

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

Mayor and Council
Regular Meeting Minutes of February 3, 2025

Mayor Malkin opened the meeting at 7:09pm 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 6, 2025 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.

The Borough Clerk administered the Oath of Office to Danelle Feigenbaum, Borough Council (fulfill unexpired term of Michael Hamilton, term expires 12/31/25)

ROLL CALL

	PRESENT	ABSENT	LATE ARRIVAL
<i>Councilmember Lou Esakoff</i>	✓		
<i>Councilmember Danelle Feigenbaum</i>	✓		
<i>Councilmember Constance Herrstrom</i>	✓		
<i>Councilmember Tina Kaufman-Marut</i>	✓		
<i>Councilmember Joe Trammell</i>	✓		
<i>Councilmember Ralph Warnick</i>	✓		
<i>Mayor Peggy Malkin</i>	✓		

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

MAYOR’S REPORT: No Report

PUBLIC COMMENT: (Agenda items only)

M/Malkin opened the meeting to Public Comment for agenda items only at 7:11pm.

No Public Comment.

M/Malkin closed the Public Comment for agenda items at 7:11pm.

PRESENTATION:

1. Request for permitting Cannabis Farming – Lawrence Mendies, 65 N Rochdale Ave, Roosevelt, NJ. Lawrence Mendies states that he has lived in Roosevelt for the past 13 years, he has 2 children that went through school, pays taxes, and cares a lot about the town. Lawrence thanks the Fund for Roosevelt for helping him with the purchase of land and very thankful to the farmland preservation group for restrictions on the property as we are restricted to do agricultural activities and not subdivide it. I have made this promise for the past 13 years and during this time, we’ve had no violations, we grow organic food. About four years ago investors came knocking on the door, people interested in the cannabis movement. First thing he did was call Monmouth County Farmland Preservation who oversee farmland preservation. I spoke with Harriet at the County, who monitors our farm every year. We got together and we were told that yes we could do cannabis and I introduced them to some of the investors. Next step was coming to the Borough Council. We wanted to do a lease with the extra acreage we had that we weren’t using. Then we received a letter from SADC stating that you can no longer grow cannabis since you are a preserved farm. So Heidi tried to place the entity with a local farm that had no restrictions, Mr. Wong was interested. After 6 months we received another letter from Brian Smith, Attorney for SADC which stated they changed their position. CRC (Cannabis Regulatory Commission)

was then developed. With the new law in place, I am asking the Borough Council to review the new regulations and opt in for Cannabis Micro business. Now there is a Micro Cannabis License which allows 1 green house, limit 2500 sq. feet, license fee is \$200 and we meet all the standards. Class I is a cultivation license for \$200, Class II is a dry and manufacture license another \$200, Class III is a road side stand – it's a way to represent Roosevelt. That's what we would like, we will take anything that you approve. That's why we are here. It also benefits the town; you can monitor the business and you can put conditions. If you give us the opportunity, you will be proud of us. If you give us the 1 green house in a year or two you can give us an upgrade to a standard license, we can then lease out 20 acres to an established retailer. Thank you for your time. Attorney, Greg Cannon asks if Mr. Mendies has taken any steps with the CRC as of yet? The answer is no. We would need to speak with the planner for the parameters. Cultivation 1% of gross for council. Mayor Malkin states we will add Cannabis to old business on the 2/18/25 meeting.

CORRESPONDENCE:

1. Letter from Carmela Roberts, dated January 23, 2025, regarding Improvements to Lake Drive and Spruce Lane regarding the sanitary sewer mains within the project area.
2. Letter from Roberts Engineering Group LLC, dated January 27, 2025, regarding the Yearly Water Audit for 2024 for the Delaware River Basin Commission.
3. Letter from Thomas Planning Associates, LLC, dated January 22, 2025, regarding a proposal for the preparation of a revised Housing Plan Element.
4. Letter from Monmouth County Mosquito Control Division, dated January 15, 2025, regarding countywide mosquito control program.

Cameron Corini from Roberts Engineering is here to speak about Lake Drive. C/Trammell states that he drove down Lake Drive and does not see it necessary to repair. Mr. Corini states that 2 grants have been awarded and the first grant is set to expire in November of 2025. Attorney, Greg Cannon states you must award within 1 year, or they take the money back and the next time you apply for a grant then points are taken away from your application. Mr. Corini states if we are moving forward with the project he needs to know ASAP, it will take about a month and a half to get through the whole bond process. Once the stoppable period ends we hit the ground running and get started. C/Herrstrom asks if the televising can be done later? Mr. Corini states that there were other items discussed with the grant, curbs/sidewalks and drainage and then a lengthy discussion takes place. Municipal Clerk, Kathleen Hart states you are not voting on anything tonight, the bond is on for second reading and public hearing on February 18, 2025. Mr. Corini is just looking for approval to move forward with the next step of the engineering work. Mr. Corini explains the time line on this project from the start 2 years ago; all agreed that this road needed to be done.

C/Warnick states he would like to have roll call every other time from A-Z, mix it up. Consensus is yes and we will start at the next meeting.

MINUTES:

1. Regular Council Meeting Minutes – September 5, 2025

On a motion by C/Esakoff to accept the minutes, with a second offered by C/Warnick the minutes were approved by the following roll call vote:

Roll Call:

AYES: C/Esakoff, C/Herrstrom, C/Kaufman-Marut, C/Trammell

NAYS: None ABSTAIN: C/Feigenbaum, C/Warnick ABSENT: None

2. Regular Council Meeting Minutes – September 16, 2025

On a motion by C/Esakoff to accept the minutes, with a second offered by C/Warnick the minutes were approved by the following roll call vote:

Roll Call:

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

NAYS: None ABSTAIN: C/Feigenbaum, C/Trammell, C/Warnick ABSENT: None

ORDINANCES:

Second Reading and Public Hearing:

Ordinance 2025-01 Calendar Year 2025 Ordinance to Exceed the Municipal Budget Appropriation Limits and to Establish a Cap Bank (NJSA. 40a:4-45.14)

M/Malkin opens the public comment at 8:26 p.m.

No Public Comment.

M/Malkin closes the public comment at 8:26 p.m.

C/Esakoff made a motion to adopt Ordinance 2025-01 on second reading, with a second offered by C/Herrstrom.

Roll Call:

AYES: C/Esakoff, C/Feigenbaum, C/Herrstrom, C/Kaufman-Marut, C/Trammell, C/Warnick

NAYS: None ABSTAIN: None ABSENT: None

First Reading

Ordinance 2025-04 An Ordinance Amending the Zoning Ordinances of the Borough of Roosevelt at Article VI: "Supplementary Regulations" to Strengthen the Borough's Stormwater Management Regulations Per the Recommendation of the Borough's Planning Board

C/Esakoff made a motion to adopt on first reading Ordinance 2025-04, with a second offered by C/Warnick. C/Trammell asks if this would affect putting up green houses, the answer is yes. Attorney, Greg Cannon states this is tightens your storm water regulations, the Planning Board took a look at it and this is a change that is permitted. This changes the definition of major development and they would have to meet the 25-year standard and not the 2-year standard for storms. They have to do far more calculations.

Roll Call:

AYES: C/Esakoff, C/Feigenbaum, C/Herrstrom, C/Kaufman-Marut, C/Trammell, C/Warnick

NAYS: None ABSTAIN: None ABSENT: None

Second Reading and Public Hearing is scheduled for April 7, 2025 at Roosevelt Borough Hall, 33 N. Rochdale Avenue, Roosevelt, NJ.

First Reading

Ordinance 2025-05 An Ordinance of the Borough of Roosevelt Amending Section 10-3: "Residential Rental Property License" of Chapter 10: "Housing" of the Borough Code to Enact Uniform Annual License Expirations/Renewals

C/Esakoff made a motion to adopt on first reading Ordinance 2025-05, with a second offered by C/Trammell.

Roll Call:

AYES: C/Esakoff, C/Feigenbaum, C/Herrstrom, C/Kaufman-Marut, C/Trammell, C/Warnick

NAYS: None ABSTAIN: None ABSENT: None

Second Reading and Public Hearing is scheduled for February 18, 2025 at Roosevelt Borough Hall, 33 N. Rochdale Avenue, Roosevelt, NJ.

First Reading

Ordinance 2025-06

An Ordinance of the Borough of Roosevelt Amending Chapter 15: “Water and Sewer” of the Borough Code to Prohibit Illicit Connections to the Borough’s Municipal Separate Stormwater System

C/Esakoff made a motion to adopt on first reading Ordinance 2025-06, with a second offered by C/Trammell.

Roll Call:

AYES: C/Esakoff, C/Feigenbaum, C/Herrstrom, C/Kaufman-Marut, C/Trammell, C/Warnick
NAYS: None ABSTAIN: None ABSENT: None

Second Reading and Public Hearing is scheduled for February 18, 2025 at Roosevelt Borough Hall, 33 N. Rochdale Avenue, Roosevelt, NJ.

CONSENT AGENDA RESOLUTIONS:

- Resolution 25-38 Payment of Bills for February 3, 2025
- Resolution 25-39 Resolution of the Borough Council of the Borough of Roosevelt Waiving November/December Water and Sewer Utility Billings for 5 & 6 Cedar Court
- Resolution 25-40 Resolution Authorizing Roberts Engineering Group, LLC, to Prepare a Yearly Water Audit for 2024 and Submit to the Delaware River Basin Commission (DRBC)
- Resolution 25-41 Resolution Authorizing the Borough Planner to Prepare a Revised Housing Plan and Fair Share Element
- Resolution 25-42 Authorizing the County of Monmouth Mosquito Control Division to Conduct Aerial Mosquito Control Operations Within Roosevelt Borough

C/Esakoff made a motion to adopt the Consent Agenda Resolution’s 25-38 through 25-42, with a second from C/Warnick, by the following roll call vote:

Roll Call:

AYES: C/Esakoff, C/Feigenbaum, C/Herrstrom, C/Kaufman-Marut, C/Trammell, C/Warnick
NAYS: None ABSTAIN: None ABSENT: None

REPORTS OF COMMITTEE CHAIRS:

Administration: No Report but suggests that we get a part-time person to help Ana with the landlord and renters. M/Malkin states she discussed it with Ana when Kim left and she said no, but she is now thinking about it.

Finance: No Report.

Community Dev/Code: C/Herrstrom reports on the Amphitheater and that at our last meeting Carmella Roberts was authorized to meet with Dave Sitler to review the structure, repair vs re-construction. We met and will have a report at our next meeting. At the September 16, 2024 there was a full accounting of the project.

Gail Hutton gives the following report:

Per your request, for the Borough Council meeting this evening. The Amphitheater Restoration project has been on hold as we seek approval from the State Historic Preservation Office (SHPO). We have not received clear direction from SHPO as to what they would approve, as The Secretary of the Interior's Standards are subject to interpretation depending on a number of factors, including a

mutual and clear understanding of existing conditions. SHPO's responses to date are not unusual in my experience, as the permitting process tends to be lengthy and require several back and forth changes and recommendations.

As you know, I proposed some additional investigation of the amphitheater structure, which was undertaken last Wednesday with Roberts Engineering and a masonry sub, in order to confirm the structural condition of the footings and foundations at the seating walls. Our observations were that the footings and foundations are in reasonably sound condition but that cracks and deterioration in the walls are due to fairly extensive water damage throughout because of settlement of the adjoining pavement, failed joints, and resulting water infiltration. Forthcoming report from Carmela Roberts of Roberts Engineering will document these observations further.

In an attempt to move the project forward, I propose that we revise the scope as follows:

- Retain and restore the brick seating walls rather than reconstruct them. This would include thorough cleaning of the brick; repointing the brick throughout with historically appropriate mortar (the walls exhibit deteriorated old mortar as well as some inappropriate mortar from prior repairs); replacement of missing and damaged brick, as well as later non historic brick infill, with brick to match the original; and application of an elastomeric sealant at the top course of the seating walls, which is highly vulnerable to water infiltration.
- Replace the aggregate concrete pavement at the areas between the seating walls, the walkway and stairs down into the amphitheater, and the forecourt in front to the FDR head. The concrete has settled significantly in many places, causing not only water damage to the seating walls but also uneven surfaces and trip hazards. Replacement is required to correct settlement, mitigate further water damage to the overall structure and to provide a code-required surface free of trip hazards. Bert Ellentuck, the original Architect who worked with Ben Shahn on the project, remembers that the original aggregate pavement was tan in color with tan pea gravel. The dark color of the existing aggregate pavement is due to accumulated dirt and grime over the decades and is not the historic color. Replacement in kind, to match the materials, texture and color of the original surface, meets the Secretary of the Interior's Standards.

The rest of the project scope would remain as shown on the current plans subject to SHPO approval: restoration of the brick retaining walls flanking the FDR head; improvements to drainage to alleviate water runoff; new accessible pathway to the amphitheater (code required); fill in the grass center (originally a pond) with aggregate concrete and brick to match existing on site; new electrical service and improved lighting; and cleaning and conservation of the plinth for the FDR head. The plinth is exhibiting open joints at the four corners of the serpentine base, which may result in damage, and needs to be addressed by a sculpture conservator who has the requisite expertise.

The consultant will be asked to revise the plans and re-submit to SHPO. I am hopeful that this scope revision will satisfy SHPO and we can restore this public open space in the heart of our historic community.

For those on the Council who may not know me, I have lived in Roosevelt since 1984. I served on the Planning Board from 1986 to 2001, and was Chairman from 1991-1997 and 2000-2001 during the crucial time when the Borough debated and fought development proposals in our historic greenbelt, ultimately leading to the permanent preservation of the greenbelt through the combined efforts of The Fund for Roosevelt, the Borough Council, the Farmland Preservation Program and the Monmouth County Park System. I am a founding trustee of The Fund for Roosevelt, a local non-profit organization established in 1999 by a group of Roosevelt citizens to help preserve Roosevelt's open space and historic environment. Until my recent retirement, I planned and managed building and site restoration projects for the Monmouth County Park System, including

the restoration of Historic Walnford, Longstreet Farm, the WW2 16-inch gun battery at Hartshorne Woods Park and many other historic structures and landscapes throughout the parks.

C/Herrstrom reports on the Senior Group; the executive committee would like to thank the Council for their support. We put out a flyer to try to reach more seniors. Next meeting is tomorrow, February 4, 2025 with the Monmouth County Office on Aging. When we started the group one of the requests was wanting a way to know their neighbors, we have about 49 members today. People are very happy with the personal phone calls as a reminder of the meetings.

Environmental, Health & Safety: No Report

Public Works: No Report.

Utilities: No Report.

REPORTS OF BOROUGH OFFICIALS:

Michael Ticktin, 37 N. Valley Road – Environmental Commission Chairman: The Environmental Commission needs a Planning Board member appointed to the Environmental Commission.

C/Warnick reports on the Board of Education: Ther two vacancies have been filled by Michael Ticktin and Shamarr Hullett. The audit was approved, next meeting is February 27 and they have a brand new principal.

UNFINISHED BUSINESS:

1. Tabled Resolution 25-34 Appointing Councilmember Ralph Warnick to Serve as Representative to the Environmental Commission of the Borough

C/Warnick made a motion to adopt Resolution 25-34, with a second C/Herrstrom, by the following roll call vote:

Roll Call:

AYES: C/Esakoff, C/Feigenbaum, C/Herrstrom, C/Kaufman-Marut, C/Trammell, C/Warnick

NAYS: None ABSTAIN: None ABSENT: None

NEW BUSINESS:

1. Mosquito Madness Tire Pick-up Program from February 1 through March 31, 2025.

GOOD AND WELFARE: None

PUBLIC COMMENT (Any item)

M/Malkin opens the public comment at 9:21 p.m.

1. Nona Sherak, 4 Maple Court – Thanks C/Herrstrom for re-visiting the Amphitheater. The ceiling in the meeting room looks phenomenal and the lights are so bright. Tells C/Trammell it’s not a good idea to push the Lake Drive road project down 5 years as it’s going to cost more.

M/Malkin closes the public comment at 9:23 p.m.

CLOSED SESSION:

Resolution 25-43 Providing for a Private Executive Meeting that Excludes the Public

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

The Municipal Clerk reads the resolution into the record:

WHEREAS, the “Open Public Meetings Act” enacted October 21, 1975 permits a public body to exclude the public from meetings or portions thereof wherein matters are to be discussed which are exempted from the requirements of the Act; and

WHEREAS, the said Act requires that prior to the holding of a meeting or portion thereof from which the public shall be excluded, the public body should adopt a Resolution at a public meeting providing for the holding of a private meeting; and

WHEREAS, the Borough Council of the Borough of Roosevelt has determined that a meeting should be held from which the public should be excluded in order to discuss a subject which is exempted under the said Act.

NOW, THEREFORE, BE IT RESOLVED by the Borough Council, as follows:

- That the next portion of this meeting be held in Private Session.
- That the general nature of the matter(s) to be discussed relate to the matters:
 - a. Items falling Under Attorney/Client Privilege – Discuss North North Valley Road Stormwater Easements
- That no official action will be taken at the meeting but Minutes shall be kept and shall be available to the public after official action on the subject matter has been taken.
- It is anticipated the discussion conducted in closed session can be disclosed to the public after no further action is required in the matter.

ROLL CALL VOTE:

AYES: C/Esakoff, C/Feigenbaum, C/Herrstrom, C/Kaufman-Marut, C/Trammell, C/Warnick
 NAYS: None ABSTAIN: None ABSENT: None

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

Time In: 9:26pm Time Out: 10:23 p.m.

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

Time Out: 10:23pm.

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

Respectfully Submitted,

Kathleen Hart, Borough Clerk

Adopted Date: April 21, 2025