29,740,031.21

BE IT FURTHER RESOLVED, That Proper Officers Are Hereby Authorized To Execute And Issue Warrants For Payment Of Said Vouchers, But Only If And When The Conditions Of The City Treasury Shall Permit.

CURRENT VOUCHERS	$ 3,053,975.24
BOARD OF EDUCATION	3,182,056.00
DEBT SERVICE	23,503,999.97
TOTAL VOUCHERS	$ 29,740,031.21

I, ANTHONY CUCCI, City Clerk of the City of Asbury Park, Monmouth County, New Jersey, DO HEREBY CERTIFY the foregoing to be a true and exact copy of RESOLUTION NO. 2026-___ which was finally adopted by the City Council at a meeting held on the ___ day of ____, 2026

CERTIFIED BY ME THIS __ DAY OF ____, 2026.

_____
Anthony Cucci, City Clerk

ANTHONY CUCCI
CITY CLERK

CITY OF ASBURY PARK
Purchase Order Listing By Budget Account

Ranges	Item Status	Purchase Types	Misc
Range: 5 to 6zzzzzzzzzzzzzzzzzzz *Rcvd Batch Id Range: First to Last* *Encumbrance Date Range: First to 12/31/26*	*Open: N* *Void: N* *Paid: N* *Held: N* *Aprv: N* *Rcvd: Y*	*Bid: Y* *State: Y* *Other: Y* *Exempt: Y*	*P.O. Type: All* *Format: Condensed* *Include Non-Budgeted: Y* *Vendors: All* *Department Page No Break:* *Subtotal CAFR: Yes* *Subtotal Department: Yes* *Subtotal Extd: Yes*

Budget Account / Description	Vendor Id	Vendor Name	P.O. Id	P.O. Description	Amount	Void Amount	P.O. Type
Fund:CURRENT							
Department:ADMINISTRATION							
Extd:ADMINISTRATION							
5-01-20-100-000-209 ADMINISTRATION Professional Services							
	WBMASON	W.B.MASON CO., INC.	25-03942	Office Supplies	$118.32	$0.00	
	CGPHL005	CGP&H, LLC	26-00006	INVOICE # 55654 HOUSING REHAB	$963.72	$0.00	
	CGPHL005	CGP&H, LLC	26-00007	INVOICE #55653 DECEMBER 2025	$320.00	$0.00	
	KYLEM005	KYLE MCMANUS ASSOCIATES LLC	26-00020	Invoice 7941 Affordable Hsg.	$187.50	$0.00	
					$1,589.54		
5-01-20-100-000-211 ADMINISTRATION Water							
	KEPSPR	KEPWEL SPRING WATER	26-00005	ACCT #117290 DECEMBER 2025	$578.00	$0.00	
5-01-20-100-000-244 ADMINISTRATION Quality of Life Comm.							
	ASBAUD	Asbury Audio Inc.	25-03965	Audio for Quality Life Event	$750.00	$0.00	
5-01-20-100-000-251 ADMINISTRATION Comm. & Cultural Affairs							
	OVERT005	OVER THE MOON ART STUDIOS	25-03901	First Fridays December 2025	$1,250.00	$0.00	
	Extd Total: ADMINISTRATION				**$4,167.54**		
	Department Total: ADMINISTRATION				**$4,167.54**		
Department:HUMAN RESOURCE							
Extd:HUMAN RESOURCES							
5-01-20-105-000-203 HUMAN RESOURCE Fees							
	MERHEA	HACKENSACK MERIDIAN WORKS	25-03775	Employee Medical Services	$600.00	$0.00	
	MERHEA	HACKENSACK MERIDIAN WORKS	25-03896	Employee Medical Services	$200.00	$0.00	
					$800.00		
	Extd Total: HUMAN RESOURCES				**$800.00**		
	Department Total: HUMAN RESOUR				**$800.00**		
Department:MUNIC CLERK							
Extd:MUNICIPAL CLERK							
5-01-20-120-000-217 MUNICIPAL CLERK Ads&Promotion							
	THECOA	THE NEW COASTER, LLC	25-03897	#11596 2025-28 adoption	$25.85	$0.00	
	GANNE005	GANNETT NEW YORK/NEW JERSE	25-03957	APP #5391, #4336, #4369	$211.92	$0.00	
	THECOA	THE NEW COASTER, LLC	25-03962	The Coaster invoice #11664	$49.53	$0.00	

Budget Account / Description / Vendor Id	Vendor Name	P.O. Id	P.O. Description	Amount	Void Amount	P.O. Type
5-01-20-120-000-217	MUNICIPAL CLERK Ads&Pr		*Account Continued*			
NJADV	NJ ADVANCE MEDIA LLC	26-00147	#7136 Special Meeting Notice	$221.04	$0.00	
				$508.34		
5-01-20-120-000-238	MUNICIPAL CLERK Contractual					
PLOSI005	PLOSIA COHEN, LLC	26-00134	OPRA services 12/2025	$1,960.00	$0.00	
	Extd Total: MUNICIPAL CLERK			**$2,468.34**		
	Department Total: MUNIC CLERK			**$2,468.34**		
Department:FINANCE						
Extd:FINANCIAL ADMINISTRATION						
5-01-20-130-000-202	FINANCE Office Supplies					
WBMASON	W.B.MASON CO., INC.	25-03974	Finance Supplies - Boxes	$113.15	$0.00	
5-01-20-130-000-204	FINANCE Outside Services					
PKFOC005	PKF O'CONNOR DAVIES, LLP	25-03918	Invoice 1002960 2024 Sewer	$2,000.00	$0.00	
5-01-20-130-000-206	FINANCE Copier					
MUNCAP	MUNICIPAL CAPITAL CORPORATIO	25-03924	#40129868 CONTRACT PMT 4 OF 60	$203.10	$0.00	
ATLTOM	ATLANTIC TOMORROWS OFFICE	26-00093	#107124 1/1/26-12/31/26	$1,221.60	$0.00	
ATLTOM	ATLANTIC TOMORROWS OFFICE	26-00110	#88929 - 10/1/25-12/31/25	$3,190.45	$0.00	
				$4,615.15		
5-01-20-130-000-212	FINANCE Dues,Subscript.					
TRLIZA	TRACY LIZARDI	25-03980	CMR RECERTIFCATION LIZARDI	$31.19	$0.00	
5-01-20-130-000-223	FINANCE Condo Reimbursements					
611AS005	611 ASBURY AVENUE	26-00029	4th Q Trash Reimbursement	$1,239.89	$0.00	
PHISEA	MONMOUTH COUNCIL #9	26-00097	4th Q Recycling Reimbursement	$840.00	$0.00	
				$2,079.89		
	Extd Total: FINANCIAL ADMINISTRA			**$8,839.38**		
	Department Total: FINANCE			**$8,839.38**		
Department:COMPUTER MIS						
Extd:COMPUTERIZED DATA PROCESSING						
5-01-20-140-000-219	COMPUTER DATA PROC. Equipment					
MULSYS	MULTIFORCE SYSTEMS CORPORA	25-02673	Q#MF-6723 Bypass Lock	$240.00	$0.00	
CDWGOV	CDW GOVERNMENT LLC	25-03898	Q#1CJGXWR USB Storage	$819.01	$0.00	
WIRCOM	WIRELESS COMMUNICATIONS &	25-03953	Q#Q122625 Paper	$585.00	$0.00	
GRAING	GRAINGER, INC.	25-03968	DPW Electric Door Strike	$227.52	$0.00	
				$1,871.53		
	Extd Total: COMPUTERIZED DATA F			**$1,871.53**		
	Department Total: COMPUTER MIS			**$1,871.53**		
Department:TAX REV ADMIN						
Extd:TAX REVENUE ADMINISTRATION						

Budget Account / Description	Vendor Id	Vendor Name	P.O. Id	P.O. Description	Amount	Void Amount	P.O. Type
5-01-20-145-000-206 TAX REV ADMIN Purchase Equipment							
	ROKIND	R.O.K. INDUSTRIES, INC.	25-03645	ONLINE TAX SALE	$312.17	$0.00	
	GREFIN	GREATAMERICA FINANCIAL SVCS.	25-03647	FOLDING MACHINE DECEMBER 2025	$389.00	$0.00	
					$701.17		
5-01-20-145-000-209 TAX REV ADMIN Fees							
	ROKIND	R.O.K. INDUSTRIES, INC.	25-03645	ONLINE TAX SALE	$11,274.83	$0.00	
5-01-20-145-000-222 TAX REV ADMIN Training							
	ROKIND	R.O.K. INDUSTRIES, INC.	25-03645	ONLINE TAX SALE	$1,098.00	$0.00	
5-01-20-145-000-238 TAX REV ADMIN Conventions							
	ROKIND	R.O.K. INDUSTRIES, INC.	25-03645	ONLINE TAX SALE	$1,490.00	$0.00	
	Extd Total: TAX REVENUE ADMINIS'				**$14,564.00**		
	Department Total: TAX REV ADMIN				**$14,564.00**		
Department:LEGAL SERVICES							
Extd:LEGAL SERVICES							
5-01-20-155-000-209 LEGAL SERVICES Fees							
	RAINO005	RAINONE COUGHLIN MINCHELLO	25-03966	Invoice 24952 Labor Fees	$4,419.61	$0.00	
	LAWOF005	LAW OFFICE OF GENE J ANTHONY	26-00021	Invoice 21867 Rent Leveling	$1,135.25	$0.00	
	STAKEL	STARKEY, KELLY, KENNEALLY,	26-00040	Invoice 38241 General Legal	$15,330.88	$0.00	
					$20,885.74		
	Extd Total: LEGAL SERVICES				**$20,885.74**		
	Department Total: LEGAL SERVICE!				**$20,885.74**		
Department:APTV							
Extd:CABLE TV ADVISORY COMMITTEE							
5-01-20-162-000-202 APTV Equipment							
	CDWGOV	CDW GOVERNMENT LLC	25-03674	APTV Video Lens	$3,366.52	$0.00	
	CDWGOV	CDW GOVERNMENT LLC	25-03675	APTV SD cards	$653.04	$0.00	
	TELCOR	TELVUE CORPORATION	25-03725	Support and Service renewal	$3,435.75	$0.00	
					$7,455.31		
	Extd Total: CABLE TV ADVISORY C				**$7,455.31**		
	Department Total: APTV				**$7,455.31**		
Department:ENGINEER SERV							
Extd:ENGINEERING SERVICES							
5-01-20-165-000-209 ENGINEERING SERVICES Fees							
	TMASSO	T & M ASSOCIATES	25-03945	SE498883 General Engineering	$2,970.28	$0.00	
	FREPAR	FRENCH & PARRELLO, PA	25-03955	Invoice 163764 LSRP DPW Garage	$145.00	$0.00	
					$3,115.28		
	Extd Total: ENGINEERING SERVICE				**$3,115.28**		
	Department Total: ENGINEER SERV				**$3,115.28**		

Budget Account / Description	Vendor Id	Vendor Name	P.O. Id	P.O. Description	Amount	Void Amount	P.O. Type
5-01-20-165-000-209 ENGINEERING SERVICES I				*Account Continued*			
CAFR Total:					**$64,167.12**		
Department:CODE ENFORCE							
Extd:CODE ENFORCEMENT AND ADMIN.							
5-01-22-195-000-201 CODE ENFORCEMENT Office Supplies							
	WBMASON	W.B.MASON CO., INC.	25-03756	Office supplies	$406.67	$0.00	
Extd Total: CODE ENFORCEMENT A					**$406.67**		
Department Total: CODE ENFORCE					**$406.67**		
Department:CONST CODE							
Extd:CONSTRUCTION CODE OFFICIAL							
5-01-22-200-000-203 CONST CODE Motor Vehicle							
	MELCOR	AP CARWASH AND OIL CHANGE	25-03972	CAR WASH 11/7/25	$8.75	$0.00	
Extd Total: CONSTRUCTION CODE					**$8.75**		
Department Total: CONST CODE					**$8.75**		
CAFR Total:					**$415.42**		
Department:LIAB INSURANCE							
Extd:LIABILITY INSURANCE							
5-01-23-210-000-209 LIABILITY INSURANCE Fees							
	OTTINS	OTTERSTEDT INS. ANGENCY, INC.	25-03949	Invoice 45149 POLL UST Renewal	$3,457.00	$0.00	
Extd Total: LIABILITY INSURANCE					**$3,457.00**		
Department Total: LIAB INSURANCE					**$3,457.00**		
Department:WORKERS COMP							
Extd:WORKER'S COMPENSATION							
5-01-23-215-000-209 WORKER'S COMPENSATION Fees							
	PMACOM	PMA MANAGEMENT CORPORATION	26-00112	Dec 2025 Billing Statement	$34,863.65	$0.00	
Extd Total: WORKER'S COMPENSA					**$34,863.65**		
Department Total: WORKERS COMP					**$34,863.65**		
CAFR Total:					**$38,320.65**		
Department:POLICE							
Extd:POLICE DEPARTMENT							
5-01-25-240-000-202 POLICE Office Supplies							
	ASBAGC	ASSOCIATED BAG	25-03751	evidence bags	$1,336.00	$0.00	
	WBMASON	W.B.MASON CO., INC.	25-03790	PD office supplies	$2,875.36	$0.00	
					$4,211.36		
5-01-25-240-000-204 POLICE Towing							
	RICAUT	RICH'S AUTO BODY	25-03933	towing	$40.00	$0.00	

Budget Account / Description	Vendor Id	Vendor Name	P.O. Id	P.O. Description	Amount	Void Amount	P.O. Type
5-01-25-240-000-205	POLICE Animal Control Services						
	SPCA	MONMOUTH COUNTY SPCA	25-03895	November animal control	$4,827.24	$0.00	
5-01-25-240-000-208	POLICE Uniform Patches						
	ACTIO015	ACTION UNIFORM CO. LLC	25-03266	DC Thompson retired badge	$273.00	$0.00	
5-01-25-240-000-209	POLICE Carwash						
	MELCOR	AP CARWASH AND OIL CHANGE	25-03970	CAR WASHES 10/4 TO 12/24/25	$1,303.75	$0.00	
5-01-25-240-000-211	POLICE HR Testing						
	MERHEA	HACKENSACK MERIDIAN WORKS	25-03775	Employee Medical Services	$2,370.00	$0.00	
	MERHEA	HACKENSACK MERIDIAN WORKS	25-03896	Employee Medical Services	$4,424.00	$0.00	
					$6,794.00		
5-01-25-240-000-216	POLICE Supplies-Compu.						
	TOSSOL	TOSHIBA BUSINESS SOLUTION	25-03828	holographic ribbon abc printer	$615.00	$0.00	
5-01-25-240-000-218	POLICE Contract.Serv.						
	LEONA005	LEONARDO US CYBER & SECURIT	25-03523	ALPR service contract 11/15/25	$2,000.00	$0.00	
	THOWES	THOMSON WEST CUSTOMER SER	25-03932	December invoice DB intel	$303.77	$0.00	
					$2,303.77		
5-01-25-240-000-234	POLICE Retirement						
	AMEUNI	AMERICAN UNIFORM & SUPPLY	25-02975	PO William Reng Retired Badge	$230.00	$0.00	
	Extd Total: POLICE DEPARTMENT				**$20,598.12**		
	Department Total: POLICE				**$20,598.12**		
Department:FIRE DEPT.							
Extd:FIRE DEPARTMENT							
5-01-25-265-000-202	FIRE DEPT. Office Supplies						
	HALFM005	HALF MOON IMPRINTS	25-03732	QUOTE# 370	$95.00	$0.00	
	INTIMP	INITIAL IMPACT	25-03916	INV# 34953 - GATES JACKET	$175.00	$0.00	
					$270.00		
5-01-25-265-000-203	FIRE DEPT. Motor Vehicle						
	RHSPRI	R&H SPRING & TRUCK REPAIR,INC	25-03544	Q#SO-3137 - ENGINE 77 REPAIR	$4,184.32	$0.00	
	FISONS	FIS on Site Service LLC	25-03554	Blanket PO Not to Exceed	$1,662.34	$0.00	B
	MELCOR	AP CARWASH AND OIL CHANGE	25-03973	CAR WASHES 10/17 TO 12/16	$26.25	$0.00	
					$5,872.91		
5-01-25-265-000-206	FIRE DEPT. Purchase of Equipment						
	THEHAR	THE HARDWARE STORE	25-02521	BLANKET PO NOT TO EXCEED	$12.99	$0.00	B
	NJFIRE	NJ FIRE EQUIPMENT COMPANY	25-02744	Quote:30701-16 Ladder	$1,338.00	$0.00	
					$1,350.99		
5-01-25-265-000-214	FIRE DEPT. Building Maintenance						
	GRAING	GRAINGER, INC.	25-03726	QUOTE# 2062896229	$844.92	$0.00	
5-01-25-265-000-222	FIRE DEPT. Training						
	WITME005	WITMER PUBLIC SAFETY GROUP II	25-03555	QUO280155-Thermal Imager	$4,169.05	$0.00	

Budget Account / Description	Vendor Id	Vendor Name	P.O. Id	P.O. Description	Amount	Void Amount	P.O. Type
5-01-25-265-000-229 FIRE DEPT. Medical Sup.							
	HENSCE	HENRY SCHEIN, INC.	25-02083	Blanket PO Not to Exceed	$246.30	$0.00	B
	VERALP	V.E. RALPH & SON, INC.	25-03543	QUOTE#113948 - STAIR CHAIR	$5,476.80	$0.00	
					$5,723.10		
5-01-25-265-000-255 FIRE DEPT. Revenue Guard Fees							
	CORON005	CORONIS HEALTH RCM, LLC	26-00158	Invoice 1519571 Dec. Fees	$6,006.52	$0.00	
5-01-25-265-000-261 FIRE DEPT. Software							
	IMAGE005	IMAGETREND, LLC	25-03383	QUOTE#16642	$17,490.00	$0.00	
5-01-25-265-000-262 FIRE DEPT. Equipment Repairs							
	FIRONE	FIREFIGHTER ONE LIMITED	25-03219	Quote:SQ-00301547-SCBA Test.	$1,200.00	$0.00	
	SEAFIR	SEABOARD FIRE & SAFETY EQUIP.	25-03564	Blanket PO Not to Exceed	$332.00	$0.00	B
	ALLHAN	ALL HANDS FIRE EQUIPMENT, LLC	25-03739	QUOTE# EST47096	$2,202.39	$0.00	
					$3,734.39		
	Extd Total: FIRE DEPARTMENT				**$45,461.88**		
	Department Total: FIRE DEPT.				**$45,461.88**		
	CAFR Total:				**$66,060.00**		
Department:STREETS & ROAD							
Extd:STREETS & ROADS MAINTENANCE							
5-01-26-290-000-202 STREETS & ROAD Office Supplies							
	7ELEV015	7-ELEVEN 26378C	25-03981	Food Reimbursement Snow	$361.16	$0.00	
5-01-26-290-000-203 STREETS & ROAD Motor Vehicle							
	SEAWEL	SEABOARD WELDING SUPPLY, INC	25-01347	VARIOUS PARTS BLANKET	$249.25	$0.00	B
	PARSTE	PARK STEEL & IRON COMPANY	25-01587	VARIOUS PARTS BLANKET	$500.00	$0.00	B
	WETIMM	W.E. TIMMERMAN COMPANY, INC.	25-02815	Angle Indicator	$73.17	$0.00	
	PARSTE	PARK STEEL & IRON COMPANY	25-03250	VARIOUS PARTS BLANKET	$1,100.00	$0.00	B
	LAWPRO	LAWSON PRODUCTS, INC.	25-03252	VARIOUS STOCK PARTS	$1,028.80	$0.00	
	GPCNA091	GPC-NAPA AUTO PARTS	25-03357	VARIOUS PARTS BLANKET	$166.91	$0.00	B
	SEAFOR	SEA BREEZE FORD INC.	25-03423	VARIOUS PARTS BLANKET	$1,819.97	$0.00	B
	PRIME005	PRIME LUBE INC	25-03438	VARIOUS PARTS BLANKET	$1,995.83	$0.00	B
	GRAING	GRAINGER, INC.	25-03744	Extension Cords	$267.81	$0.00	
	BOSUN005	BOSUN EQUIPMENT CONTRACTIN	25-03800	BAY#2 DRIVEUP LIFT/JACK WHEELS	$590.00	$0.00	
	EASAUT	EASTERN AUTOPARTS WAREHOUS	25-03819	VARIOUS PARTS BLANKET	$1,857.42	$0.00	B
	JOHGUI	JOHN GUIRE SUPPLY	25-03870	Plow Parts	$1,133.50	$0.00	
	EASAUT	EASTERN AUTOPARTS WAREHOUS	25-03908	VARIOUS PARTS BLANKET	$2,225.26	$0.00	B
	JOHGUI	JOHN GUIRE SUPPLY	25-03909	CUTTING EDGE REPLACEMENT KIT	$4,856.70	$0.00	
	JOHGUI	JOHN GUIRE SUPPLY	25-03910	RAM ASSEMBLY 1-1/2X12 KIT	$590.02	$0.00	
	JESCO	JESCO, INC.	25-03911	524K LOADER REPAIRS	$3,690.06	$0.00	
	TAYTOW	TAYLOR'S TOWING	25-03917	#188860 2018 POLICE INTERCEPT	$190.00	$0.00	
	RICAUT	RICH'S AUTO BODY	25-03925	#13935 FIRE CHEIF CAR TOWED	$125.00	$0.00	
	MELCOR	AP CARWASH AND OIL CHANGE	25-03971	CAR WASHES 10/23 TO 12/16/25	$87.50	$0.00	
					$22,547.20		
5-01-26-290-000-205 STREETS & ROAD Snowstorm Expenses							

Budget Account / Description						
Vendor Id	Vendor Name	P.O. Id	P.O. Description	Amount	Void Amount	P.O. Type
5-01-26-290-000-205	STREETS & ROAD Snowsto		*Account Continued*			
GRAING	GRAINGER, INC.	25-03799	Snow Shovels	$785.60	$0.00	
JOHGUI	JOHN GUIRE SUPPLY	25-03906	147 bags ice melt - Icebeeter	$2,293.20	$0.00	
				$3,078.80		
5-01-26-290-000-211	STREETS & ROAD Traffic					
GRAING	GRAINGER, INC.	25-03214	50 TRAFFIC CONES	$1,684.00	$0.00	
5-01-26-290-000-215	STREETS & ROAD Misc. Hardware					
THEHAR	THE HARDWARE STORE	25-01004	Misc Hardware	$15.99	$0.00	B
RILOUT	RILEIGHS OUTDOOR DECOR	25-03033	Holiday Decoration Bulbs	$2,537.00	$0.00	
GRAING	GRAINGER, INC.	25-03158	Misc Hardware	$37.12	$0.00	B
				$2,590.11		
5-01-26-290-000-216	STREETS & ROAD Carpentry Supplies					
UNITE010	UNITED RENTALS	25-03231	Shovels / Rakes	$1,063.50	$0.00	
GRAING	GRAINGER, INC.	25-03754	Misc Hardware	$597.42	$0.00	B
GRAING	GRAINGER, INC.	25-03763	Tools	$953.99	$0.00	
THEHAR	THE HARDWARE STORE	25-03785	Misc Hardware	$309.69	$0.00	B
AMAZO005	AMAZON.COM SERVICES	25-03798	Trash Grabbers	$499.25	$0.00	
				$3,423.85		
5-01-26-290-000-218	STREETS & ROAD Contract.Serv.					
NICEE005	NICE ELECTRIC	25-02310	OnCall Electrician	$2,033.00	$0.00	B
FOXFLO	FOX FLOORS INC.	25-03166	Police Director Office Floors	$1,660.00	$0.00	
RILOUT	RILEIGHS OUTDOOR DECOR	25-03281	wreath,bow,shipping DPW	$1,491.80	$0.00	
MERHEA	HACKENSACK MERIDIAN WORKS	25-03775	Employee Medical Services	$400.00	$0.00	
AUTBUI	AUTOMATED BUILDING CONTROLS	25-03812	Senior Center Boiler Maint	$1,019.13	$0.00	
MERHEA	HACKENSACK MERIDIAN WORKS	25-03896	Employee Medical Services	$200.00	$0.00	
SEAWEL	SEABOARD WELDING SUPPLY, INC	25-03915	2 cyls. propone,2.1 hazardous	$75.00	$0.00	
CINCOR	CINTAS CORPORATION NO 2	26-00024	monthly areement reviver	$223.22	$0.00	
SEAWEL	SEABOARD WELDING SUPPLY, INC	26-00026	cylinder & hazmat charge	$115.30	$0.00	
COUMON	COUNTY OF MONMOUTH	26-00101	Brine delivery 700 gallons	$547.70	$0.00	
				$7,765.15		
5-01-26-290-000-220	STREETS & ROAD Repairs					
CAMPB005	CAMPBELL FOUNDRY COMPANY	25-03815	Manhole Cover	$585.00	$0.00	B
GRAING	GRAINGER, INC.	25-03854	City Hall Accent Lights	$1,933.42	$0.00	B
				$2,518.42		
5-01-26-290-000-234	STREETS & ROAD Road Supplies					
AMAZO005	AMAZON.COM SERVICES	25-03855	48" Wreaths for City Hall	$219.98	$0.00	
	Extd Total: STREETS & ROADS MAI			**$44,188.67**		
	Department Total: STREETS & ROAI			**$44,188.67**		

Department:SOLID WASTE

Extd:SOLID WASTE COLLECTION

5-01-26-305-000-209 SOLID WASTE Fees

Budget Account / Description	Vendor Id	Vendor Name	P.O. Id	P.O. Description	Amount	Void Amount	P.O. Type
5-01-26-305-000-209 SOLID WASTE Fees				*Account Continued*			
	OHAG	OHAGAN NURSERY COMPOST DIV	25-03845	160yds raw & 75yds vac leaves	$3,041.70	$0.00	
	COUCUR	MONMOUTH COUNTY TREASURER	25-03878	use of Reclamation Cen. Nov.	$2,907.13	$0.00	
	OHAG	OHAGAN NURSERY COMPOST DIV	25-03891	30yds raw /30yd vac leaves	$753.60	$0.00	
	MAZMUL	MAZZA MULCH, INC.	26-00023	leaves & brush disposal	$1,680.00	$0.00	
	DELDEM	DELISA DEMOLITION, INC.	26-00025	haul fee 20yd const/bulk	$7,273.72	$0.00	
	MASREC	MAZZA RECYCLING SERVICES, LTD	26-00028	tire disposal	$11,555.40	$0.00	
	DELDEM	DELISA DEMOLITION, INC.	26-00036	tipping fees for Dec. 16-31-25	$30,175.06	$0.00	
					$57,386.61		
	Extd Total: SOLID WASTE COLLECT				**$57,386.61**		
	Department Total: SOLID WASTE				**$57,386.61**		
Department:BUILDING & GND							
Extd:BUILDINGS & GROUNDS							
5-01-26-310-000-204 BUILDING & GND Building Supplies							
	WINDO005	WINDOW TREATS, INC.	25-02898	blinds,installation,freight,	$597.00	$0.00	
5-01-26-310-000-210 BUILDING & GND Building Repairs							
	FERENT	FERGUSON ENTERPRISES INC.	25-00197	Misc Plumbing Supplies	$77.83	$0.00	B
	GRAING	GRAINGER, INC.	25-03738	Air Filters 16x20x2	$168.96	$0.00	
	LAMPL005	LAMPLEY SERVICE GROUP	25-03950	Invoice 2025CAP04 PD Womens	$12,465.00	$0.00	
	AIRSYS	AIR SYSTEMS MAINTENANCE, LLC	25-03960	Invoice 12262 Repair of	$3,998.41	$0.00	
	WARGEN	WARSHAUER GENERATOR, LLC	25-03961	Invoice 106265 Diagnostic Test	$550.00	$0.00	
					$17,260.20		
5-01-26-310-000-218 BUILDING & GND Contract.Serv.							
	SEAFIR	SEABOARD FIRE & SAFETY EQUIP.	25-03907	semi-annual inspection Sr Cen	$162.00	$0.00	
	Extd Total: BUILDINGS & GROUNDS				**$18,019.20**		
	Department Total: BUILDING & GND				**$18,019.20**		
	CAFR Total:				**$119,594.48**		
Department:PUBLIC ASST							
Extd:SOCIAL SERVICES:							
5-01-27-345-000-202 SOCIAL SERVICES Office Supplies							
	WBMASON	W.B.MASON CO., INC.	25-03712	Monthly Planner	$19.17	$0.00	
5-01-27-345-000-213 SOCIAL SERVICES Client Assistance							
	HOMDRU	HOME DRUG PHARMACY	25-01493	Medication For Clients	$19.00	$0.00	B
	WEGMA005	WEGMANS FOOD MARKETS, INC	25-03716	Client Assistance NTE $250	$248.15	$0.00	
					$267.15		
	Extd Total: SOCIAL SERVICES:				**$286.32**		
	Department Total: PUBLIC ASST				**$286.32**		
Department:SENIOR CENTER							
Extd:SENIOR CENTER							

CITY OF ASBURY PARK
Purchase Order Listing By Budget Account

Budget Account / Description / Vendor Id / Vendor Name	P.O. Id	P.O. Description	Amount	Void Amount	P.O. Type
5-01-27-350-000-204 SENIOR CENTER Print & Office Supplies					
AMAZO005 AMAZON.COM SERVICES	25-03803	Heaters for front lobby	$55.98	$0.00	
5-01-27-350-000-210 SENIOR CENTER Classes					
BODYB005 BODY BY BEY	25-03099	4th Quarter Quote BBB	$675.00	$0.00	B
Extd Total: SENIOR CENTER			**$730.98**		
Department Total: SENIOR CENTER			**$730.98**		
CAFR Total:			**$1,017.30**		
Department:LIGHTING					
Extd:LIGHT,HEAT,POW					
5-01-31-435-435-299 LIGHT, HEAT & POWER Misc.					
NJAMER N.J. AMERICAN WATER CO.	26-00161	#1018-210024751262 12/5-1/6	$26.00	$0.00	
Extd Total: LIGHT,HEAT,POW			**$26.00**		
Extd:STREET/TRAFFIC					
5-01-31-435-436-299 STREET&TRAFFIC LIGHTING Misc.					
SHELL005 SHELL ENERGY SOLUTIONS	25-03927	VARIOUS ACCOUNTS 11/20-12/18	$1,416.80	$0.00	
CONST010 CONSTELLATION NEWENERGY, IN	25-03964	Various Accounts 11/24-12/21	$164.14	$0.00	
			$1,580.94		
Extd Total: STREET/TRAFFIC			**$1,580.94**		
Department Total: LIGHTING			**$1,606.94**		
Department:TELEPHONE					
Extd:TELEPHONE					
5-01-31-440-000-299 TELEPHONE Misc.					
TMOBIL T-MOBILE	25-03952	#990733363 10/21-11/20	$535.22	$0.00	
Extd Total: TELEPHONE			**$535.22**		
Department Total: TELEPHONE			**$535.22**		
Department:GASOLINE					
Extd:GASOLINE					
5-01-31-460-000-299 GASOLINE Misc.					
GRIALLI GRIFFITH-ALLIED TRUCKING, LLC	26-00030	3,482.4 gallons unleaded fuel	$17,334.45	$0.00	
GRIALLI GRIFFITH-ALLIED TRUCKING, LLC	26-00100	953.4 gallons diesel fuel	$2,303.69	$0.00	
			$19,638.14		
Extd Total: GASOLINE			**$19,638.14**		
Department Total: GASOLINE			**$19,638.14**		
CAFR Total:			**$21,780.30**		
Department:MUNIC COURT					
Extd:MUNICIPAL COURT					

Budget Account / Description / Vendor Id / Vendor Name	P.O. Id	P.O. Description	Amount	Void Amount	P.O. Type
5-01-43-490-000-245 MUNIC COURT Interpreter					
LANGU005 LANGUAGE SERVICES ASSOCIATE	26-00084	phone interpretation dec 2025	$32.50	$0.00	
Extd Total: MUNICIPAL COURT			**$32.50**		
Department Total: MUNIC COURT			**$32.50**		
Department:PUBLIC DEFEND.					
Extd:PUBLIC DEFENDER					
5-01-43-495-000-021 Fees					
GREER005 GREER LAW FIRM	26-00083	public defender dec 2025	$1,500.00	$0.00	
LAWOF010 LAW OFFICE OF LAWRENCE W.	26-00115	alternate public defender	$2,500.00	$0.00	
			$4,000.00		
Extd Total: PUBLIC DEFENDER			**$4,000.00**		
Department Total: PUBLIC DEFEND.			**$4,000.00**		
CAFR Total:			**$4,032.50**		
CAFR:CURRENT FUND NON BUDGET ACCTS:					
Department:TAXES PAYABLE:					
Extd:TAXES PAYABLE:					
5-01-55-001-000-010 REFUND OF PERMIT,LICENSE FEES					
PEARL015 PEARLBUD REALTY, LLC	25-03900	Refund of Overpayment on CO	$25.00	$0.00	
Extd Total: TAXES PAYABLE:			**$25.00**		
Department Total: TAXES PAYABLE:			**$25.00**		
CAFR Total: CURRENT FUND NON I			**$25.00**		
Fund Total: CURRENT			**$315,412.77**		
Fund:BEACH					
Department:UTILITY OE					
Extd:BEACH UTILITY O/E: OTHER EXPENSES:					
5-05-55-502-000-206 BEACH UTILITY O/E: Purchase of Equipment					
WARSH005 WARSHAUER ELECTRIC SUPPLY	25-02586	Boardwalk Light Pole	$3,588.00	$0.00	
5-05-55-502-000-212 BEACH UTILITY O/E: Misc. Hardware					
GRAING GRAINGER, INC.	25-02213	Misc Beach Hardware	$284.97	$0.00	B
GRAING GRAINGER, INC.	25-02496	Misc Beach Hardware	$1,163.75	$0.00	
			$1,448.72		
Extd Total: BEACH UTILITY O/E: OT			**$5,036.72**		
Department Total: UTILITY OE			**$5,036.72**		
CAFR Total:			**$5,036.72**		
Fund Total: BEACH			**$5,036.72**		
Fund:TRANSPORTATION UTILITY: BUDGET:					
Department:UTILITY OE					

Budget Account / Description	Vendor Id	Vendor Name	P.O. Id	P.O. Description	Amount	Void Amount	P.O. Type
Extd:TRANS.UTILITY O/E: OTHER EXPENSES:							
5-06-55-502-000-202 TRANS.UTILITY O/E: Office Supplies							
	KEPSPR	KEPWEL SPRING WATER	26-00005	ACCT #117290 DECEMBER 2025	$12.00	$0.00	
5-06-55-502-000-208 TRANS.UTILITY O/E: Parking Permits							
	PASPOR	PASSPORT LABS, INC.	26-00141	INV1057562 12/25 Permit Fees	$1,808.00	$0.00	
5-06-55-502-000-210 TRANS.UTILITY O/E: Signs							
	GLESUP	GLENCO SUPPLY INC.	25-03655	Handicap Signs	$746.00	$0.00	
5-06-55-502-000-212 TRANS.UTILITY O/E: Parking Meter Supply							
	IPSGRO	IPS GROUP, INC.	26-00143	INV120090 12/25 DMS Fees	$8,625.00	$0.00	
5-06-55-502-000-213 TRANS.UTILITY O/E: Mobile App Fees							
	PAYBY005	PAYBYPHONE US, INC.	26-00140	INVUS2941 12/25 Trans Fees	$354.20	$0.00	
	PARKM005	PARKMOBILE USA, LLC	26-00142	INV003082 12/25 Trans Fees	$7,945.35	$0.00	
					$8,299.55		
	Extd Total: TRANS.UTILITY O/E: OTI				**$19,490.55**		
	Department Total: UTILITY OE				**$19,490.55**		
	CAFR Total:				**$19,490.55**		
	Fund Total: TRANSPORTATION UTII				**$19,490.55**		
Fund:SEWER UTILITY: BUDGET:							
Department:UTILITY OE							
Extd:SEWER UTILITY O/E: OTHER EXPENSES:							
5-07-55-502-000-202 SEWER UTILITY O/E: Hardware/Tools							
	GRAING	GRAINGER, INC.	25-03290	jet-vac hose for grit chamber	$1,424.09	$0.00	
	GRAING	GRAINGER, INC.	25-03826	Heating parts	$2,081.97	$0.00	
					$3,506.06		
5-07-55-502-000-208 SEWER UTILITY O/E: Permits/Licenses							
	TREDEP	TREASURER-STATE NJ - NJDEP	26-00019	PID20320 WWTP Air Quality	$2,135.00	$0.00	
5-07-55-502-000-218 SEWER UTILITY O/E: Contract Services							
	SUPER015	SUPERIOR CENTRAL BOILER	25-00496	2025 BOILER SERVICE WWTP & C.H	$320.00	$0.00	B
	KEPSPR	KEPWEL SPRING WATER	26-00005	ACCT #117290 DECEMBER 2025	$12.00	$0.00	
	RICHA025	RICHARD ERVING	26-00035	reimbursement for classes	$376.00	$0.00	
	SECWOR	SECURITY WORLD INC.	26-00099	AES Radio Monitoring WTP	$780.00	$0.00	
					$1,488.00		
5-07-55-502-000-224 SEWER UTILITY O/E: Sludge Removal							
	PASVAL	PASSAIC VALLEY SEWERAGE COM	26-00103	sludge disposal Dec. 2026	$11,007.50	$0.00	
	Extd Total: SEWER UTILITY O/E: OT				**$18,136.56**		
	Department Total: UTILITY OE				**$18,136.56**		
5-07-55-506-000-901 ASB.PARTNER-SEWER ASSESS.							
	ASBLLC	ASBURY PARTNERS, LLC	26-00038	4th Quarter 2025 Odor Control	$173,921.19	$0.00	

Budget Account / Description							
Vendor Id	Vendor Name	P.O. Id	P.O. Description		Amount	Void Amount	P.O. Type
5-07-55-506-000-901	ASB.PARTNER-SEWER AS:		*Account Continued*				
	Extd Total:				**$173,921.19**		
	Department Total:				**$173,921.19**		
	CAFR Total:				**$192,057.75**		
	Fund Total: SEWER UTILITY: BUDGI				**$192,057.75**		
	Year Total:				**$531,997.79**		
Fund:CURRENT							
Department:ADMINISTRATION							
Extd:ADMINISTRATION							
6-01-20-100-000-212	ADMINISTRATION Dues,Licenses						
ASCAP	ASCAP	26-00085	#500638919 License Fee 2026		$458.00	$0.00	
6-01-20-100-000-214	ADMINISTRATION Storage						
LIFSTO	LIFE STORAGE 448	26-00037	4/1/26 TO 9/30/26 FOUR UNITS		$2,142.00	$0.00	
6-01-20-100-000-251	ADMINISTRATION Comm. & Cultural Affairs						
EVEINC	THE SHOWROOM CINEMA	26-00095	Movie/Venue Rental Fees - 1/16		$1,020.00	$0.00	
	Extd Total: ADMINISTRATION				**$3,620.00**		
	Department Total: ADMINISTRATIOI				**$3,620.00**		
Department:MUNIC CLERK							
Extd:MUNICIPAL CLERK							
6-01-20-120-000-212	MUNICIPAL CLERK Dues,Licenses						
NJCONF	NJ CONFERENCE OF MAYOR'S	26-00138	2026 Membership Dues		$650.00	$0.00	
6-01-20-120-000-222	MUNICIPAL CLERK Training						
RUTGE005	RUTGERS, THE STATE UNIV. OF NJ	26-00064	Advanced Duties - B. Connolly		$653.00	$0.00	
RUTGE005	RUTGERS, THE STATE UNIV. OF NJ	26-00145	A. Cucci - Mun. Clerk Conf.'26		$308.00	$0.00	
					$961.00		
6-01-20-120-000-238	MUNICIPAL CLERK Contractual						
MUNINC	Munidex Inc.	26-00146	Vitals Software for 2026		$726.00	$0.00	
	Extd Total: MUNICIPAL CLERK				**$2,337.00**		
	Department Total: MUNIC CLERK				**$2,337.00**		
Department:FINANCE							
Extd:FINANCIAL ADMINISTRATION							
6-01-20-130-000-206	FINANCE Copier						
MUNCAP	MUNICIPAL CAPITAL CORPORATIOI	26-00089	#40063193 Payment 59 of 60		$1,347.67	$0.00	
MUNCAP	MUNICIPAL CAPITAL CORPORATIOI	26-00090	#40115602 Payment #29 of 60		$2,720.98	$0.00	
ATLTOM	ATLANTIC TOMORROWS OFFICE	26-00093	#107124 1/1/26-12/31/26		$800.00	$0.00	
MUNCAP	MUNICIPAL CAPITAL CORPORATIOI	26-00108	#40063193 Payment 60 of 60		$1,347.67	$0.00	
MUNCAP	MUNICIPAL CAPITAL CORPORATIOI	26-00109	#40115602 Payment #30 of 60		$2,720.98	$0.00	
					$8,937.30		
6-01-20-130-000-209	FINANCE Fees						

Budget Account / Description	Vendor Id	Vendor Name	P.O. Id	P.O. Description	Amount	Void Amount	P.O. Type
6-01-20-130-000-209 FINANCE Fees				*Account Continued*			
	GREFIN	GREATAMERICA FINANCIAL SVCS.	26-00087	#40662493 - January 2026	$339.50	$0.00	
	GREFIN	GREATAMERICA FINANCIAL SVCS.	26-00088	#40886814 - February 2026	$339.50	$0.00	
					$679.00		
6-01-20-130-000-212 FINANCE Dues,Subscript.							
	GOVPUR	GOVERNMENTAL PURCHASING AS	26-00077	2026 MEMBERSHIP DUES T LIZARDI	$125.00	$0.00	
	REGASO	REGISTRARS' ASSOCIATION OF NJ	26-00078	INV#15187 LIZARDI, TRACY 2026	$25.00	$0.00	
	GFOA	G.F.O.A. OF NJ	26-00079	2026 MEMBERSHIP DUES T LIZARDI	$100.00	$0.00	
	TCTAMEM	TCTANJ MEMBER SERVICES	26-00080	2026 MEMBERSHIP DUES T LIZARDI	$125.00	$0.00	
	SOUTH020	SOUTHERN NEW JERSEY NIGP	26-00081	2026 MEMBERSHIP DUES T LIZARDI	$75.00	$0.00	
	GFOA	G.F.O.A. OF NJ	26-00091	2026 Membership JoAnn Boos	$100.00	$0.00	
					$550.00		
	Extd Total: FINANCIAL ADMINISTRA				**$10,166.30**		
	Department Total: FINANCE				**$10,166.30**		
Department:COMPUTER MIS							
Extd:COMPUTERIZED DATA PROCESSING							
6-01-20-140-000-225 COMPUTER DATA PROC.Document Mgt.							
	FILEB005	FILE BANK, INC.	26-00033	INV#0136452 Jan 2026 Storage	$7,495.87	$0.00	
	Extd Total: COMPUTERIZED DATA F				**$7,495.87**		
	Department Total: COMPUTER MIS				**$7,495.87**		
Department:TAX REV ADMIN							
Extd:TAX REVENUE ADMINISTRATION							
6-01-20-145-000-212 TAX REV ADMIN Dues,Subscript.							
	TCTAMEM	TCTANJ MEMBER SERVICES	26-00157	MEMBERSHIP DUES	$125.00	$0.00	
6-01-20-145-000-222 TAX REV ADMIN Training							
	TCTAMEM	TCTANJ MEMBER SERVICES	26-00157	MEMBERSHIP DUES	$125.00	$0.00	
	Extd Total: TAX REVENUE ADMINIS'				**$250.00**		
	Department Total: TAX REV ADMIN				**$250.00**		
Department:DIRECTOR OF COMMUNICATIONS							
Extd:DIRECTOR OF COMMUNICATIONS							
6-01-20-151-000-202 DIRECTOR OF COMMUNICATIONS Dues							
	APCHAM	A.P. CHAMBER OF COMMERCE	26-00086	2026 AP COC Dues	$150.00	$0.00	
	Extd Total: DIRECTOR OF COMMUN				**$150.00**		
	Department Total: DIRECTOR OF C(				**$150.00**		
	CAFR Total:				**$24,019.17**		
Department:Planning Department							
Extd:Planning Department							
6-01-21-179-000-207 PLANNING DEPT. Training/Cert.							

Budget Account / Description	Vendor Id	Vendor Name	P.O. Id	P.O. Description	Amount	Void Amount	P.O. Type
6-01-21-179-000-207 PLANNING DEPT. Training/C				*Account Continued*			
	NJPLAN	THE NJ PLANNING OFFICIALS,INC.	26-00017	2026 Municipal Membership NJPO	$425.00	$0.00	
		Extd Total: Planning Department			**$425.00**		
		Department Total: Planning Departn			**$425.00**		
		CAFR Total:			**$425.00**		
Department:POLICE							
Extd:POLICE DEPARTMENT							
6-01-25-240-000-218 POLICE Contract.Serv.							
	LIFSTO	LIFE STORAGE 448	26-00037	4/1/26 TO 9/30/26 FOUR UNITS	$1,494.00	$0.00	
6-01-25-240-000-222 POLICE Training							
	NJSTATE	NJ STATE ASSOCIATION OF CHIEFS	26-00065	ABC Training-Detective Yost	$195.00	$0.00	
	WOODE005	WOODEN NICKELS, LLC	26-00067	Training-Crime Scene Response	$585.00	$0.00	
					$780.00		
6-01-25-240-000-276 POLICE: PAL Expenses							
	LIFSTO	LIFE STORAGE 448	26-00037	4/1/26 TO 9/30/26 FOUR UNITS	$459.00	$0.00	
		Extd Total: POLICE DEPARTMENT			**$2,733.00**		
		Department Total: POLICE			**$2,733.00**		
Department:FIRE DEPT.							
Extd:FIRE DEPARTMENT							
6-01-25-265-000-212 FIRE DEPT. Dues,Licenses,Subscriptions							
	NJCHIE	NJ CAREER FIRE CHIEFS ASSOC.	26-00116	INVOICE - 2026 DUES K. KEDDY	$375.00	$0.00	
6-01-25-265-000-262 FIRE DEPT. Equipment Repairs							
	SEAFIR	SEABOARD FIRE & SAFETY EQUIP.	26-00075	Blanket PO not to Exceed	$95.00	$0.00	B
		Extd Total: FIRE DEPARTMENT			**$470.00**		
		Department Total: FIRE DEPT.			**$470.00**		
		CAFR Total:			**$3,203.00**		
Department:STREETS & ROAD							
Extd:STREETS & ROADS MAINTENANCE							
6-01-26-290-000-203 STREETS & ROAD Motor Vehicle							
	EASAUT	EASTERN AUTOPARTS WAREHOUS	26-00001	VARIOUS PART - BLANKET PO	$1,858.29	$0.00	B
	SERVI005	SERVICE TIRE TRUCK CENTERS	26-00002	VARIOUS PARTS - BLANKET PO	$1,875.47	$0.00	B
					$3,733.76		
6-01-26-290-000-208 STREETS & ROAD Concrete							
	HOMDEP	HOME DEPOT USA INC.	26-00107	Bagged Concrete 50pk	$201.50	$0.00	
6-01-26-290-000-218 STREETS & ROAD Contract.Serv.							
	QUENC005	QUENCH USA, INC.	26-00051	monthly jan. 2026	$41.95	$0.00	
	SECWOR	SECURITY WORLD INC.	26-00054	monitoeing service 1-1/3-31-26	$258.00	$0.00	
	ASSOCNJ	ASSOCIATION OF NJ RECYCLERS	26-00066	Sustainability in Motion 2026	$775.00	$0.00	
	CAESA005	CAESARS ATLANTIC CITY HOTEL	26-00068	Hotel for Conference Mar. 2026	$282.00	$0.00	

Budget Account / Description	Vendor Id	Vendor Name	P.O. Id	P.O. Description	Amount	Void Amount	P.O. Type
6-01-26-290-000-218 STREETS & ROAD Contract				*Account Continued*			
	PUBWOR	PUBLIC WORKS ASSOCIATION OF N	26-00098	Annuel Dues 2026	$150.00	$0.00	
					$1,506.95		
6-01-26-290-000-235 STREETS & ROAD Shade Tree Commission							
	ANJEC	ANJEC	26-00121	membership dues 2026(7 member)	$475.00	$0.00	
	Extd Total: STREETS & ROADS MAI				**$5,917.21**		
	Department Total: STREETS & ROAI				**$5,917.21**		
Department:SOLID WASTE							
Extd:SOLID WASTE COLLECTION							
6-01-26-305-000-209 SOLID WASTE Fees							
	MAZMUL	MAZZA MULCH, INC.	26-00048	brush removal	$660.00	$0.00	
	Extd Total: SOLID WASTE COLLECT				**$660.00**		
	Department Total: SOLID WASTE				**$660.00**		
Department:BUILDING & GND							
Extd:BUILDINGS & GROUNDS							
6-01-26-310-000-210 BUILDING & GND Building Repairs							
	GRAING	GRAINGER, INC.	26-00070	LED Light Fixtures	$472.64	$0.00	
6-01-26-310-000-218 BUILDING & GND Contract.Serv.							
	SCHELE	SCHINDLER ELEVATOR CORP.	26-00052	City Hall-1/1-3/31/26 Maint.	$474.28	$0.00	
	Extd Total: BUILDINGS & GROUNDS				**$946.92**		
	Department Total: BUILDING & GND				**$946.92**		
	CAFR Total:				**$7,524.13**		
Department:RECREATION							
Extd:RECREATION SERVICES & PROGRAM							
6-01-28-370-000-293 RECREATION Storage							
	LIFSTO	LIFE STORAGE 448	26-00037	4/1/26 TO 9/30/26 FOUR UNITS	$2,007.00	$0.00	
	Extd Total: RECREATION SERVICES				**$2,007.00**		
	Department Total: RECREATION				**$2,007.00**		
	CAFR Total:				**$2,007.00**		
Department:GASOLINE							
Extd:GASOLINE							
6-01-31-460-000-299 GASOLINE Misc.							
	GRIALLI	GRIFFITH-ALLIED TRUCKING, LLC	26-00119	1,137.2 gallons unleaded fuel	$2,075.46	$0.00	
	Extd Total: GASOLINE				**$2,075.46**		
	Department Total: GASOLINE				**$2,075.46**		
	CAFR Total:				**$2,075.46**		
CAFR:CURRENT FUND NON BUDGET ACCTS:							

Budget Account / Description / Vendor Id / Vendor Name	P.O. Id	P.O. Description	Amount	Void Amount	P.O. Type
Department:TAXES PAYABLE:					
Extd:TAXES PAYABLE:					
6-01-55-001-000-001 School Taxes Payable					
ASBBOA ASBURY PARK BOARD OF EDUCAT	26-00042	January 2026 School Tax	$3,182,056.00	$0.00	
6-01-55-001-000-011 ACCOUNTS PAYABLE					
TMASSO T & M ASSOCIATES	24-01206	REMEDIAL ACTION SERVICES AT	$1,214.15	$0.00	B
6-01-55-001-000-023 RAB PILOT - Due to Trustee					
USBANK US BANK OPERATIONS CTR.	26-00044	3rd Q RAB Pilot Due to Trustee	$515,352.26	$0.00	
Extd Total: TAXES PAYABLE:			**$3,698,622.41**		
Department Total: TAXES PAYABLE:			**$3,698,622.41**		
CAFR Total: CURRENT FUND NON I			**$3,698,622.41**		
Fund Total: CURRENT			**$3,737,876.17**		
Fund:TRANSPORTATION UTILITY: BUDGET:					
Department:UTILITY OE					
Extd:TRANS.UTILITY O/E: OTHER EXPENSES:					
6-06-55-502-000-217 TRANS.UTILITY O/E: Equipment					
MUNCAP MUNICIPAL CAPITAL CORPORATIO	26-00089	#40063193 Payment 59 of 60	$161.68	$0.00	
MUNCAP MUNICIPAL CAPITAL CORPORATIO	26-00108	#40063193 Payment 60 of 60	$161.68	$0.00	
			$323.36		
6-06-55-502-000-227 TRANS.UTILITY O/E: Contractual Services					
ATLTOM ATLANTIC TOMORROWS OFFICE	26-00110	#88929 - 10/1/25-12/31/25	$458.82	$0.00	
Extd Total: TRANS.UTILITY O/E: OTI			**$782.18**		
Department Total: UTILITY OE			**$782.18**		
CAFR Total:			**$782.18**		
Fund Total: TRANSPORTATION UTI			**$782.18**		
Fund:SEWER UTILITY: BUDGET:					
Department:UTILITY OE					
Extd:SEWER UTILITY O/E: OTHER EXPENSES:					
6-07-55-502-000-218 SEWER UTILITY O/E: Contract Services					
CERID005 CERIDA INVESTMENT CORP.	26-00047	answering service invoice	$164.43	$0.00	
MUNCAP MUNICIPAL CAPITAL CORPORATIO	26-00089	#40063193 Payment 59 of 60	$82.58	$0.00	
MUNCAP MUNICIPAL CAPITAL CORPORATIO	26-00108	#40063193 Payment 60 of 60	$82.58	$0.00	
			$329.59		
6-07-55-502-000-220 SEWER UTILITY O/E: Accounting					
AMEWAT AMERICAN WATER	26-00032	JAN 26 USAGE INV.4000318817	$403.76	$0.00	
Extd Total: SEWER UTILITY O/E: OT			**$733.35**		
Department Total: UTILITY OE			**$733.35**		
CAFR Total:			**$733.35**		
Fund Total: SEWER UTILITY: BUDGI			**$733.35**		

Budget Account / Description							
Vendor Id	Vendor Name	P.O. Id	P.O. Description	Amount	Void Amount	P.O. Type
6-07-55-502-000-220	SEWER UTILITY O/E: Accou		*Account Continued*			
	Year Total:			**$3,739,391.70**		
Fund:GENERAL CAPITAL FUND BUDGET:						
Extd:Odr. 2018-57 Acq.Prop./Const. of FH						
C-04-55-998-176-001	Section 20 Costs					
TMASSO	T & M ASSOCIATES	23-01422	FIRE HEADQUARTERS CONSTRUCTION	$9,749.20	$0.00	B
	Extd Total: Odr. 2018-57 Acq.Prop./C			**$9,749.20**		
Extd:Ord. 2025-16 Various Capital Improvement						
C-04-55-998-187-001	Section 20 Costs					
LEONS010	LEON S. AVAKIAN, INC.	26-00139	Invoice 34118 New Boiler	$1,400.00	$0.00	
	Extd Total: Ord. 2025-16 Various Ca			**$1,400.00**		
	Department Total:			**$11,149.20**		
	CAFR Total:			**$11,149.20**		
	Fund Total: GENERAL CAPITAL FUI			**$11,149.20**		
Fund:PARKING CAPITAL						
Department:Ord. 2021-37 Var. Transportation Impr.						
Extd:Ord. 2021-37 Var. Transportation Impr.						
C-09-17-908-000-901	Section 20 Costs					
TMASSO	T & M ASSOCIATES	24-03653	TRAFFIC SIGNALS GRAND & SUNSET	$710.25	$0.00	B
	Extd Total: Ord. 2021-37 Var. Transp			**$710.25**		
	Department Total: Ord. 2021-37 Var.			**$710.25**		
Department:Ord. 2022-8 Various Rd. Improvements						
Extd:Ord. 2022-8 Various Rd. Improvements						
C-09-17-909-000-904	Section 20 Costs					
ACAFGI	ACACIA FINANCIAL GROUP, INC.	25-03947	2025 Bond Sale	$6,250.00	$0.00	
	Extd Total: Ord. 2022-8 Various Rd. I			**$6,250.00**		
	Department Total: Ord. 2022-8 Vario			**$6,250.00**		
Department:Ord. 2024-20 1st Ave. Road Improvements						
Extd:Ord. 2024-20 1st Ave. Road Improvements						
C-09-17-911-000-901	Section 20 Costs					
TMASSO	T & M ASSOCIATES	24-02201	FIRST AVE ROADWAY IMPROVEMENTS	$16,636.65	$0.00	B
ACAFGI	ACACIA FINANCIAL GROUP, INC.	25-03947	2025 Bond Sale	$6,250.00	$0.00	
				$22,886.65		
	Extd Total: Ord. 2024-20 1st Ave. Ro			**$22,886.65**		
	Department Total: Ord. 2024-20 1st /			**$22,886.65**		
Department:Ord. 2025-11 Cookman and Bond St.						

Budget Account / Description	Vendor Id	Vendor Name	P.O. Id	P.O. Description	Amount	Void Amount	P.O. Type
Extd:Ord. 2025-11 Cookman and Bond St.							
C-09-17-912-000-901 Section 20 Costs							
	TMASSO	T & M ASSOCIATES	25-02720	Cookman and Bond Intersection	$549.00	$0.00	B
	Extd Total: Ord. 2025-11 Cookman a				**$549.00**		
	Department Total: Ord. 2025-11 Coo				**$549.00**		
Department:Ord. 2025-15 Train Station Canopies							
Extd:Ord. 2025-15 Train Station Canopies							
C-09-17-913-000-901 Section 20 Costs							
	WARSH005	WARSHAUER ELECTRIC SUPPLY	25-03749	Electrical Supplies Cookman	$5,509.10	$0.00	
	Extd Total: Ord. 2025-15 Train Statio				**$5,509.10**		
	Department Total: Ord. 2025-15 Trai				**$5,509.10**		
	CAFR Total:				**$35,905.00**		
	Fund Total: PARKING CAPITAL				**$35,905.00**		
	Year Total:				**$47,054.20**		
Fund:GRANT FUND BUDGET:							
G-02-43-951-021-200 Body Worn Cameras Grant							
	WIRCOM	WIRELESS COMMUNICATIONS &	25-02602	Q#Q052125 UDE Upgrades	$10,700.00	$0.00	
	Extd Total:				**$10,700.00**		
	Department Total:				**$10,700.00**		
G-02-43-956-022-217 Opiod Settlement Funds							
	THERA005	PROSPERITYEHR	24-03404	Database Fees 11/2024 -10/2025	$542.50	$0.00	B
	TMOBIL	T-MOBILE	25-03952	#990733363 10/21-11/20	$64.71	$0.00	
					$607.21		
	Extd Total:				**$607.21**		
	Department Total:				**$607.21**		
G-02-43-972-023-200 Justice Assistance Grant							
	LEONA005	LEONARDO US CYBER & SECURIT	25-00310	AUTOMATED LICENSE PLATE READER	$32,921.00	$0.00	
	Extd Total:				**$32,921.00**		
	Department Total:				**$32,921.00**		
G-02-43-974-023-200 UEZ Micro-Business Lease Assistance							
	THEEK005	THEE KINGDOM KOMB, LLC	25-02120	BLANKET FOR 6 PMNTS @$270 EA	$270.00	$0.00	B
	CYPHE005	CYPHE SMOKE, LLC	25-02121	BLANKET FOR 6 PMTS @$250 EA	$250.00	$0.00	B
	CAFEV005	CAFE VOLAN	25-02122	BLANKET FOR 6 PMNTS @$192.90	$192.90	$0.00	B
	GLIDE005	GLIDE SURF LLC	25-02172	BLANKET - 6 PMNTS @ $154.72	$154.72	$0.00	B
	SOULK005	SOUL KRAFT INK	25-03912	BLANKET FOR 6 PMNTS @ $350 EA	$350.00	$0.00	B
					$1,217.62		

Budget Account / Description / Vendor Id	Vendor Name	P.O. Id	P.O. Description	Amount	Void Amount	P.O. Type
Extd Total:				**$1,217.62**		
Department Total:				**$1,217.62**		
G-02-43-984-024-201 Municipal Share						
TMASSO	T & M ASSOCIATES	24-02759	BOARDWALK RESTROOMS PROJECT	$32,184.00	$0.00	B
CATINC	CATEL, INC.	25-02562	A.P. BOARDWALK RESTROOMS	$254,555.00	$0.00	B
TMASSO	T & M ASSOCIATES	25-03946	SE498881 Grant Oversight	$6,999.75	$0.00	
MARFAL	MARAZITI FALCON, LLP	26-00163	Invoice 60995 Boardwalk Grant	$4,192.50	$0.00	
				$297,931.25		
Extd Total:				**$297,931.25**		
Department Total:				**$297,931.25**		
G-02-43-996-025-200 2025 Mental Health Grant						
AMAZO005	AMAZON.COM SERVICES	25-03977	Winter Gloves Staff	$107.97	$0.00	
Extd Total:				**$107.97**		
Department Total:				**$107.97**		
CAFR Total:				**$343,485.05**		
G-02-45-000-025-200 2025 Firefighter Grant						
CITLON	CITY OF LONG BRANCH	25-03862	Reimbursement of Personnel	$75,255.19	$0.00	
Extd Total:				**$75,255.19**		
Department Total:				**$75,255.19**		
G-02-45-002-025-200 Senior Center Grant						
AMAZO005	AMAZON.COM SERVICES	25-03801	Stroage Cabinets	$433.04	$0.00	
Extd Total:				**$433.04**		
Department Total:				**$433.04**		
CAFR Total:				**$75,688.23**		
Fund Total: GRANT FUND BUDGET:				**$419,173.28**		
Year Total:				**$419,173.28**		
Fund:ANIMAL CONTROL FUND BUDGET:						
T-12-56-850-000-801 Reserve for Animal Control						
SPCA	MONMOUTH COUNTY SPCA	25-03895	November animal control	$37.50	$0.00	
Extd Total:				**$37.50**		
Department Total:				**$37.50**		
CAFR Total:				**$37.50**		
Fund Total: ANIMAL CONTROL FUN				**$37.50**		
Fund:LAW ENFORCEMENT TRUST FUND BUDGET:						
T-13-56-850-000-801 Reserve for Expenditures - County						

Budget Account / Description	Vendor Id	Vendor Name	P.O. Id	P.O. Description	Amount	Void Amount	P.O. Type
T-13-56-850-000-801 Reserve for Expenditures - C *Account Continued*							
	LEONA005	LEONARDO US CYBER & SECURIT	25-00310	AUTOMATED LICENSE PLATE READER	$3,815.50	$0.00	
	Extd Total:				**$3,815.50**		
	Department Total:				**$3,815.50**		
	CAFR Total:				**$3,815.50**		
	Fund Total: LAW ENFORCEMENT TI				**$3,815.50**		
Fund:COMMUNITY DEVELOPMENT BLK GRANT BUDGET:							
Extd:2024 CDBG 24-MC-83-850-850-000							
T-17-83-850-850-001 2024 Administration							
	AMAZO005	AMAZON.COM SERVICES	25-03556	Wall Shelf	$114.49	$0.00	
	AMAZO005	AMAZON.COM SERVICES	25-03733	Tree Lighting supplies	$349.75	$0.00	
	MONMO005	MONMOUTH COUNTY HALL OF RE	25-03903	Services for April-Nov. 2025	$27,181.22	$0.00	
					$27,645.46		
T-17-83-850-850-003 2024 Community Events							
	CRAPRI	CRAFTMASTER PRINTING, INC.	25-03902	Flyers for Movies by the Sea	$191.00	$0.00	
	Extd Total: 2024 CDBG 24-MC-83-85				**$27,836.46**		
	Department Total:				**$27,836.46**		
	CAFR Total:				**$27,836.46**		
	Fund Total: COMMUNITY DEVELOPI				**$27,836.46**		
Fund:TRUST OTHER							
T-20-56-850-854-801 Reserve for Marriage Licenses Due StofNJ							
	DEPCHIFA	DEPT.OF CHILDREN & FAMILIES	26-00135	4th Qtr Marriage Report Dues	$975.00	$0.00	
	Extd Total:				**$975.00**		
Extd:5 YR EMERGENCY							
T-20-56-850-875-801 Reserve for DCA Training Fees							
	NJDEPC	NJ DEPT. OF COMMUNITY AFFAIRS	26-00072	4TH QTR TRAINING FEES	$5,807.00	$0.00	
	Extd Total: 5 YR EMERGENCY				**$5,807.00**		
T-20-56-850-878-801 Reserve for Recreation							
	AMFBO005	AMF BOWLING CENTERS, INC	25-01805	summer camp activity	$1,161.12	$0.00	B
	CRAPRI	CRAFTMASTER PRINTING, INC.	26-00003	SAVE THE DATE RODEO POSTCARDS	$141.00	$0.00	
					$1,302.12		
	Extd Total:				**$1,302.12**		
T-20-56-850-899-801 Reserve for Self Insurance Liability							
	NJINT	NJ INTERGOVERNMENTAL INS. FU	26-00131	February Install. of Premium	$484,593.00	$0.00	
	Extd Total:				**$484,593.00**		
T-20-56-850-905-801 Reserve for Tax Collector's Redemption							

Budget Account / Description							
Vendor Id	Vendor Name	P.O. Id	P.O. Description	Amount	Void Amount	P.O. Type
T-20-56-850-905-801	Reserve for Tax Collector's R		Account Continued			
SWIREC	SWIFT RECOVERY FUND, LLC	25-02753	TAX REDEMPTION/TX.SALE PREMIUM	$38,619.05	$0.00	
	Extd Total:			**$38,619.05**		
T-20-56-850-909-801	Reserve for Tax Sale Premiums					
SWIREC	SWIFT RECOVERY FUND, LLC	25-02753	TAX REDEMPTION/TX.SALE PREMIUM	$14,700.00	$0.00	
	Extd Total:			**$14,700.00**		
	Department Total:			**$545,996.17**		
Department:UEZ Funds						
Extd:UEZ Funds						
T-20-56-861-000-005	UEZ 5 YEAR MASTER PLAN					
TOPOL005	TOPOLOGY NJ, LLC	24-02942	UEZ FIVE-YEAR MASTER PLAN	$837.50	$0.00	B
	Extd Total: UEZ Funds			**$837.50**		
	Department Total: UEZ Funds			**$837.50**		
T-20-56-862-000-001	Lead Based Inspection Fees					
LEWEN010	LEW ENVIRONMENTAL SERVICES I	25-03967	NJ Lead law mailers	$377.60	$0.00	
	Extd Total:			**$377.60**		
	Department Total:			**$377.60**		
	CAFR Total:			**$547,211.27**		
	Fund Total: TRUST OTHER			**$547,211.27**		
Fund:PLANNING & ZONING ESCROW FUND BUDGET:						
CAFR:PLANNING & ZONING ESCROW FUND BUDGET:						
T-21-00-461-000-299	1201 MEMORIAL DRIVE(JEMAL'S BRAVERMAN)					
CLACAN	CLARKE CATON HINTZ PC	25-03943	PB PROF. SVS CCH	$310.00	$0.00	
	Extd Total:			**$310.00**		
	Department Total:			**$310.00**		
T-21-00-543-000-299	531 COOKMAN AVE(ISABELLA/ASBURY ALE HSE)					
CLACAN	CLARKE CATON HINTZ PC	25-03943	PB PROF. SVS CCH	$310.00	$0.00	
	Extd Total:			**$310.00**		
	Department Total:			**$310.00**		
T-21-00-568-000-299	BL 4001(INSP.FEES)(AP BL 4001 VENTURE)					
CLACAN	CLARKE CATON HINTZ PC	25-03943	PB PROF. SVS CCH	$155.00	$0.00	
	Extd Total:			**$155.00**		
	Department Total:			**$155.00**		
T-21-00-614-000-299	614 COOKMAN AVENUE(INS)(614 COOKMAN,LLC)					
LEONS010	LEON S. AVAKIAN, INC.	25-03944	PB AND ZB PROF. SVS Avakian	$1,160.00	$0.00	

Budget Account / Vendor Id	Description / Vendor Name	P.O. Id	P.O. Description	Amount	Void Amount	P.O. Type
T-21-00-614-000-299	614 COOKMAN AVENUE(IN		*Account Continued*			
	Extd Total:			**$1,160.00**		
	Department Total:			**$1,160.00**		
T-21-00-644-000-299	1001 FIRST AVENUE(ASBURY PARK FIRST)					
LEONS010	LEON S. AVAKIAN, INC.	25-03944	PB AND ZB PROF. SVS Avakian	$1,582.50	$0.00	
	Extd Total:			**$1,582.50**		
	Department Total:			**$1,582.50**		
T-21-00-646-000-299	705 GRAND AVENUE(DALE FIOR)					
JACSER	JACK A. SERPICO	25-03928	ZB LGL SVS	$255.00	$0.00	
	Extd Total:			**$255.00**		
	Department Total:			**$255.00**		
T-21-00-648-000-299	1206-1210 Springwood(Insp)((Interfaith)					
LEONS010	LEON S. AVAKIAN, INC.	25-03944	PB AND ZB PROF. SVS Avakian	$1,670.00	$0.00	
	Extd Total:			**$1,670.00**		
	Department Total:			**$1,670.00**		
T-21-00-858-000-299	BLOCK 4306 - THE DELTA(INSP.FEES)(K.HOV)					
LEONS010	LEON S. AVAKIAN, INC.	25-03944	PB AND ZB PROF. SVS Avakian	$6,285.00	$0.00	
	Extd Total:			**$6,285.00**		
	Department Total:			**$6,285.00**		
	CAFR Total: PLANNING & ZONING E			**$11,727.50**		
	Fund Total: PLANNING & ZONING E			**$11,727.50**		
Fund:CITY OF ASBURY PARK REDEVELOPMENT ESCROW						
T-48-56-850-000-856	1012 ASBURY AVE(SHARED EQUITIES CO.,LLC)					
DILWO005	DILWORTH PAXSON, LLP	25-03956	Invoice 635503 1012 Asbury Ave	$5,040.00	$0.00	
T-48-56-850-000-884	AP TRANGLE2(BLOCK 3801)(ASBURY PARTNERS)					
MARFAL	MARAZITI FALCON, LLP	25-03929	Professional Services Rendered	$7,094.90	$0.00	
	Extd Total:			**$12,134.90**		
	Department Total:			**$12,134.90**		
	CAFR Total:			**$12,134.90**		
	Fund Total: CITY OF ASBURY PARK			**$12,134.90**		
	Year Total:			**$602,763.13**		

Total Charged Lines: 418 Total List Amount: $5,340,380.10 Total Void Amount: $0.00

CITY OF ASBURY PARK
Purchase Order Listing By Budget Account

Totals by Year-Fund Fund Description	Fund	Budget Total	Revenue Total	G/L Total	Total
CURRENT	5-01	$315,412.77	$0.00	$0.00	$315,412.77
BEACH	5-05	$5,036.72	$0.00	$0.00	$5,036.72
TRANSPORTATION UT	5-06	$19,490.55	$0.00	$0.00	$19,490.55
SEWER UTILITY: BUDG	5-07	$192,057.75	$0.00	$0.00	$192,057.75
	Year Total:	$531,997.79	$0.00	$0.00	$531,997.79
CURRENT	6-01	$3,737,876.17	$0.00	$0.00	$3,737,876.17
TRANSPORTATION UT	6-06	$782.18	$0.00	$0.00	$782.18
SEWER UTILITY: BUDG	6-07	$733.35	$0.00	$0.00	$733.35
	Year Total:	$3,739,391.70	$0.00	$0.00	$3,739,391.70
GENERAL CAPITAL FU	C-04	$11,149.20	$0.00	$0.00	$11,149.20
PARKING CAPITAL	C-09	$35,905.00	$0.00	$0.00	$35,905.00
	Year Total:	$47,054.20	$0.00	$0.00	$47,054.20
GRANT FUND BUDGET	G-02	$419,173.28	$0.00	$0.00	$419,173.28
ANIMAL CONTROL FUI	T-12	$37.50	$0.00	$0.00	$37.50
LAW ENFORCEMENT T	T-13	$3,815.50	$0.00	$0.00	$3,815.50
COMMUNITY DEVELOI	T-17	$27,836.46	$0.00	$0.00	$27,836.46
TRUST OTHER	T-20	$547,211.27	$0.00	$0.00	$547,211.27
PLANNING & ZONING I	T-21	$11,727.50	$0.00	$0.00	$11,727.50
CITY OF ASBURY PARI	T-48	$12,134.90	$0.00	$0.00	$12,134.90
	Year Total:	$602,763.13	$0.00	$0.00	$602,763.13
Total Of All Funds:		$5,340,380.10	$0.00	$0.00	$5,340,380.10

January 28 , 2026 Meeting

Balance Brought Forward from Total List Amount	$	5,340,380.10
CMRS-FP (25-03899)	$	2,500.00
Depository Trust Co. (26-00046)	$	23,503,999.97
AT&T (25-03926, 25-03938, 25-03939)	$	4,916.80
JCPL (25-03921, 25-03940, 2149.72,25-03954, 25-03959, 25-03979, 26-00015, 26-00094, 26-00102)	$	68,159.32
Monmouth Internet Corp. (26-00009)	$	3,608.42
NJ American Water (26-00016, 26-00129, 26-00130)	$	29,112.06
NJ Natural Gas (25-03923, 25-03951)	$	36,777.05
Optimum (25-03931, 25-03963, 26-00123)	$	440.66
Verizon (26-00113, 26-00111)	$	2,248.70
CMRS-FP (26-00162)	$	2,500.00
NJ Motor Vehicle (26-00155)	$	60.00
NJSHBP (26-00008)	$	745,328.13
Total:	$	29,740,031.21

Individual Resolutions
Meeting of the Municipal Council
Wednesday, January 28, 2026
RESOLUTION SUMMARY

2026-101
Authorizing the County of Monmouth Mosquito Control Division to Conduct Aerial Mosquito Control Operations within the City of Asbury Park

RESOLUTION - 2026-101

City of Asbury Park
County of Monmouth
State of New Jersey

RESOLUTION AUTHORIZING THE COUNTY OF MONMOUTH MOSQUITO CONTROL DIVISION TO CONDUCT AERIAL MOSQUITO CONTROL OPERATIONS WITHIN THE CITY OF ASBURY PARK

WHEREAS, the Monmouth County Board of Chosen Freeholders, pursuant to N.J.S.A. 26:9-27 et seq. has elected through its Mosquito Control Division to perform all acts necessary for the elimination of mosquito breeding areas and/or to exterminate mosquitoes within the county; and

WHEREAS, the County has instituted an Integrated Pest Management Program consisting of surveillance, water management, biological control, and chemical control to exterminate the mosquito population within the County of Monmouth; and

WHEREAS, prior to conducting aerial dispensing operations over a designated "congested area," the County is required, pursuant to Federal Aviation Administration Regulation (FAR Part 137.51), to secure prior written approval from the governing body of the political subdivision over which the aircraft is to be operated; and

WHEREAS, the City of Asbury Park is designated as a "congested area" by the Federal Aviation Administration and the County has requested that this governing body consent to its proposed aerial dispensing operations.

NOW, THEREFORE, BE IT RESOLVED as follows:

1. The Governing Body hereby authorizes the County of Monmouth Mosquito Control Division or its agent to apply pesticides by aircraft for mosquito control in certain areas of the municipality designated by the County as being either larval mosquito habitat or areas harboring high populations of mosquitoes constituting either a nuisance, a health hazard, or both with the understanding that:

a. The County shall utilize pesticides, application equipment and aircraft that are approved for aerial applications by the applicable Federal (USEPA) AND State (NJDEP) agencies; and
b. Such operations will be performed in compliance with applicable Federal and State regulations; and

c. The County will notify the police department of each municipality over which aerial pesticide operations are planned prior to commencement of such operations.

I, ANTHONY CUCCI, City Clerk of the City of Asbury Park, Monmouth County, New Jersey, DO HEREBY CERTIFY the foregoing to be a true and exact copy of RESOLUTION NO. 2026-___ which was finally adopted by the City Council at a meeting held on the ___ day of ____, 2026

CERTIFIED BY ME THIS __ DAY OF ____, 2026.

_____
Anthony Cucci, City Clerk

ANTHONY CUCCI
CITY CLERK

Individual Resolutions
Meeting of the Municipal Council
Wednesday, January 28, 2026
RESOLUTION SUMMARY

2026-102
Resolution Authorizing Agreement Between The City Of Asbury Park, And The Monmouth Ocean Police Athletic League To Provide Space For Recreation And Community Programs

RESOLUTION - 2026-102

City of Asbury Park
County of Monmouth
State of New Jersey

Resolution Authorizing Uniform Shared Services Agreement Between The City Of Asbury Park, And The Monmouth Ocean Police Athletic League To Provide Space Within 9 Main Street, Asbury Park, New Jersey, For Recreation And Community Programs

THIS AGREEMENT, made and entered into by and between the City of Asbury Park, a municipal corporation of the State of New Jersey, hereinafter referred to as the "City"; and the Monmouth Ocean Police Athletic League, a nonprofit organization, hereinafter referred to as "PAL," collectively referred to as "the Parties."

WHEREAS, pursuant to the Uniform Shared Services and Consolidation Act, N.J,S.A. 40A:65-1 et seq., any local unit of the State of New Jersey may enter into a contract with another local unit or units for the joint provision of services for the benefit of the citizens within their jurisdictions; and

WHEREAS, the City and PAL share a commitment to enhancing youth development, education, and community engagement through recreation and prevention-based programs; and

WHEREAS, the City of Asb1,1ry Park and the PAL wish to enter into a Unifo1m Shared Services Agreement for use of space within the city of Asbury Park New Jersey, that is owned and or operated by the City of Asbury Park New Jersey referred to as the "Property", by the City of Asbury Park for Recreation and Community based programs in exchange for the City of Asbury Park to provide space in accordance with the terms of this Agreement; and

WHEREAS, PAL will manage and operate programs at the Property, and the City will collaborate to provide guidance, access, oversight, referrals, and program support to enhance opportunities for youth and families within Asbury Park.

NOW, THEREFORE, in consideration of the mutual promises and covenants contained herein, the Parties agree as follows:

1. Use of Facility
The City of Asbury Park authorizes use by the PAL of the following: rooms within the space located within this property for office and program space for recreation and community-based

programs ai1d functions for the City of Asbury Park,

2. Cooperative Scheduling
PAL is authorized to use designated areas in coordination with a building usage schedule developed jointly by PAL, the city and any additional tenants. This cooperative schedule shall be established, formally appended to this Agreement, and updated as necessary.

3. Program Operations and Staffing
PAL agrees to staff the Prope1ty when they are conducting programs between the hours 7:00 AM to 10:00 PM, Monday through Saturday, whenever programming, preparation, or related activities are in operation (excluding holidays). A program calendar, approved by all Paiiies, shall be attached to this Agreement and updated as necessary.

4. Oversight and Access
The City shall provide routine monitoring and oversight of the Property, including coordination with PAL to ensure compliance with municipal standards.

5. Custodial Responsibilities
PAL shall be responsible for custodial services in spaces designated for PAL program use, including light custodial duties in common areas. The City shall maintain major facilities maintenance, structural integrity, and building systems.

6. Maintenance and Snow Removal
The City shall provide routine grounds maintenance and debris removal at the Prope1ty. Snow removal shall be coordinated among the City and PAL, with consideration given to timing, storm severity, progran1 needs, and safety requirements. Safe ingress and egress must be maintained at all times.

7. Insurance and Liability
PAL shall maintain and annually renew its Certificate of Insurance on file with the City for the duration of this Agreement. Each Party agrees to maintain appropriate liability coverage for its respective operations within the Property in accordance with New Jersey law.

8. Term and Renewal
The term of this Agreement shall be three (3) years from the date Parties execute this Agreement and the governing body adopts a resolution approving its terms. Renewal may occur upon mutual written notice at least six (6) months prior to expiration, subject to approval by formal resolution.

9. Termination
This Agreement may be terminated by any Party upon ninety (90) days' written notice to the others, provided that such termination is approved by governing resolutions where required by law.

10. Indemnification
Each Party agrees to indemnify, defend, and hold harmless the other Parties from any claims, damages, or liabilities arising from its acts, omissions, or negligence in connection with activities

conducted pursuant to this Agreement, as permitted by law.

11. Compliance with Laws
All activities, services, and programs conducted under this Agreement must comply with applicable federal, state, and local laws, including health, safety, educational, and child protection regulations.

12. Amendments
This Agreement may only be amended by written agreement executed by all Parties and approved by their respective governing bodies.

13. Entire Agreement
This Agreement represents the entire understanding between the Parties and supersedes all prior discussions, agreements, or negotiations, whether written or oral.

I, ANTHONY CUCCI, City Clerk of the City of Asbury Park, Monmouth County, New Jersey, DO HEREBY CERTIFY the foregoing to be a true and exact copy of RESOLUTION NO. 2026-___ which was finally adopted by the City Council at a meeting held on the ___ day of ____, 2026

CERTIFIED BY ME THIS __ DAY OF ____, 2026.

_____
Anthony Cucci, City Clerk

ANTHONY CUCCI
CITY CLERK

UNIFORM SHARED SERVICES AGREEMENT
BETWEEN THE CITY OF ASBURY PARK, AND THE MONMOUTH OCEAN POLICE ATHLETIC LEAGUE TO PROVIDE SPACE WITHIN 9 MAIN STREET, ASBURY PARK, NEW JERSEY, FOR RECREATION AND COMMUNITY PROGRAMS

THIS AGREEMENT, made and entered into by and between the **City of Asbury Park**, a municipal corporation of the State of New Jersey, hereinafter referred to as the "City"; and the **Monmouth Ocean Police Athletic League**, a nonprofit organization, hereinafter referred to as "PAL," collectively referred to as "the Parties."

WHEREAS, pursuant to the Uniform Shared Services and Consolidation Act, N.J.S.A. 40A:65-1 et seq., any local unit of the State of New Jersey may enter into a contract with another local unit or units for the joint provision of services for the benefit of the citizens within their jurisdictions; and

WHEREAS, the City and PAL share a commitment to enhancing youth development, education, and community engagement through recreation and prevention-based programs; and

WHEREAS, the City of Asbury Park and the PAL wish to enter into a Uniform Shared Services Agreement for use of space within the city of Asbury Park New Jersey, that is owned and or operated by the City of Asbury Park New Jersey referred to as the "Property", by the City of Asbury Park for Recreation and Community based programs in exchange for the City of Asbury Park to provide space in accordance with the terms of this Agreement; and

WHEREAS, PAL will manage and operate programs at the Property, and the City will collaborate to provide guidance, access, oversight, referrals, and program support to enhance opportunities for youth and families within Asbury Park.

NOW, THEREFORE, in consideration of the mutual promises and covenants contained herein, the Parties agree as follows:

---

1. Use of Facility

The City of Asbury Park authorizes use by the PAL of the following: rooms within the space located within this property for office and program space for recreation and community-based programs and functions for the City of Asbury Park.

---

2. Cooperative Scheduling

PAL is authorized to use designated areas in coordination with a building usage schedule developed jointly by PAL, the city and any additional tenants. This cooperative schedule shall be established, formally appended to this Agreement, and updated as necessary.

---

3. Program Operations and Staffing

PAL agrees to staff the Property when they are conducting programs between the hours **7:00 AM to 10:00 PM, Monday through Saturday**, whenever programming, preparation, or related activities are in operation (excluding holidays). A program calendar, approved by all Parties, shall be attached to this Agreement and updated as necessary.

---

4. Oversight and Access

The City shall provide routine monitoring and oversight of the Property, including coordination with PAL to ensure compliance with municipal standards.

---

5. Custodial Responsibilities

PAL shall be responsible for custodial services in spaces designated for PAL program use, including light custodial duties in common areas. The City shall maintain major facilities maintenance, structural integrity, and building systems.

---

6. Maintenance and Snow Removal

The City shall provide routine grounds maintenance and debris removal at the Property. Snow removal shall be coordinated among the City and PAL, with consideration given to timing, storm severity, program needs, and safety requirements. Safe ingress and egress must be maintained at all times.

---

7. Insurance and Liability

PAL shall maintain and annually renew its Certificate of Insurance on file with the City for the duration of this Agreement. Each Party agrees to maintain appropriate liability coverage for its respective operations within the Property in accordance with New Jersey law.

---

8. Term and Renewal

The term of this Agreement shall be **three (3) years** from the date Parties execute this Agreement and the governing body adopts a resolution approving its terms. Renewal may occur upon mutual written notice at least **six (6) months** prior to expiration, subject to approval by formal resolution.

---

9. Termination

This Agreement may be terminated by any Party upon ninety (90) days' written notice to the others, provided that such termination is approved by governing resolutions where required by law.

---

10. Indemnification

Each Party agrees to indemnify, defend, and hold harmless the other Parties from any claims, damages, or liabilities arising from its acts, omissions, or negligence in connection with activities conducted pursuant to this Agreement, as permitted by law.

---

11. Compliance with Laws

All activities, services, and programs conducted under this Agreement must comply with applicable federal, state, and local laws, including health, safety, educational, and child protection regulations.

---

12. Amendments

This Agreement may only be amended by written agreement executed by all Parties and approved by their respective governing bodies.

---

13. Entire Agreement

This Agreement represents the entire understanding between the Parties and supersedes all prior discussions, agreements, or negotiations, whether written or oral.

SIGNATURES

WHEREFORE, the Parties hereto have executed this Agreement on the dates indicated below.

CITY OF ASBURY PARK
By: _____
Name:
Title:
Date: _____

Attest: _____
City Clerk

MONMOUTH OCEAN POLICE ATHLETIC LEAGUE (PAL)
By: _____
Name: Christopher Hack
Title: CEO
Date: 1-21-2026

Attest: _____

Individual Resolutions
Meeting of the Municipal Council
Wednesday, January 28, 2026
RESOLUTION SUMMARY

2026-103
Appointments to the Mayor's Wellness Committee 2026

RESOLUTION - 2026-103

City of Asbury Park
County of Monmouth
State of New Jersey

RESOLUTION AUTHORIZING APPOINTMENTS TO THE MAYOR'S WELLNESS COMMITTEE

WHEREAS, the Mayor and City Council of the City of Asbury Park (the "City") believe that it is in the best interests of the residents of the City to formally create a "Mayor's Wellness Committee" (also referenced herein as the "Committee") for the purpose(s) set forth below; and

WHEREAS, the purpose(s) of the Committee shall be to provide a community initiative to champion healthy and active living within the City of Asbury Park and improve overall health within the community; and

WHEREAS, it is intended that the Committee shall be advisory in nature, and that the Committee shall report its findings and recommendations to the Mayor and Council for further action, as the Governing Body deems appropriate; and

WHEREAS, the Committee shall keep the Mayor and Council informed of its work and shall report to the City Council at the Council's request; and

WHEREAS, the Committee shall be composed of members who shall be appointed by the Mayor and Council and who shall serve, without compensation, at the pleasure of the Mayor and Council; and

WHEREAS, the terms of the Committee members shall be for January 28, 2026 and expire January 15, 2027, or as of the date of the 2027 Council Reorganization Meeting, whichever is later; and

WHEREAS, the Committee shall appoint a Chair, and shall meet in accordance with a schedule as the Committee deems appropriate; and

WHEREAS, the Committee members will be indemnified for actions that are performed in the good faith performance of their duties in accordance with the provisions contained in Section 2-64 of the City Code, as well as applicable law.

NOW, THEREFORE, BE IT IS HEREBY RESOLVED, by the Mayor and Council of the City of Asbury Park, in the County of Monmouth and State of New Jersey, as follows:

1. The following individuals are hereby appointed to serve on the Committee:

Appointees:

Karyn Moskowitz

I, ANTHONY CUCCI, City Clerk of the City of Asbury Park, Monmouth County, New Jersey, DO HEREBY CERTIFY the foregoing to be a true and exact copy of RESOLUTION NO. 2026-___ which was finally adopted by the City Council at a meeting held on the ___ day of ____, 2026

CERTIFIED BY ME THIS __ DAY OF ____, 2026.

_____
Anthony Cucci, City Clerk

ANTHONY CUCCI
CITY CLERK

Individual Resolutions
Meeting of the Municipal Council
Wednesday, January 28, 2026
RESOLUTION SUMMARY

2026-104
Appointment to the Asbury Park Housing Authority

RESOLUTION - 2026-104

City of Asbury Park
County of Monmouth
State of New Jersey

RESOLUTION AUTHORIZING AN APPOINTMENT TO THE HOUSING AUTHORITY

WHEREAS, Section 2:37.2 of the Code of the City of Asbury Park provides for the Creation of the Housing Authority (also referenced as the "Authority") in and for the City of Asbury Park; and

WHEREAS, Section 2:37.3 of the Code of the City of Asbury Park provides for five (5) members to be appointed by the City Council; and

WHEREAS, the Mayor and Council wish to appoint an individual to serve on the Authority, in accordance with the provisions set forth in Section 2:37.3 of the Code of the City of Asbury Park.

NOW, THEREFORE, BE IT RESOLVED, that the following individual is hereby appointed to serve an unexpired term on the Housing Authority:

Appointee	Term To Expire
David Nestor	1/28/2026 - 4/14/2026

I, ANTHONY CUCCI, City Clerk of the City of Asbury Park, Monmouth County, New Jersey, DO HEREBY CERTIFY the foregoing to be a true and exact copy of RESOLUTION NO. 2026-___ which was finally adopted by the City Council at a meeting held on the ___ day of ____, 2026

CERTIFIED BY ME THIS __ DAY OF ____, 2026.

_____

Anthony Cucci, City Clerk

ANTHONY CUCCI
CITY CLERK

ORDINANCE - 2026-1

City of Asbury Park
County of Monmouth
State of New Jersey

ORDINANCE OF THE CITY OF ASBURY PARK ADDING A NEW SECTION 3-40 TO THE CITY CODE, TO BE ENTITLED "E-MOBILITY DEVICES AND LITHIUM ION BATTERIES"

IT IS HEREBY ORDAINED, by the Mayor and City Council of the City of Asbury Park, in the County of Monmouth and State of New Jersey, as follows:

Section 1. Chapter 3 of the City Code, entitled "Police Regulations" is hereby amended and supplemented to add a new Section 3-40, to be entitled "E-Mobility Devices and Lithium Ion Batteries," and which shall read as follows:

§ 3-40 E-MOBILITY DEVICES AND LITHIUM ION BATTERIES

§ 3-40.1. Definitions.

CERTIFICATION MARK — A visible record of certification affixed to a certified product that can include the logo, wordmark, or name of the certifying body.

E-MOBILITY DEVICE — A stand-up e-scooter, e-bike, e-SB scooter (self-balancing), front-face e-unicycle, e-skateboard, and hybrid product that is battery-powered by lithium-ion batteries or other similar stored energy battery or battery pack.

LITHIUM-ION BATTERY — A storage battery in which an electrical current is generated by lithiumions embedded in a carbon graphite or nickel metal-oxide substrate placed in a high-viscosity carbonate mixture or gelled polymer electrolyte.

NATIONALLY RECOGNIZED TESTING LABORATORY (NRTL) — Applicable to this chapter, an organization that meets the qualifications provided in 29 CFR 1910.7 (b) and is recognized as an NRTL by the U.S. Department of Labor, Occupational Safety and Health ("OSHA") NRTL program. Such NRTL must have the standards identified in this chapter within the scope of their recognition by OSHA. Each NRTL uses its own unique registered certification mark(s) to designate product conformance to the applicable product safety test standard.

RETAIL STORE — A retail establishment within the City of Asbury Park that sells or stores e-mobility devices, e-bikes, e-scooters, lithium-ion batteries and other similarly powered mobility

devices to consumers.

SECOND-USE LITHIUM-ION BATTERY — A lithium-ion battery that has been assembled, repurposed, reconditioned or renewed using cells removed from used batteries.

UL STANDARDS AND ENGAGEMENTS — A standards development organization that develops consensus standards under a process accredited by the American National Standards Institute.

1. UL 1487 — The UL Standard for battery containment enclosures.

2. UL 2271 — The UL Standard for batteries for use in light electric vehicle applications, or any storage battery for a powered bicycle or mobility device.
3. UL 2272 — The UL Standard for electrical systems for personal e-mobility devices, for all powered mobility devices, including e-scooters.
4. UL 2849 — The UL Standard for electrical systems for E-Bikes, for the electrical system of any powered bicycle.

UNREGULATED LITHIUM-ION BATTERY — A lithium-ion battery that has not been certified by an NRTL, as defined in this chapter, and does not bear the mark of that NRTL.

WAREHOUSE — A warehouse within the City of Asbury Park that sells, ships or stores e-mobility devices, E-bikes, e-scooters, lithium-ion batteries and other similarly powered mobility devices as part of their inventory.

§ 3-40.2. Sale and storage of e-mobility devices and lithium-ion batteries.

1. The sale and storage e-mobility devices, such as electric bicycles, electric scooters, hoverboards, and lithium-ion batteries are prohibited unless such devices and batteries have been certified by an NRTL to the relevant UL standard and bears the certification mark of the NRTL. A list of NRTLs can be found on the OSHA website https://www.osha.gov/ nationally-recognized-testing-laboratory-program/current-list-of-nrtls. Be advised that not all the NRTLs listed test to UL 2271, UL 2272 and UL 2849 Standards.
2. Retail stores and warehouses shall be prohibited from maintaining any unregulated and not certified e-mobility devices and lithium-ion batteries within their inventory located in the City of Asbury Park.
3. Prior to the sale or storage of any e-mobility device or lithium-ion battery, the applicable UL Test Report for each model or device for sale or being stored shall be supplied to the Fire Prevention Bureau to ensure compliance with the applicable UL Standard for each e-mobility device and lithium-ion battery.
4. Retail stores shall only be permitted to display one uncharged model of each e-mobility device powered by a lithium-ion battery being sold at any time. If the battery is removable, the battery for any such display devices within a retail store shall remain in its original packaging and shall be stored in a secure area within the establishment that complies with all safety requirements set forth in this article for lithium-ion battery storage and charging.
5. All e-mobility devices must be stored in an uncharged state, with its original packaging and its original manufacturer supplied charger.

6. Fire safety and charging safety information about e-mobility devices and lithium-ion batteries must be supplied by the seller to the purchaser of the e-mobility device at the time of sale.
7. All e-mobility devices, other than display models, shall remain boxed and safely stored within the original packaging.
8. Retail stores or warehouses that sell or store e-mobility devices are required to have a monitored fire alarm system. If the building is more than one story or of a mixed-use occupancy, there shall be a monitored wet-sprinkler system present in addition to the monitored fire alarm system which shall extend into the common areas of the building and basement.
9. If the retail store or warehouse sells or stores individual lithium-ion battery packs for e-mobility devices, a fire-resistant metal storage cabinet of sufficient size to hold as many e-mobility lithium-ion batteries as in stock shall be used. The cabinet shall be certified to UL 1487.
10. All individual lithium-ion batteries stored in a retail stores or warehouses are to be stored in the fire-resistant cabinet at all times, except when the battery packs are being charged for delivery to customers. The cabinet shall be certified to UL 1487.
11. Retail stores are prohibited from charging any lithium-ion batteries while they are stored inside the fire-resistant storage cabinet. Lithium-ion batteries are only permitted to be charged immediately prior to delivery to the customer. The cabinet shall be certified to UL 1487.

Warehouses are prohibited from charging any e-mobility lithium-ion batteries that are to be sold or shipped individually or with e-mobility devices.

§ 3-40.3. Sale of second use lithium-ion batteries and Lithium Polymer batteries prohibited.

1. It shall be unlawful to assemble or recondition a lithium-ion battery and/or using cells removed from used storage batteries; and/or
2. It shall be unlawful to sell or offer for sale a lithium-ion battery that uses cells removed from used storage batteries.

§ 3-40.4. Lithium-ion battery charging restrictions.

1. e-mobility devices and lithium-ion batteries are prohibited from being stored or charged within the common areas of any multi-family residential properties including but not limited to means of egress (entrances and exits), hallways, stairwells or basements.
2. Lithium-ion batteries shall be charged within a retail store on a wheeled metal cart with a quick-disconnect function from a wall outlet. A surge proof power strip may be secured to the cart to accommodate the charging of additional lithium-ion batteries, if necessary.
3. Stores that charge lithium-ion batteries shall have a 32-gallon galvanized pail that is half filled with water, an eight-foot-by-eight-foot fireproof blanket, or a "cell block" lithium-ion battery containment tank in the immediate vicinity of the lithium-ion battery charging cart.

4. Overnight and/or unattended charging of any lithium-ion batteries is prohibited.

5. At least one Class A, B, and C fire extinguisher shall be mounted within easy reach of the

charging station to extinguish any possible fire extension.

§ 3-40.5. Disposal of lithium-ion batteries.

1. Proper disposal of lithium-ion batteries shall be in accordance with state and local regulations.
2. Lithium-ion batteries are prohibited from being disposed of in the regular trash.

§ 3-40.6. Violations and penalties.

A person or entity who violates any section within this chapter or any rule or regulation promulgated thereunder shall be liable for a penalty as follows:

1. For first violation, a civil fine of up to $2,000 in addition to the penalty from the Fire Prevention Bureau.
2. For each subsequent violation issued for the same offense within two years of the date of the first violation, a civil fine of $2,000 in addition to the penalty from the Fire Prevention Bureau.
3. All unregulated e-mobility devices and lithium-ion batteries are subject to seizure by the City of Asbury Park. The costs of properly disposing of the unregulated lithium-ion batteries and e-mobility devices shall be billed to the business and property owners.

§ 3-40.7. Enforcement.

1. The City of Asbury Park Fire Department, Police Department and Code Enforcement shall be responsible for performing inspections of all stores within the City of Asbury Park every three months that sell e-mobility devices and lithium-ion batteries.
2. The City of Asbury Park Fire Department, Police Department and Code Enforcement shall have the authority for the enforcement of all aspects of this article.

Section 2. All other provisions of the City Code which are not referenced in this Ordinance shall remain unaffected/unchanged and remain in full force and effect.

Section 3. All parts and provisions of any Ordinance which are inconsistent with the provisions of this Ordinance shall be repealed to the extent of such inconsistency.

Section 4. 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 judgment 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.

Section 5. This Ordinance shall take effect upon final passage and publication in accordance with the law,

following the required twenty (20) day period after adoption, as set forth in N.J.S.A. 40:69A-181(b).

I, ANTHONY CUCCI, City Clerk of the City of Asbury Park, Monmouth County, New Jersey, DO HEREBY CERTIFY the foregoing to be a true and exact copy of ORDINANCE NO. 2026-___ which was finally adopted by the City Council at a meeting held on the ___ day of ____, 2026

CERTIFIED BY ME THIS __ DAY OF ____, 2026.

_____
Anthony Cucci, City Clerk

ANTHONY CUCCI
CITY CLERK

ORDINANCE - 2026-2

City of Asbury Park
County of Monmouth
State of New Jersey

ORDINANCE AMENDING THE MAIN STREET REDEVELOPMENT PLAN

WHEREAS, on November 12, 2008 the Mayor and City Council adopted Ordinance No. 2886 entitled "ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF ASBURY PARK, COUNTY OF MONMOUTH, STATE OF NEW JERSEY ADOPTING THE MAIN STREET REDEVELOPMENT PLAN RELATING TO THE MAIN STREET REDEVELOPMENT AREA" (the "Ordinance"); and

WHEREAS, pursuant to the Local Redevelopment and Housing Law (N.J.S.A. 40A:12A-1 et seq., the " Act") the Ordinance adopted a plan (the "Main Street Redevelopment Plan" or the "Plan") for the redevelopment of an area (the "Main Street Redevelopment Area" or the "Area"); and

WHEREAS, on November 12, 2014, the Mayor and City Council amended the Main Street Redevelopment Plan to permit microbreweries on Block 2702, Lot 7 in the Community Shopping Zone; and

WHEREAS, on February 28, 2018, the Mayor and City Council further amended the Main Street Redevelopment Plan to permit recording studios in the Community Shopping Zone permit valet parking in the Civic/South Gateway; and

WHEREAS, on August 22, 2018, the Mayor and City Council still further amended the Main Street Redevelopment Plan to permit banks and accessory ATM machines in the Sunset Park Zone; and

WHEREAS, on July 14, 2021, the Mayor and City Council further amended the Main Street Redevelopment Plan in order to add Block 2503, Lots 2-5 under the City-wide Area in Need of Rehabilitation designation, and to permit Block 2503, Lots 1-5 to have a maximum height of five stories (60 feet) with an additional penthouse of 12 feet in height, and to require large expanses of blank walls to have murals as approved by the municipal public art commission; and
WHEREAS, the Main Street Redevelopment Plan has led to an increase in public and private investment within the Area since its adoption, however, the Plan may benefit from amendments

to remove barriers to further improvement and community benefit; and

WHEREAS, the Act sets forth the process by which amendments to any redevelopment plan shall be considered and, if appropriate, adopted; and

WHEREAS, the Mercy Center, an existing food pantry and community service organization, requested the City consider an amendment to the Main Street Redevelopment Plan to permit replacement of the existing facility at the corner of Main Street and Third Avenue (Block 2805, Lot 17); and

WHEREAS, the food pantry is not a permitted use in the Main Street Redevelopment Plan, Community Shopping Zone, and the Mercy Center first received a use variance to permit the use at its existing location in 1999. As such any expansion or replacement of the existing facility is prohibited; and

WHEREAS, on July 17, 2024, the Mayor and City Council further amended the Main Street Redevelopment Plan to permit food pantries as a permitted use and additional related design requirements for Block 2805, Lot 17; and

WHEREAS, subsequent to adoption of the aforementioned Amendment to the Redevelopment Plan, the Mercy Center acquired Block 2707, Lot 1, located at the corner of Main Street and Second Avenue, for the purpose of relocating the services provided on Block 2805, Lot 17 in order to provide additional area for services and additional parking; and

WHEREAS, in evaluating this request, the Mayor and Council considered the permitted uses in the existing Plan and the effect, if any, this amendment would have on the surrounding area as well as the community need for the food pantry and services offered by the Mercy Center; and

WHEREAS, the City Council referred the Redevelopment Plan to the Planning Board by Resolution 2025-210 on April 24, 2025; and

WHEREAS, the Planning Board reviewed the Amendment on November 17, 2025 and found that it was consistent with the Master Plan and referred it for adoption by the Municipal Council; and

WHEREAS, the Council finds that amendment to the Main Street Redevelopment Plan, Community Shopping Zone, is appropriate in order to permit relocation of the Mercy Center facility and that the result will be an enhancement of the appearance and function of the site as well as an expansion of community services;

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the City of Asbury Park as follows:

Section 1. (additions are shown as ***thus;*** deletions are shown as ~~***thus***~~)

Page 39 of the Main Street Redevelopment Plan, the *Proposed Land Uses & Building Requirements By Character District* table, within the row setting forth the *Principal Uses* in the *Community Shopping Zone,* the following language shall be added:

;soup kitchens and food pantries are permitted on ~~***Block 2805, Lot 17***~~ ***Block 2707, Lot 1.***

Page 39 of the Main Street Redevelopment Plan, within the row setting forth the *Prohibited Uses*, the following language shall be amended:

Nursing homes, licensed health care facilities, soup kitchens and food pantries (excluding ~~***Block 2805, Lot 17***~~ ***Block 2707, Lot 1***), houses of worship and places of assembly, social clubs, retail sales and service establishments providing goods and repair services for vehicles, used car sales, motor vehicle repair garages, motor vehicle body repair garages, gas stations, check cashing services, automobile rental, appliance rental, adult entertainment including adult arcades, adult bookstores, adult cabarets, adult motion picture theaters, and adult theaters. Drive-thru facilities are prohibited, except in the North Gateway and for banks in Sunset Park.

Page 39 of the Main Street Redevelopment Plan, the *Proposed Land Uses & Building Requirements By Character District* table, within the row setting forth the *Accessory Uses* in the *Community Shopping Zone,* the following language shall be added:

; first or second story rooftop garden and/or seating area on Block 2707, Lot 1, subject to screening as required by the Planning Board.

Section 2. (additions are shown as ***thus;*** deletions are shown as ~~***thus***~~)

Page 40 of the Main Street Redevelopment Plan, the *Proposed Land Uses & Building Requirements By Character District* table, the following language shall be added below the table:

* SPECIFIC ZONING AND DESIGN REGULATIONS FOR ~~***Block 2805, Lot 17***~~ ***Block 2707, Lot 1***)

- ~~***Vehicle access using Third Avenue is prohibited.***~~
- ***All required parking shall be provided on-site and shall be accessible to visitors to the site, including but not limited to employees and patrons.***
- ***A retail and/or restaurant use shall be located on the first floor facing Main Street. The minimum depth of the retail and/or restaurant use, as measured from Main Street, shall be not less than 30 feet, as measured from Main Street.***
- ***Parking shall not be located between a principal building and Main Street or Second Avenue.***
- ***Drive-through uses and structures are prohibited.***
- ***A public plaza and/or outdoor seating for on-site uses shall be provided at the corner of***

Main Street and Second Avenue.

- Large Expanses of blank walls shall feature murals to be approved by the Municipal Public Art Commission.
- Building entrances facing Main Street shall be articulated to make it easily identifiable by visitors and to provide architectural interest. Examples of special features of entrances include, but are not limited to, awnings and architectural treatments. Service doors shall be integrated with the building design and need not be articulated.
- Upper floor windows shall be divided into individual units, rather than a continuous "ribbon."
- Windows shall be recessed, or project as bays from the main wall, so as to create texture and shadows on the façade for visual interest.
- Building materials and architectural details on all sides of each building need not be identical, but shall be unified in overall appearance through finish, materials, details, and architectural design.
- Rooftop equipment such as mechanical units, vents, and flues shall be located centrally on the building roof, to the extent practicable. Any equipment visible from a public right-of-way, adjacent lots, and pedestrian corridors shall be screened with solid materials using parapets, pitches roof forms, or penthouses. ***Screening shall be constructed of the same or complementary material as the building.***
- Excluding pitched roofs, a sustainable roof top shall be provided ***on all new building roof area***s; the roof area shall consist of a cool white roof, green roof, and/or solar panels. Any proposed rooftop garden or seating area shall be excluded from this requirement.

Section 3. (additions are shown as ***thus;*** deletions are shown as ~~***thus***~~)

Page 43 of the Main Street Redevelopment Plan, within the *Parking Standards* table, within the *Commercial Uses* row, the following shall be added:

-

Land Use	Unit	Min. No Spaces/Unit	Max. No. Spaces/Unit
~~***Block 2805, Lot 17***~~	~~***Per 1,400 sf***~~	1	1.5
Block 2707, Lot 1	***Per 1,000 sf***		

-

Section 4. (additions are shown as ***thus;*** deletions are shown as ~~***thus***~~)

Page 64 of the Main Street Redevelopment Plan, within Review of *Proposed Development and Redevelopment Activity*, the following language shall be amended:

Prior to the issuance of a building or zoning permit, site plan review and approval shall be required for all new construction, development, redevelopment, or expansion of the following uses:

- ~~**All non-residential uses, except when the non-residential use is proposed in an**~~

~~existing non-residential space or when the establishment of the non-residential use does not alter any site conditions~~. ***All non-residential uses, except when the non-residential use is proposed in an existing non-residential space and/or when the establishment of the non-residential use does not alter any site conditions, and the floor area of the use does not require more parking than the existing use as calculated by the "Min. No. Spaces / Unit" column in the Parking Standards Table in the Parking Requirements section of this Redevelopment Plan.***

- All residential uses, except when the residential use proposed is in an existing residential space approved by the Planning Board or Board of Adjustment and the size of dwelling units or number of dwelling units is not changed.
- The construction or alteration of parking areas and driveways.

Section 5. That the applicable provisions contained within the attached Redevelopment Plan shall supersede the existing Land Use Development Regulations governing the Property, and the Official Zoning Map of the City is hereby amended accordingly.

Section 6. That all other Ordinances or parts of Ordinances inconsistent herewith are hereby repealed to the extent of such inconsistencies.

Section 7. That 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 judgment 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.

Section 8. This ordinance shall take effect upon final passage, publication, and filing with the Office of the Clerk of Monmouth County, all as required by law.

I, ANTHONY CUCCI, City Clerk of the City of Asbury Park, Monmouth County, New Jersey, DO HEREBY CERTIFY the foregoing to be a true and exact copy of ORDINANCE NO. 2026-___ which was finally adopted by the City Council at a meeting held on the ___ day of ____, 2026

CERTIFIED BY ME THIS __ DAY OF ____, 2026.

_____
Anthony Cucci, City Clerk

ANTHONY CUCCI
CITY CLERK

CITY OF ASBURY PARK PLANNING BOARD

WHEREAS, the City Council of the City of Asbury Park authorized the Planning Board by Resolution No. 2025-430, adopted on October 22, 2025, to undertake a review of proposed amendments to the Main Street Redevelopment Plan (hereinafter referred to as the Redevelopment Plan or Plan), for the Mercy Center property located at the southwest corner of Second Avenue and Main Street a/k/a Block 2701, Lot 1 on the City of Asbury Park Tax Map and Section 4 at page 64 of the Plan pursuant to the requirements set forth in N.J.S.A. 40A:12A-7e; and

WHEREAS, said statute requires that the Planning Board prepare and transmit a report back to the Governing Body; and

WHEREAS, said statute further requires that the report of the Planning Board include an identification of any provision or provisions set forth in the proposed amendments to the Redevelopment Plan which are inconsistent with the City Master Plan and contain recommendations concerning those inconsistencies and any other matters as the Board deems appropriate; and

WHEREAS, the Board conducted a review of the proposed amendments at a public hearing held on November 17, 2025 at which hearing the Plan Amendments were presented on behalf of the Governing Body of the City of Asbury Park by Elizabeth McManus, PP, AICP, LEED AP.; and

WHEREAS, Members of the public were given the opportunity to make public comments on the Plan; and

WHEREAS, based upon the foregoing the Board determined that the proposed amendments to the Plan are consistent with the objectives of the City of Asbury Park Master Plan and has made recommendations in favor of the adoption of the amendments, that are set forth below, pursuant to the requirements of the statute first referred to above.

NOW, THEREFORE BE IT RESOLVED, by the Planning Board of the City of Asbury Park that it hereby recommends the adoption of the proposed amendments to the Redevelopment Plan subject to the Mayor and Council considering the recommendations of this Board that are set forth herein: and

BE IT FURTHER RESOLVED that the Board hereby directs the Board Secretary to transmit this Resolution to the Clerk of the City of Asbury Park pursuant to the Statute first mentioned above forthwith.

The findings and recommendations of this Board are as follows:

1. The proposed amendments to the Redevelopment Plan for the subject property are consistent with the philosophy and objectives of the Master Plan of the City of Asbury Park.
2. The Board recommends that the reference to vehicle access or non-access contained in Section 2, page 3 be removed.
3. The Board recommends that the City Council ensure that Section 4 on page 4 of the proposed Ordinance does not contain any loophole exempting site plan approval required pursuant to said section.

Barbara Krzak offered a motion to authorize the foregoing action of the Board, which motion was seconded by Daniel Sciannameo.

The members of the Board who voted in favor of the foregoing action of the Board are authorized to vote for the adoption of this Resolution. They are Barbara Krzak, James Bonanno, Yvonne Clayton, Bob Zuckerman, Daniel Sciannameo, Jennifer Souder, John Moor and Kathryn McLaughlin.

Ayes: James Bonanno, Yvonne Clayton, John Moor, Jen Souder, Daniel Sciannameo, Bob Zuckerman, Kathy McLaughlin, Barbara Krzak

Nays: None

Abstain: None

Dated: December 1, 2025.

_____
Marie Rodrigues, Board Secretary

I certify this to be a true copy of a written Resolution adopted by the City of Asbury Park Planning Board on December 1, 2025.

_____
Marie Rodrigues, Board Secretary