

**DRAFT**  
**BOROUGH OF ROOSEVELT**  
**33 N. Rochdale Ave, Roosevelt Borough, NJ 08555**

**COUNCIL REGULAR MEETING AGENDA**  
**OCTOBER 21, 2024 @ 7:00 P.M.**

**TIME IN \_\_\_\_\_**

Adequate notice of this meeting, as required by Chapter 231, P.L. 1975, has been provided by a public notice on January 3, 2024 which was posted on the Bulletin Board Roosevelt Post Office and in the Borough Hall. The notice was transmitted to The Times and Asbury Park Press.

**ROLL CALL**

Councilmember Louis Esakoff  
Councilmember Michael Hamilton  
Councilmember Constance Herrstrom  
Councilmember Kristine Kaufman-Marut  
Councilmember Steven Macher  
Councilmember Joseph Trammell  
Mayor Peggy Malkin

**MAYOR'S REPORT:**

**PUBLIC COMMENT: (Agenda items only)**

**MINUTES:** None

**CORRESPONDENCE:**

1. Letter, dated October 2, 2024 to the Committee for Petition for Referendum on Ordinance 2024-09 certifying that the petition received was in compliance with R.S. 40:49-27.
2. Email from Hilary Wilder, dated October 4, 2024 offering input on as a volunteer to assist AlphaDog in developing the website.
3. Email from Environmental Commission Chairperson, Ellen Silverman, dated October 8, 2024 inviting the Council and residents to attend the Environmental Commission meeting on November 20, 2024 at 7pm for a presentation by Susan Briston, The Watershed Institute.
4. Email from Environmental Commission Chairperson, Ellen Silverman, dated October 8, 2024, requesting the Council to authorize a representative from Roberts Engineering, Inc. to attend the Environmental Commission meeting on November 20, 2024.
5. Letter from New Jersey Historic Preservation Office regarding the Franklin Delano Roosevelt Memorial Amphitheater Reconstruction, dated September 25, 2024.
6. Email received from Planning Board Secretary, dated October 15, 2024, regarding the Planning Board review of Ordinance 2024-11 and recommends the Council to not adopt until the ordinance and master plan be reviewed by the Planning Board to determine if changes should be made to either the land use ordinance, master plan or both.
7. Email received from Planning Board Secretary, dated October 15, 2024, regarding the Planning Board review of the letter from Roberts Engineering Group, LLC, dated August 22, 2024 and recommends that the governing body amend the stormwater ordinance to incorporate the recommendations from Roberts Engineering Group, LLC.



**PUBLIC COMMENT: (Any item)**

**M/Malkin opens the public comment at \_\_\_\_\_**

**M/Malkin closes the public comment at \_\_\_\_\_**

**CLOSED SESSION:**

Resolution 24-xxx Providing for a Private Executive Meeting that Excludes the Public

**ADJOURNMENT**

**TIME OUT: \_\_\_\_\_**



# Borough of Roosevelt

## *Jersey Homesteads Historic District*

P.O. BOX 128 • 33 N. ROCHDALE AVENUE • ROOSEVELT, NEW JERSEY 08555

OFFICE: (609) 448-0539 • FAX: (609) 448-8716

October 2, 2024

Committee for Petitions for Referendum on Ordinance 2024-09

Sent Via E-mail:

Maureen Parrott ([mmp73@cornell.edu](mailto:mmp73@cornell.edu))

Peggy Malkin ([peggymalkin7@gmail.com](mailto:peggymalkin7@gmail.com))

Dear Committee:

I have reviewed the petition for a Referendum on Ordinance 2024-09 as submitted by you on September 30, 2024 and certify that it is in compliance with R.S. 40:49-27.

If you have any questions, or I may be of further service, please do not hesitate to contact me.

Very truly yours,

Kathleen Hart, RMC/CMR

Borough Clerk

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Re: Municipal website

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From Hilary Wilder <hwilder001@gmail.com>  
Date Mon 10/7/2024 2:37 PM  
To LOUIS ESAKOFF <lesakoff@rooseveltnj.us>  
Cc PEGGY MALKIN <mayor@rooseveltnj.us>; KATHLEEN HART <clerk@rooseveltnj.us>; ANA DEBEVEC <finance@rooseveltnj.us>; CONSTANCE HERRSTROM <cherrstrom@rooseveltnj.us>; Lucretia McGuff-Silverman <mcguffsilverman@gmail.com>; MICHAEL HAMILTON <mhamilton@rooseveltnj.us>; Tina Kaufman <tkaufman@rooseveltnj.us>; JOSEPH TRAMMELL <jtrammell@rooseveltnj.us>; STEVE MACHER <smacher@rooseveltnj.us>

Yes - my services would be pro bono.  
Thank you  
Hilary

On Mon, Oct 7, 2024 at 2:32 PM LOUIS ESAKOFF <lesakoff@rooseveltnj.us> wrote:

***As a homeowner, I presume that she is offering her services pro bono. I suggest that we use her expertise if we need her and she is available.***  
***le***

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From: Hilary Wilder <hwilder001@gmail.com>  
Sent: Sunday, October 6, 2024 2:51 PM  
To: PEGGY MALKIN <mayor@rooseveltnj.us>; KATHLEEN HART <clerk@rooseveltnj.us>; ANA DEBEVEC <finance@rooseveltnj.us>  
Cc: MICHAEL HAMILTON <mhamilton@rooseveltnj.us>; JOSEPH TRAMMELL <jtrammell@rooseveltnj.us>; CONSTANCE HERRSTROM <cherrstrom@rooseveltnj.us>; LOUIS ESAKOFF <lesakoff@rooseveltnj.us>; Tina Kaufman <tkaufman@rooseveltnj.us>; STEVE MACHER <smacher@rooseveltnj.us>; Lucretia McGuff-Silverman <mcguffsilverman@gmail.com>  
Subject: Re: Municipal website

I apologize for the repeat email, but I had a typo in the first one I sent. It should be 1997, not 1990.  
Thank you  
Hilary

On Fri, Oct 4, 2024 at 8:16 AM Hilary Wilder <hwilder001@gmail.com> wrote:

Dear Mayor Malkin

I see from the Oct. 7 agenda that you will be working with AlphaDog for the borough's website needs. I will not be able to attend the Oct. 7 meeting but I would like to give my input (as a volunteer) as AlphaDog develops the website. I have years of website development experience -including consulting on the initial (back in 1990) and update in 2018, of the website for the municipality of Mendham Township.

I am also hoping that the website can help us meet the Sustainable Jersey action for Municipal Communications Strategy with absolute minimal additional effort.

Thank you

Hilary Wilder  
6 S Rochdale  
PO Box 362  
973-610-6362

**From:** Lucretia McGuff-Silverman <[REDACTED]@gmail.com>  
**Sent:** Tuesday, October 8, 2024 7:54 AM  
**To:** KATHLEEN HART <clerk@rooseveltnj.us>; Malkin, Peggy <[REDACTED]@gmail.com>; ANA DEBEVEC <finance@rooseveltnj.us>; Joe Trammell <[REDACTED]verizon.net>; Connie Herrstrom <[REDACTED]@comcast.net>; LOUIS ESAKOFF <lesakoff@rooseveltnj.us>; Steven Macher <[REDACTED]@comcast.net>; Mike Hamilton <[REDACTED]@gmail.com>; Tina Kaufman <tkaufman@rooseveltnj.us>  
**Subject:** Invitation to presentation for regionalization of storm water management: joint meeting of Roosevelt and Millstone Environmental Commission

Dear Council Members and Mayor Malkin,

Please join the Roosevelt Environmental Commission on Wednesday, November 20, 2024 at 7:00pm for a presentation by Susan Briston, The Watershed Institute on regionalization of stormwater management for the Assunpink watershed. With an emphasis of joining efforts on the creation of a watershed improvement plan.

This watershed improvement plan is a required part of the ms4 permitting process for every municipality.

This meeting will be a joint meeting with Millstone Environmental Commission.

Environmental Commission

**From:** Lucretia McGuff-Silverman <[REDACTED]@gmail.com>

**Sent:** Tuesday, October 8, 2024 8:05 AM

**To:** KATHLEEN HART <clerk@rooseveltnj.us>; Malkin, Peggy <[REDACTED]@gmail.com>; ANA DEBEVEC <finance@rooseveltnj.us>; Joe Trammell <[REDACTED]verizon.net>; Connie Herrstrom <[REDACTED]comcast.net>; LOUIS ESAKOFF <lesakoff@rooseveltnj.us>; Steven Macher <[REDACTED]comcast.net>; Mike Hamilton <[REDACTED]gmail.com>; Tina Kaufman <tkaufman@rooseveltnj.us>; MARIA DELLASALA <maria@rooseveltnj.us>; art ministry <[REDACTED]@gmail.com>; Sam Ashburner <[REDACTED]@gmail.com>; Ben Johnson <[REDACTED]comcast.net>

**Subject:** Re: Invitation to presentation for regionalization of storm water management: joint meeting of Roosevelt and Millstone Environmental Commission

Kathleen,

The Environmental Commission is requesting the presence of a member of Robert's Engineering firm to be present at this meeting. Since they would be in the best position to evaluate the regionalization proposal in terms of our municipality's needs.

Therefore I am requesting the consideration of this expenditure, for the cost of the time of a representative of Robert's Engineering firm to be present at this meeting.

Thank you for your attention to this matter.

Ellen Silverman  
Borough of Roosevelt Environmental Commission



## State of New Jersey

DEPARTMENT OF ENVIRONMENTAL PROTECTION  
COMMUNITY INVESTMENT AND ECONOMIC REVITALIZATION  
HISTORIC PRESERVATION OFFICE

501 East State Street

P.O. Box 420, Mail Code 501-04B

Trenton, New Jersey 08625-0420

Tel. (609) 940-4312 • Fax (609) 984-0578

[www.nj.gov/dep](http://www.nj.gov/dep)

**PHILIP D. MURPHY**

*Governor*

**TAHESHA L. WAY**

*Lt. Governor*

**SHAWN M. LATOURETTE**

*Commissioner*

September 25, 2024

**HPO Project #24-1371-3  
HPO-I2024-237**

Dave Sitler

ETM Associates

via email: [dave@etmassociatesllc.com](mailto:dave@etmassociatesllc.com)

**Re: Monmouth County, Borough of Roosevelt  
Franklin Delano Roosevelt Memorial Amphitheater Reconstruction  
West Side of North Rochdale Avenue  
Part of Block 3, Lot 31  
Application for Project Authorization  
New Jersey Register of Historic Places Act Review  
Jersey Homesteads Historic District (SR: 10/14/1983)**

Dear Mr. Sitler:

Thank you for submitting an Application for Project Authorization, pursuant to the New Jersey Register of Historic Places Act, for the proposed rehabilitation of the Franklin Delano Roosevelt Memorial Amphitheater.

The proposed project involves the demolition and reconstruction of the Franklin Delano Roosevelt Memorial Amphitheater due to structural concerns. When the amphitheater is reconstructed, the stepped seating, which is currently capped with brick, will be replaced with bluestone. Additionally, when the amphitheater is reconstructed, the former reflecting pool will be filled in with concrete to expand the surface area of the lower amphitheater, an Americans with Disabilities Act (ADA) compliant pathway will be installed connecting the lower amphitheater with the sidewalk adjacent to North Rochdale Avenue, and new lighting fixtures will be installed in the open space around the amphitheater. The lighting will consist of bollard lights designed to illuminate pathways, as well as two poles containing a total of seven (7) lights to be used as necessary to provide additional lighting in the lower amphitheater.

The proposed project involves the demolition of a historic feature of a historic district, does not reconstruct it in-kind, and adds new fixtures and lighting that negatively impact the setting of the resource. Therefore, the proposed project does not meet the Secretary of the Interior's *Standards for the Treatment of Historic Properties*. Based on a review of the submitted documentation, HPO staff has determined in accordance with N.J.A.C. 7:4-7.4(a)1 and 3, that

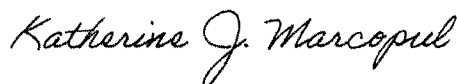
the proposed undertaking **constitutes an encroachment** on the Jersey Homesteads Historic District.

HPO staff determined that the Application was technically and professionally complete and sufficient pursuant to N.J.A.C. 7:4-7.1(d) upon receipt on August 23, 2024. The project has been placed on the October 17, 2024, agenda of the New Jersey Historic Sites Council (HSC). The HSC reviews projects of state, county, and municipal governments (and agencies thereof) which affect properties listed in the New Jersey Register of Historic Places, acting in an advisory capacity to the Commissioner of the Department of Environmental Protection (DEP) for the state of New Jersey.

At the HSC meeting, the Borough of Roosevelt and/or its consultant(s) will be given an opportunity to present their application, and interested members of the public will be provided with an opportunity to comment on the project. After receiving comments, the HSC will make a formal recommendation to the Commissioner of the DEP. **The October 17<sup>th</sup> meeting of the HSC is scheduled to begin at 10:00 a.m. on a remote meeting platform.**

A copy of the HSC meeting agenda and details regarding the remote meeting platform will be emailed separately. Please note that additional interested parties for this project have been identified for this project due to public outreach received by the HPO, who are included in this letter. **If you have any questions, please feel free to contact Christopher Romanoski of my staff at [Christopher.Romanoski@dep.nj.gov](mailto:Christopher.Romanoski@dep.nj.gov).** Please reference HPO project number **23-1374** in any future calls, emails, or written correspondence to help expedite our review and response.

Sincerely,



Katherine J. Marcopul  
Administrator and Deputy State Historic  
Preservation Officer

KJM/MMB/JWR/CR

Cc: Peggy Malkin, Mayor of Roosevelt (via email)  
Roosevelt Board of Education (via email)  
Monmouth County Historical Commission (via regular mail)  
Ana Debevec, Treasurer of Roosevelt Borough (via email)  
Maureen Parrott (via email)



Ordinance 2024-11

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From APRIL CLAUDIO <april@rooseveltnj.us>

Date Tue 10/15/2024 8:19 PM

To KATHLEEN HART <clerk@rooseveltnj.us>

Cc MICHELLE DONATO <mdonato@micheledonatoesq.com>; Greg Cannon <gcannon@cannonlawnj.com>

Kathleen

The Planning Board discussed Ordinance 2024-11 at their October 15, 2024 meeting and voted to recommend to the Mayor and Council that they do not adopt this ordinance. The Board feels the ordinance and master plan should be reviewed together to determine what if any changes should be made to either the land use ordinance, the master plan or both.

If you need anything else, please let me know. Thank you.

April Claudio

**stormwater management ordinance**


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**From** APRIL CLAUDIO <april@rooseveltnj.us>

**Date** Tue 10/15/2024 8:22 PM

**To** KATHLEEN HART <clerk@rooseveltnj.us>

**Cc** Greg Cannon <gcannon@cannonlawnj.com>; MICHELLE DONATO <mdonato@micheledonatoesq.com>; Roberts, Carmela <croberts@robertsengineeringgroup.com>

 1 attachments (111 KB)

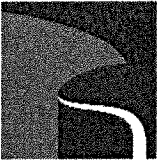
Ltr to Mayor and Council, Stormwater Control Ordinance, Update 8.22.24 (1).pdf;

Kathleen

Please see attached letter to the Mayor and Council from Carmela Roberts. The Planning Board discussed this letter at their October 25, 2024 meeting and voted to recommend to the Mayor and Council that they amend the stormwater ordinance to incorporate the recommendations by Ms. Roberts.

If you have any questions, please feel free to reach out. Thank you.

April Claudio



**Roberts**  
ENGINEERING GROUP LLC  
*Women Business Enterprise Certified*

1670 Whitehorse-Hamilton Square Rd.  
Hamilton, New Jersey 08690  
609-586-1141 fax 609-586-1143  
www.RobertsEngineeringGroup.com

August 22, 2024

Mayor and Council  
Borough of Roosevelt  
33 North Rochdale Avenue  
P.O. Box 128  
Roosevelt, New Jersey 08555

Re: Stormwater Control Ordinance  
Roosevelt Borough, Monmouth County, New Jersey  
Our File No.: R4103

Dear Mayor and Council:

The Planning Board reviewed the recently adopted Stormwater Control Ordinance for modifications that are more restrictive than required by the NJDEP. Creating an ordinance that is more restrictive than the NJDEP is allowable, and has been confirmed by Planning Board Attorney Michelle Donato, Esq.

The Planning Board recommends that the ordinance be modified to require greater volume control for major developments. This will help in reducing downstream flooding. The proposed Ordinance will increase the requirement for groundwater recharge from the Water Quality Storm, which is similar to the 2-year storm, to the 25-year storm. This results in additional runoff volume being infiltrated.

The Stormwater Control Ordinance is to be modified as indicated below.

**Groundwater Recharge Standards**

Modify Section 6.164 Stormwater Management Requirements for Major Development as follows:

Section 6.164 P. Groundwater Recharge Standards.

Delete section 6.164P.2.a and renumber.

Revise new section 6.164P1.a; replace 2-year storm with 25-year storm.

Should you have any questions, please feel free to contact me.

Very truly yours,

Carmela Roberts, P.E., C.M.E., C.P.W.M.  
Borough Engineer

cc: Kathleen Hart, RMC, CMR, Borough Clerk  
Ana Debevec, Finance  
April Claudio, Planning Board Secretary  
Gregory Cannon, Esq., Borough Attorney  
Michelle Donato, Esq., Planning Board Attorney  
Georgianna Spiers-Bachman, E.I.T., Roberts Engineering Group, LLC

MAUREEN PARROTT  
2 Tamara Drive  
Roosevelt, NJ 08555

October 16, 2024

Mayor Peggy Malkin  
Roosevelt Borough Council

Dear Mayor and Council:

On October 3, Dave Sitler sent to the Historic Preservation Office an email stating that “the Borough appointed Amphitheater committee will [] convene on Monday to discuss the project design regarding the use of bluestone and we will notify your office of whether the Borough would like to present the project to the council on December 19th.” The Historic Preservation Office responded, in part: “I do want to make sure you and the committee know that there are concerns with the design of the project beyond the bluestone.”

In my view, there is no “Borough appointed amphitheater committee” because, as the Clerk confirmed through an Open Public Records Act request, the Mayor did not nominate and, with the advice and consent of Council, appoint any persons to an amphitheater committee, and this is the way a borough appoints people to a committee.<sup>1</sup> The minutes of the Borough Council meetings from 2022 to present show that one Councilwoman selected persons to be members of the amphitheater committee, but **what law gives one council member the power to appoint members to a committee?** I asked this question at a recent Council meeting and received no answer from anyone, including the Borough Attorney.

One problem with this unauthorized committee, as I see it, is that it has met behind closed doors and without input from the public. Another problem, in my view, which is related to the first problem, is that this committee appears to be the driving force behind the plan to demolish and rebuild the amphitheater at a cost of over \$700,000.

Demolition is the opposite of historic preservation. Many Roosevelt residents, including me, believe that the historic amphitheater should be preserved, cleaned and repaired, and not demolished. This is one reason I circulated a petition to put the bond on a referendum, which will let the voters decide if we want to borrow \$676,000 to demolish and rebuild the amphitheater. New Jersey law provides that the referendum “shall be voted upon at the next general election held in the municipality at least thirty days after the filing of the protest or protests herein provided for, unless

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<sup>1</sup> See N.J.Stat. Ann. 40A:60-5(g) (“The mayor shall nominate and, with the advice and consent of council, appoint all subordinate officers of the borough . . .”); Roosevelt Ord. 2-1.5 (“Unless otherwise provided by statute, the Mayor shall nominate and, with the advice and consent of the Council, appoint all non-elected officials, employees, and members of boards and commissions”).

the governing body thereof shall call a special election therefor. Such special election shall be conducted and canvassed by the same officers and in the same manner as nearly as may be prescribed by the laws regulating general elections . . .” N.J. Stat. Ann. 40:49-10.

The N.J. Historic Preservation Office in the Department of Environmental Protection informed the Borough on September 25, 2024, that “[t]he proposed project involves the demolition and reconstruction of the Franklin Delano Roosevelt Memorial Amphitheater due to structural concerns . . . The proposed project involves the demolition of a historic district, does not reconstruct it in kind, and adds new fixtures and lighting that negatively impact the setting of the resource. Therefore, the proposed project does not meet the Secretary of the Interior’s *Standards for the Treatment of Historic Properties*. Based on a review of the submitted documentation, HPO staff has determined in accordance with N.J.A.C. 7:4-7(a)(1) and (3), that the proposed undertaking constitutes an encroachment on the Jersey Homesteads Historic District.”

Because demolition of a historic site is an encroachment and does not satisfy the *Standards*, I understand that the New Jersey Register of Historic Places Act prohibits Roosevelt from demolishing the amphitheater unless the Commissioner of the N.J. Department of Environmental Protection authorizes the demolition. See N.J. Stat. Ann. 13:1B-15.131.

The Secretary’s Guidelines for Rehabilitating Historic Buildings explain that the *Standards* call for “the least degree of intervention possible” and may permit replacement of a specific feature only where “the level of deterioration or damage of materials precludes repair.” Guidelines for Rehabilitating Historic Buildings, p. 77 <https://www.nps.gov/orgs/1739/upload/treatment-guidelines-2017-part1-preservation-rehabilitation.pdf> (last accessed Oct. 3, 2024). Standard 6 states “Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials.” Standard 2 requires the historic character of a property to be preserved and states that the removal of distinctive materials or alteration of features will be avoided. The Guidelines contain seven pages describing what is, and what is not recommended to repair brick, mortar and cement. The Guidelines obviously recognize that masonry can be structurally repaired and do not recommend wholesale demolition of a historic structure.

I doubt that the Commissioner of the DEP will authorize wholesale demolition of the historic amphitheater, especially where the Structural Analysis Report on the amphitheater, dated June 9, 2023, expressly states that “a restoration of the structure may be possible.” Moreover, the fact that the amphitheater is regularly used by the Borough and residents undermines any claim that the level of deterioration of the entire structure “precludes repair” and requires wholesale demolition of the entire historic structure.

Finally, I doubt that Roosevelt will ultimately receive the Monmouth County matching grant money if it sticks to a plan of demolition because the \$330,000 matching grant that was awarded by Monmouth County, but will not be received unless the County approves the completed project, has a condition requiring compliance with the *Standards for the Treatment of Historic Properties*.

I urge the Council, with input from the public, to submit a new plan to the NJ Historic Preservation Office that does not involve demolition, repairs what is needed to be repaired, and complies with the *Standards*. I suggest that the Borough consult a historic preservation architect. There are several in New Jersey, such as Connolly & Hickey Historical Architects, Clarke Caton Hintz, HMR Architects, and Historic Building Architects.

Sincerely,  
Maureen Parrott  
Roosevelt, NJ

**BOROUGH OF ROOSEVELT  
COUNTY OF MONMOUTH  
STATE OF NEW JERSEY**

**ORDINANCE NO.: 2024-11  
INTRODUCTION DATE: 09-16-2024  
PUBLIC HEARING DATE: 10-21-2024**

**AN ORDINANCE AMENDING THE ZONING ORDINANCES OF THE  
BOROUGH CODE TO CLARIFY SINGLE-FAMILY DETACHED DWELLINGS  
AS PRINCIPAL PERMITTED USES IN THE BOROUGH'S R-40 AND R-100 ZONES**

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**WHEREAS**, the Borough of Roosevelt (the “Borough”) maintains its development regulations in its Zoning Ordinances within the Borough Code; and

**WHEREAS**, the Borough’s Zoning Officer advises that the definitions of a single-family dwelling within each of the Borough’s residential zones are different; and

**WHEREAS**, to avoid confusion or misinterpretation, the Mayor & Council find it advisable to revise the Zoning Ordinances to make all of the aforesaid definitions congruent;

**NOW, THEREFORE, BE IT ORDAINED** by the Mayor and Council of the Borough of Roosevelt, County of Monmouth, State of New Jersey, that Section 4.500: "District Regulations" of the Zoning Ordinances of the Borough Code shall be amended as follows (~~stricken text~~ indicates deletions, underlined text indicates additions):

**4.500 DISTRICT REGULATIONS.**

This section sets forth use and density regulations by zone district.

**DISTRICT R-40 RESIDENTIAL DISTRICT**

Purpose: The purpose of this district is to provide for the orderly development and maintenance of established residential areas; to prevent overcrowding of the land; to regulate those uses which are not compatible with residential neighborhoods or the greenbelt principles of the area's original design; and to create conditions which are otherwise conducive to carrying out the purposes of this ordinance.

*Principal Permitted Uses:*

~~Detached dwellings on individual lots~~ Single-family detached dwellings.

Parks and playgrounds.

*Permitted Accessory Uses:*

Private garages, storage buildings, swimming pools, tennis courts, and similar facilities pursuant to Section 5.400.

Signs pursuant to Section 6.300.

Home occupations pursuant to Section 6.400.

*Conditional Uses:*

Garages or storage buildings in excess of maximum dimensions set forth in Section 7.430.

Separate buildings used as workshop or studio.

**DISTRICT R-100 RESIDENTIAL/CONSERVATION DISTRICT**

Purpose: The purpose of this district is to provide for the careful and orderly development of environmentally sensitive lands and watercourses at the fringe of established residential areas; to protect watersheds, drainage ways, stands of developed trees and other environmentally sensitive areas; to employ where appropriate, transfer of development and other suitable techniques to preserve environmentally sensitive open space and the town's historic greenbelt pattern while maintaining average density; to regulate those uses which are not compatible with the purpose of this district; and to create conditions which are otherwise conducive to carrying out the purposes of this ordinance.

*Principal Permitted Uses:*

~~One-family dwellings on separate lots~~ Single-family detached dwellings.

*Permitted Accessory Uses:*

Same as R-40.

*Conditional Uses:*

Private noncommercial recreation facilities such as tennis and swim clubs.

Garages or storage buildings in excess of maximum dimensions set forth in Section 7.430.

Separate buildings used as workshop or studio.

**BE IT FURTHER ORDAINED** that should any section, paragraph, sentence, clause, or phase of this ordinance be declared unconstitutional or invalid for any reason, the remaining portion of this ordinance shall not be affected thereby and shall remain in full force and effect,

and to that end the provisions of this ordinance are hereby declared to be severable; and

**BE IT FURTHER ORDAINED** that, after introduction, the Borough Clerk is hereby directed to submit a copy of the within Ordinance to the Planning/Zoning Board of the Borough of Roosevelt for its review in accordance with N.J.S.A. 40:55D-26 and N.J.S.A. 40:55D-64. The Planning Board is directed to make and transmit to the Borough's Mayor & Council, within 35 days after referral, a report including identification of any provisions in the proposed ordinance which are inconsistent with the master plan and recommendations concerning any inconsistencies and any other matter as the Board deems appropriate; and

**BE IT FURTHER ORDAINED** that this Ordinance shall take effect immediately upon (1) adoption; (2) publication in accordance with the laws of the State of New Jersey; and (3) filing of the final form of adopted ordinance by the Clerk with the Monmouth County Planning Board pursuant to N.J.S.A. 40:55D-16; and

**BE IT FURTHER ORDAINED** that all ordinances or parts of ordinances inconsistent with this amending ordinance are hereby repealed to the extent of their inconsistencies only.

ATTEST:

APPROVED

\_\_\_\_\_  
Kathleen Hart, Borough Clerk

\_\_\_\_\_  
Peggy Malkin, Mayor

**PUBLIC NOTICE**

**PLEASE TAKE NOTICE** that the foregoing Ordinance was introduced and passed on first reading on the 16th day of September, 2024, at a meeting of the Mayor and Council of the Borough of Roosevelt and will be taken up for final consideration and passage at a scheduled meeting of the Mayor and Council of the Borough of Roosevelt to be held on the 21st day of October, 2024 at the Municipal Building 33. N. Rochdale Avenue, Roosevelt, NJ.

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Kathleen Hart, Borough Clerk

*BOROUGH OF ROOSEVELT  
COUNTY OF MONMOUTH  
STATE OF NEW JERSEY*

**RESOLUTION NO. 24-110  
MEETING DATE: 10-21-2024**

**PAYMENT OF BILLS FOR OCTOBER 21, 2024**

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C/\_\_\_\_\_ offered the following resolution and moved its adoption, which was second by C/\_\_\_\_\_.

**WHEREAS**, the attached list of bills have been submitted to the Council for payment approval; and

**WHEREAS**, the Chief Financial Officer has certified the availability of funds for the payment of bills.

**NOW, THEREFORE, BE IT RESOLVED** that the bills on the attached bill list be paid.

**ROLL CALL:**

**AYES:**

**NAYS:**

**ABSTAIN:**

**ABSENT:**

**CERTIFICATION**

**I HEREBY CERTIFY** the foregoing to be a true copy of a resolution adopted by the Borough Council at a meeting held on October 21, 2024.

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Kathleen Hart  
Borough Clerk



**BOROUGH OF ROOSEVELT**  
Bill List By Vendor Name

10/17/2024

12:46 PM

Vendor # P.O. #	Name PO DateDescription	Status	Amount	Void Amount	Contract	PO Type
MONMO025	MONMOUTH COUNTY-COL		<i>Account Continued</i>			
MONMO035 24-00609	MONMOUTH COUNTY-HEALTH TAX 10/17/244/Q/2024 HEALTH TAXES	Open	899.99	0.00		
MONMO030 24-00610	MONMOUTH COUNTY-LIBRARY TAX 10/17/244/Q/2024 LIBRARY TAXES	Open	3,247.08	0.00		
MONMO040 24-00611	MONMOUTH COUNTY-OPEN SPACE TAX 10/17/244/Q/2024 OPEN SPACE TAXES	Open	7,797.10	0.00		
NJADV005 24-00593	NJ ADVANCE MEDIA 10/16/24LEGAL NOTICES-9/22/24	Open	10.92	0.00		
ORKIN005 24-00601	ORKIN PEST CONTROL SERVICE 10/16/24OCT 2024 PEST CONTROL	Open	57.99	0.00		
PMCON005 24-00232	P.M. CONSTRUCTION CORP. 04/17/24IMPROVEMENTS:TAMARA DR	Open	303,280.60	0.00		B
PASSA005 24-00594	PASSAIC VALLEY SEWERAGE 10/16/24SLUDGE DISPOSAL-SEP 2024	Open	638.40	0.00		
PEGER005 24-00231	PEGER, KYLE d/b/a 04/17/24PUBLIC LAND MAINTENANCE	Open	2,727.00	0.00		B
PETTY005 24-00584	PETTY CASH 10/10/24REIMBURSE PETTY CASH	Open	82.29	0.00		
24-00585	10/10/24REIMBURSE PETTY CASH	Open	34.80	0.00		
24-00614	10/17/24REIMBURSE PETTY CASH	Open	6.68	0.00		
	<b>Vendor Total:</b>		<b>123.77</b>			
PSEGC005 24-00590	PSE & G CO. 10/16/24SEP 2024 GAS SERVICE	Open	108.14	0.00		
ROOSE005 24-00613	ROOSEVELT BOARD OF EDUCATION 10/17/24NOV 2024 SCHOOL TAXES	Open	159,053.00	0.00		
RUSSE005 24-00103	RUSSELL REID, INC. 02/09/242024 SLUDGE REMOVAL	Open	956.27	0.00		B
STAPL005 24-00531	STAPLES BUSINESS ADVANTAGE 09/17/24OFFICE & JANITORIAL SUPPL	Open	176.73	0.00		
SUTPH005 24-00021	SUTPHEN MEMORIAL, INC. 01/10/242024 CEMETERY MANAGEME	Open	775.00	0.00		B
THEHO010 24-00602	THE HOME DEPOT 10/16/24SUPPLIES TO INSTALL PARK	Open	120.52	0.00		

BOROUGH OF ROOSEVELT  
Bill List By Vendor Name

Vendor # P.O. #	Name PO DateDescription	Status	Amount	Void Amount	Contract	PO Type
THEHO010	THE HOME DEPOT		<i>Account Continued</i>			
24-00603	10/16/24POST CAP & MAGNETIC I-BEA	Open	31.95	0.00		
	<b>Vendor Total:</b>		<b>152.47</b>			
TOWNS015	TOWNSHIP OF MANALAPAN					
24-00596	10/16/24ANIMAL CONTROL-SHELTER I	Open	500.00	0.00		
24-00612	10/17/24ANIMAL CONTROL SERV-OCT	Open	1,000.00	0.00		
	<b>Vendor Total:</b>		<b>1,500.00</b>			
TREAS015	TREASURER, STATE OF NJ					
24-00588	10/15/243/Q/2024 MARRIAGE/CIVIL UN	Open	75.00	0.00		
TREAS010	TREASURER, STATE OF NJ					
24-00604	10/17/24AIR QUALITY PERMIT-WWTP (	Open	885.00	0.00		
TRIAN005	TRIANGLE COPY					
24-00561	09/30/24REGULAR & WINDOW ENVELI	Open	705.00	0.00		
USBAN010	U.S. BANK OPERATIONS CENTER					
24-00597	10/16/242012 MCIA-PRIN & INTEREST	Open	57,800.00	0.00		
24-00598	10/16/242021 MCIA-PRIN & INTEREST	Open	98,549.92	0.00		
	<b>Vendor Total:</b>		<b>156,349.92</b>			
WRNEU005	W.R. NEUMANN COMPANY, INC.					
24-00061	01/25/24WATER-2024 SODIUM HYPOC	Open	836.07	0.00		B

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**Total Purchase Orders: 42 Total P.O. Line Items: 0 Total List Amount: 741,942.85 Total Void Amount: 0.00**

**BOROUGH OF ROOSEVELT**  
Bill List By Vendor Name

10/17/2024

12:46 PM

<b>Totals by Year-Fund</b>							
<b>Fund Description</b>	<b>Fund</b>	<b>Budget Rcvd</b>	<b>Budget Held</b>	<b>Budget Total</b>	<b>Revenue Total</b>	<b>G/L Total</b>	<b>Total</b>
	4-01	271,118.16	0.00	271,118.16	0.00	0.00	71,118.16
	4-09	165,044.09	0.00	165,044.09	0.00	0.00	65,044.09
	<b>Year Total:</b>	<b>436,162.25</b>	<b>0.00</b>	<b>436,162.25</b>	<b>0.00</b>	<b>0.00</b>	<b>36,162.25</b>
	C-04	39,944.80	0.00	39,944.80	0.00	0.00	39,944.80
	C-08	263,335.80	0.00	263,335.80	0.00	0.00	63,335.80
	<b>Year Total:</b>	<b>303,280.60</b>	<b>0.00</b>	<b>303,280.60</b>	<b>0.00</b>	<b>0.00</b>	<b>03,280.60</b>
	T-12	2,000.00	0.00	2,000.00	0.00	0.00	2,000.00
<b>ANIMAL CONTROL</b>	T-13	500.00	0.00	500.00	0.00	0.00	500.00
	<b>Year Total:</b>	<b>2,500.00</b>	<b>0.00</b>	<b>2,500.00</b>	<b>0.00</b>	<b>0.00</b>	<b>2,500.00</b>
<b>Total Of All Funds:</b>		<b>741,942.85</b>	<b>0.00</b>	<b>741,942.85</b>	<b>0.00</b>	<b>0.00</b>	<b>741,942.85</b>

**RESOLUTION NO. 24-111  
MEETING DATE: 10-21-2024**

**RESOLUTION AUTHORIZING RETURN OF ESCROW FUNDS**

---

C/\_\_\_\_\_ offered the following resolution and moved its adoption, which was second by C/\_\_\_\_\_.

**WHEREAS**, Gerard Counterman posted the required \$2,000.00 escrow funds to assure the placement of a monument per Chapter 16.6, Interment; and

**WHEREAS**, the Cemetery Manager has confirmed that the monument is installed and completed.

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Council of the Borough of Roosevelt that the Treasurer is hereby authorized to issue a refund of escrow funds in the amount of \$2,000.00 to Gerard Counterman representing the escrow balance as set forth herein.

ROLL CALL:

AYES:

NAYS:

ABSTAIN:

ABSENT:

Certification

I hereby certify the foregoing to be a true copy of a resolution adopted by the Borough Council at a meeting held on October 21, 2024.

---

Kathleen Hart  
Borough Clerk

**RESOLUTION NO: 24-112**  
**MEETING DATE: 10-21-2024**

**A RESOLUTION OF THE BOROUGH COUNCIL OF THE BOROUGH OF  
ROOSEVELT ACCEPTING THE 2022 AUDIT REPORT**

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C/ \_\_\_\_\_ offered the following Resolution and moved its adoption, which was second by C/ \_\_\_\_\_.

**WHEREAS**, N.J.S.A. 40A:5-4 requires the governing body of every local unit to have made an annual audit of its books, accounts and financial transactions; and

**WHEREAS**, the Annual Report of Audit for the year 2022 has been filed by a Registered Municipal Accountant with the Municipal Clerk as per the requirements of N.J.S. 40A:5-6, and a copy has been received by each member of the governing body; and

**WHEREAS**, the Local Finance Board of the State of New Jersey is authorized to prescribe reports pertaining to the local fiscal affairs, as per R.S. 53:23BB-34; and

**WHEREAS**, the Local Finance Board has promulgated a regulation requiring that the Governing Body of each municipality shall by resolution certify to the Local Finance Board of the State of New Jersey that all members of the governing body have reviewed, at a minimum, the section of the annual audit entitled:

General Comments  
Recommendations

and

**WHEREAS**, the members of the governing body have personally reviewed as a minimum the Annual Audit Report, and specifically the sections of the annual audit entitled:

General Comments  
Recommendations

as evidence by a group affidavit from the governing body; and

**WHEREAS**, such resolution of certification shall be adopted by the governing body no later than forty-five days after the receipt of the Annual Audit, as per the regulation of the Local Finance Board; and

**WHEREAS**, failure to comply with the promulgation of the Local Finance Board of the State of New Jersey may subject the members of the local governing body to the penalty provisions of R.S. 53:27BB-52 – to wit:

“A local officer or a member of a local governing body who, after a date fixed for compliance, fails or refuses to obey an order of the Director of Local Government Services, under the provision of this Article, shall be guilty of misdemeanor and, upon conviction, may be find not more than one thousand dollars (\$1,000.00) or imprisoned for not more than one year, or both, in addition shall forfeit his office.”

**NOW, THEREFORE, BE IT RESOLVED**, that the Governing Body of the Borough of Roosevelt, hereby states that it has complied with the promulgation of the Local Finance Board of the State of New Jersey dated July 30, 1968 and does hereby submit a certified copy of this resolution and the required affidavit to said Board to show evidence of said compliance.

**ROLL CALL:**

**AYES:**

**NAYS:**

**ABSTAIN:**

**ABSENT:**

**CERTIFICATION**

**I HEREBY CERTIFY** the foregoing to be a true copy of a resolution adopted by the Borough Council at a meeting held on October 21, 2024.

---

Kathleen Hart  
Borough Clerk

**STATE OF NEW JERSEY**  
**COUNTY OF MONMOUTH**

**GROUP AFFIDAVIT**

We, members of the Governing Body of the Borough of Roosevelt, in the County of Monmouth, being duly sworn according to law, upon our oath, depose and say:

1. We are duly elected/appointed members of the Borough Council of the Borough of Roosevelt in the County of Monmouth;
2. In the performance of our duties, and pursuant to N.J.S.A. 5:30-6.5, we have familiarized ourselves with the content of the Annual Municipal Audit filed with the Clerk pursuant to N.J.S.A. 40A:5-6 for the year 2022; and
3. We certify that we personally reviewed and are familiar with, at a minimum, the sections of the annual Report of Audit entitled: "Comments and Recommendations".

Peggy Malkin, Mayor \_\_\_\_\_

Louis Esakoff, Councilmember \_\_\_\_\_

Michael Hamilton, Councilmember \_\_\_\_\_

Constance Herrstrom, Councilmember \_\_\_\_\_

Kristine Kaufman-Marut, Councilmember \_\_\_\_\_

Steve Macher, Councilmember \_\_\_\_\_

Joe Trammell, Councilmember \_\_\_\_\_

Sworn and subscribed to before me this 21st Day of October 2024.

\_\_\_\_\_  
Kathleen Hart, RMC  
Borough Clerk

**RESOLUTION NO. 24-113**  
**MEETING DATE: 10-21-2024**

**RESOLUTION APPOINTING PART-TIME CHIEF FINANCIAL OFFICER FOR THE  
BOROUGH OF ROOSEVELT**

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C/\_\_\_\_\_ offered the following resolution and moved its adoption, which was second by  
C/\_\_\_\_\_.

**WHEREAS**, N.J.S.A. 40A:9-140.10(a) provides that "in every municipality there shall be a chief financial officer (CFO) appointed by the governing body of the municipality"; and

**WHEREAS**, due to a vacancy, the Borough has a need to appoint a new CFO; and

**WHEREAS**, the Borough has determined that Scott Freuh possesses the necessary license, education, experience, and qualifications to serve as CFO; and

**WHEREAS**, pursuant to N.J.S.A. 40A:9-140.10(a), "the term of office shall be four years, which shall run from January 1 in the year in which the chief financial officer is appointed"; and

**WHEREAS**, the Borough Council desires to appoint Scott Freuh to the position of Part-Time CFO, effective October 21, 2024, for a four-year term commencing January 1, 2024 and running through December 31, 2027, at a salary of \$27,500.00 annually.

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

1. The Borough Council does hereby appoint Scott Freuh to the position of Part- Time CFO of the Borough of Roosevelt, effective October 21, 2024, for a four-year term commencing January 1, 2024, and running through December 31, 2027, with a 2024 salary of \$27,500.00.

**BE IT FURTHER RESOLVED** that any form of contract for these services shall be subject to review and approval of the Borough Attorney.

ROLL CALL:  
AYES:  
NAYS:  
ABSTAIN:  
ABSENT:

Certification

I hereby certify the foregoing to be a true copy of a resolution adopted by the Borough Council at a meeting held on October 21, 2024.

---

Kathleen Hart  
Borough Clerk

**RESOLUTION NO. 24-114  
MEETING DATE: 10-21-2024**

**AUTHORIZING THE EXTENSION OF THE DUE DATE FOR THE 3RD QUARTER  
2024 TAX PAYMENTS**

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C/\_\_\_\_\_ offered the following resolution and moved its adoption, which was second by C/\_\_\_\_\_.

**WHEREAS**, the Monmouth County tax rate has been received; and

**WHEREAS**, the Roosevelt Borough Tax Collector has recommended that the due date for the 3<sup>rd</sup> quarter 2024 taxes be extended to November 12, 2024; and

**WHEREAS**, the Mayor and Borough Council find it necessary to extend the 3<sup>rd</sup> quarter 2024 tax payments to November 12, 2024 pursuant to the Tax Collector's recommendation.

**NOW, THEREFORE, BE IT RESOLVED** by the Borough Council of the Borough of Roosevelt that the due date for 3<sup>rd</sup> quarter 2024 taxes is extended to be November 12, 2024.

**BE IT FURTHER RESOLVED** that a copy of this Resolution certified by the Borough Clerk to be a true copy be forwarded to the Borough Tax Collector and the Chief Financial Officer.

**ROLL CALL:**

**AYES:**

**NAYS:**

**ABSTAIN:**

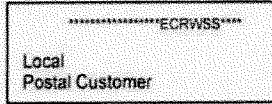
**ABSENT:**

**CERTIFICATION**

**I HEREBY CERTIFY** the foregoing to be a true copy of a resolution adopted by the Borough Council at a meeting held on October 21 2024.

---

Kathleen Hart  
Borough Clerk



**\*ROOSEVELT RESIDENTS\*  
BRANCH PICKUP  
NOVEMBER 11, 2024**

**\*\*\*\*\***

**BRANCHES SHOULD BE NO MORE  
THAN 12 INCH DIAMETER**

**BRANCHES SHOULD BE  
MAX 6 FOOT LENGTH**

**NO LEAVES**

**NO GRASS CLIPPINGS**

**NO HOUSE PLANTS/GARDEN PLANTS**

**NO WOOD PRODUCTS OR BRANCHES CONTAINING METAL**

**\*\*\*NO BAMBOO\*\*\***

**BRANCH PILES WITH BAMBOO MIXED IN  
WILL NOT BE PICKED UP**

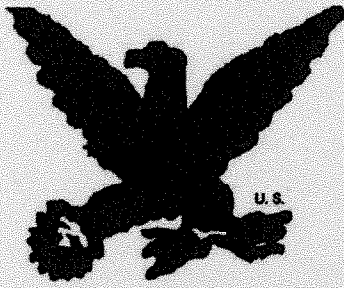
**PLACE BRANCHES AT CURB NO SOONER THAN 11/2/24  
AND NO LATER THAN SUNDAY NIGHT, 11/10/24**

**\*\*\*\*\*THIS 7 DAY TIME LIMIT IS A NJDEP STORMWATER  
REGULATION; VIOLATION OF THIS REGULATION MAY  
RESULT IN YOU RECEIVING A SUMMONS FOR COURT\*\*\*\*\***

**BRANCHES MUST BE CURBSIDE  
BRANCHES SHALL NOT BE PLACED CLOSER THAN 10 FEET FROM  
ANY STORM DRAIN INLET-PER NJDEP REGULATIONS**

**CONTRACTOR NOT PERMITTED ON PRIVATE PROPERTY**

**CONTRACTOR WILL ONLY GO DOWN YOUR STREET ONCE  
SO HAVE YOUR BRANCHES CURBSIDE BY 11/10/24**



**Borough of Roosevelt**  
*Jersey Homesteads Historic District*

P.O. BOX 128 • 33 N. ROCHDALE AVENUE • ROOSEVELT, NEW JERSEY 08555

OFFICE: (609) 448-0539 • FAX: (609) 448-8716

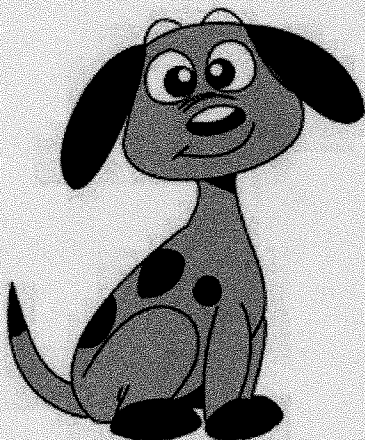
## **FREE RABIES CLINIC**

**DATE: 11/12/24**

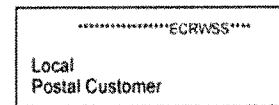
**TIME: 6-7 pm**

**LOCATION: Roosevelt Borough  
Hall parking lot/garage  
33 N. Rochdale Avenue**

Dogs must be on a leash and cats 1 to a carrier.  
Animal must be supervised by an adult.



Borough of Roosevelt  
P.O. Box 128  
Roosevelt, NJ 08555



## **FREE MOBILE HEALTH CLINIC**

**DATE: 11/19/24**

**TIME: 10am – 1pm**

CentraState's LIVE LIFE WELL team will be at the Roosevelt Borough Council Room on Tuesday, 11/19/24, from 10 am - 1pm.

Services being offered:

- Flu vaccines
- A1c (Diabetes) Screenings
- Blood Pressure Screenings

No ID, documentation, or proof of insurance is needed to receive a vaccine or screening.