

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

Mayor and Council  
Regular Meeting Minutes of November 18, 2024

Mayor Malkin opened the meeting at 7:15 p.m. and read the Open Public Meeting Act statement which stated, 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

	PRESENT	ABSENT	LATE ARRIVAL
<i>Councilmember Lou Esakoff</i>	✓		
<i>Councilmember Michael Hamilton</i>	✓		
<i>Councilmember Constance Herrstrom</i>	✓		
<i>Councilmember Steven Macher</i>	✓		
<i>Councilmember Kristine Kaufman-Marut</i>	✓		
<i>Councilmember Joe Trammell</i>		✓	
<i>Mayor Peggy Malkin</i>	✓		

Also in attendance: Greg Cannon, Esq., Kathleen Hart, Borough Clerk

M/Malkin asks for a motion to amend the November 18, 2024 agenda. C/Hamilton motions to amend the November 18, 2024 Council Regular Meeting Agenda with a second from C/Esakoff, the motion was approved by the following roll call vote:

Roll Call:

AYES: C/Esakoff, C/Hamilton, C/Herrstrom, C/Kaufman-Marut, C/Macher  
 NAYS: None ABSTAIN: None ABSENT: C/Trammell

M/Malkin asks for a motion to amend the Consent Agenda by adding Resolution 24-120, A Resolution of the Borough Council of the Borough of Roosevelt Rejecting all Bids and Authorizing the Re-Advertisement of a Solicitation for Bids for the Provision of Certain Chemicals to the Borough’s Water and Sewer Utilities. C/Hamilton motions to amend Consent Agenda to add Resolution 24-120 with a second from C/Esakoff, the motion was approved by the following roll call vote:

Roll Call:

AYES: C/Esakoff, C/Hamilton, C/Herrstrom, C/Kaufman-Marut, C/Macher  
 NAYS: None ABSTAIN: None ABSENT: C/Trammell

MAYOR’S REPORT: No Report

PUBLIC COMMENT (Agenda items only)

M/Malkin opened the meeting to Public Comment for agenda items only at 7:17 p.m.

1. Michael Ticktin, 37 N. Valley Road asks to amend Resolution 24-117 to read Rochdale Ave and not Rochdale Road.

M/Malkin closed the Public Comment for agenda items at 7:18 p.m.

MINUTES:

1. Regular Meeting Minutes – August 5, 2024

On a motion by C/Esakoff to accept the minutes, with a second offered by C/Kaufman-Marut. C/Hamilton states this was a very long meeting regarding the Amphitheater Bond and that the

comments from the public are to briefly summarized and it is his recommendation that the entirety of the public comments be placed in the minutes. Under the Mayor’s report its more extensive toward the end about the remark about fascism. It was taken out of context and should read that Mayor Malkin received a text that she felt was objectionable and commented.

M/Malkin stated the first part of your concern is minutes are a summary and does not state everything that people comment on. You can always listen to the recording of the meeting and listen to the full comments. As far as the text that I commented on you did not write what do you think about this link and I was deeply offended. C/Hamilton responds it was a total misinterpretation.

The minutes were voted down by the following roll call vote:

Roll Call:

AYES: C/Esakoff, C/Kaufman-Marut  
 NAYS: C/Hamilton, C/Herrstrom, C/Macher  
 ABSTAIN: None  
 ABSENT: C/Trammell

August 5, 2024 regular meeting minutes not adopted.

CORRESPONDENCE:

1. Email from Hilary Wilder, dated November 2, 2024 regarding Wildfire Management actions for Sustainable Jersey points.
2. Resignation received from Kim Cuiffo, dated November 12, 2024, effective November 26, 2024.

CONSENT AGENDA RESOLUTIONS:

- Resolution 24-115 Payment of Bills – November 18, 2024
- Resolution 24-116 2025 Software Support and License Agreement with Edmunds Govtech
- Resolution 24-117 A Resolution Supporting Improvements Along County Route 571 (Rising Sun Tavern Road/Rochdale Ave) in the Township of Millstone and Borough of Roosevelt
- Resolution 24-118 Resolution Authorizing Return of Escrow Funds for 1 N. Rochdale Avenue (Block 9, Lot 21) to Sunil V. Patel
- Resolution 24-119 Resolution of the Borough Council of the Borough of Roosevelt Waiving September/October Water and Sewer Utility Billings for 5 & 6 Cedar Court
- Resolution 24-120 A Resolution of the Borough Council of the Borough of Roosevelt Rejecting all Bids and Authorizing the Re-Advertisement of a Solicitation for Bids for the Provision of Certain Chemicals to the Borough’s Water and Sewer Utilities

C/Esakoff made a motion to adopt the Consent Agenda Resolution’s 24-115 through 24-120, with a second from C/Herrstrom. C/Esakoff questioned Resolution 24-118 and C/Hamilton questioned the bill list regarding \$36,000 repair. Consent Agenda Resolutions adopted by the following roll call vote:

Roll Call:

AYES: C/Esakoff, C/Hamilton, C/Herrstrom, C/Macher, C/Kaufman-Marut  
 NAYS: None ABSTAIN: None ABSENT: C/Trammell

REPORTS OF COMMITTEE CHAIRS:

Administration: No Report.

Finance: C/Hamilton reports that the new CFO is doing a good job, best practice inventory was filed and we are not losing any state funding.

Community Dev/Code: C/Herrstrom reports that the senior group went on a trip on November 6<sup>th</sup> to the Hindu Temple in Robbinsville. There were about 15 seniors in attendance, enough for a formal tour and lunch at the Temple Café. The grounds and architect are the largest of 6 temples in North

America. The Senior group is planning another visit to the site, a date is to be determined. The next Senior meeting is scheduled for December 3<sup>rd</sup> at the Borough Hall and will be a holiday pot luck. In regards to the Amphitheater she would like to clarify the issue regarding repair or reconstruction. It may be helpful to explore the foundational support and address the vertical cracks in the brick wall so we can all agree on the fundamental decision on repair versus reconstruction. This action will clarify the debate about whether a repair is feasible. C/Herrstrom is requesting that one of our Public Works employees help in the exploratory investigation with Dave Sitler and Gail Hunton before any plans are revised. We have agreed to eliminate the previously recommended bluestone cap. It is estimated that the exploration will take roughly 2-3 hours and would be done together with Dave and Gail in attendance. The Council discussed and recommends that the Borough Engineer be the one to explore the amphitheater.

C/Esakoff makes a motion to request a proposal from the Borough Engineer to meet with Dave Sitler and Gail Hunton to look at the structure of the amphitheater, with a second from C/Hamilton. The motion was adopted by the following roll call vote:

AYES: C/Esakoff, C/Hamilton, C/Herrstrom, C/Macher, C/Kaufman-Marut  
 NAYS: None ABSTAIN: None ABSENT: C/Trammell

Environmental, Health & Safety: C/Kaufman-Marut reports that she will attend the Environmental Commission meeting of November 20<sup>th</sup>.

Public Works: No Report.

Utilities: No Report

REPORTS OF BOROUGH OFFICIALS: None

OLD BUSINESS:

1. Free Mobile Health Clinic is scheduled for 11/19/24 from 10am – 1pm.
2. Discussion regarding Petition received under the NJ Local Bond Law. The Council discussed when to have the special election and decided to continue the discussion at the next agenda in December. C/Hamilton has a concern regarding the name on the petition of Greg DeFoe and stated that he moved out of town. Maureen Parrot states that it is his son, who does live in town. The Municipal Clerk stated that the petition has been verified.

NEW BUSINESS:

1. Best Practice Inventory was discussed earlier and that no state fund will be withheld.
2. Planning Board request for an extension of the 35-day deadline to review and comment on the Amphitheater site plan.

M/Malkin stated that the Planning Board did not have enough time to view the plans and has asked for an extension of the 35-day deadline for the planning board to review and comment on the Amphitheater site plan until January 25, 2025. The planning board review is to make sure it comports with the Master Plan.

C/Esakoff made a motion to extend the 35-day deadline for the Planning Board to review and comment until January 24, 2025, with a second from C/Herrstrom. The motion was adopted by the following roll call vote:

Roll Call:

AYES: C/Esakoff, C/Herrstrom, C/Kaufman-Marut, C/Macher  
 NAYS: None ABSTAIN: C/Hamilton ABSENT: C/Trammell

3. Curb stops on Tamara Drive.

M/Malkin stated that the Water operator was upset that all curb stops were not included. This was done due to the overall cost of the project. If we want to include all curb stops it is an additional \$27,000 and would be funded through the I-Bank.

C/Hamilton makes a motion to include all curb stops that have not already been replaced on the NJDOT Project for Tamara Drive, with a second from C/Esakoff. The motion was adopted by the following roll call vote:

Roll Call:

AYES: C/Esakoff, C/Hamilton, C/Herrstrom, C/Macher, C/Kaufman-Marut

NAYS: None ABSTAIN: None ABSENT: C/Trammell

GOOD AND WELFARE: None

PUBLIC COMMENT: (Any item)

M/Malkin opens the public comment at 8:39pm

1. Michael Ticktin, 37 N. Valley Road, said that the Borough needs additional 20 units under the Affordable Housing fourth round. We need to respond with a plan by January of 2025 and suggests that if we are going to add units, then possibly add ADU to 20 existing houses. We currently have 21 units (Solar Village) and need 20 more units. M/Malkin states that she has been discussing this with Michele Donato and wonders if it's feasible to do Senior Housing at the gas station. The Council discusses. The Mayor will contact the Borough Planner.

M/Malkin closes the public comment at 8:53pm

C/Esakoff made a motion, with a second offered by C/Herrstrom, to adjourn meeting with an All in Favor. C/Trammell Absent.

Time Out: 8:54 p.m.

The audio tape is available in the Clerk's Office at Borough Hall.

Respectfully Submitted,

---

Kathleen Hart, Borough Clerk

Adopted Date: March 17, 2025