

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

Mayor and Council
Regular Meeting Minutes of March 3, 2025

Mayor Malkin opened the meeting at 7:15pm 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.

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 Ralph Warnick</i>		✓	
<i>Mayor Peggy Malkin</i>	✓		

Also in attendance: William McGuinn, Esq., Kathleen Hart, Borough Clerk

The Mayor discusses the letter from Roosevelt Democratic Municipal Committee submitting three nominees to fill the vacancy created by Joseph Trammell. The three names are Claudia Luongo, Jacqueline, Carpenter and Nona Sherak. M/Malkin states that Claudia Luongo is the most interested in joining the Council. Unfortunately, she is traveling and will not be back until tomorrow. She recently retired as an Art Teacher in Princeton. The Council can approve her tonight and she will then be at the next meeting to get sworn in.

C/Esakoff motions to present the name of Claudia Luongo as Council Member; second by C/Feigenbaum.

RESOLUTION:

Resolution 25-46 Appointing Claudia Luongo to the Borough Council Position Vacated by Joseph Trammell

C/Esakoff made a motion to adopt the Resolution 25-46, with a second from C/Kaufman-Marut, by the following roll call vote:

Roll Call:

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

MAYOR’S REPORT: M/Malkin reports that movie night will be next Saturday, March 8, 2025, at the school.

PUBLIC COMMENT: (Agenda items only)

M/Malkin opened the meeting to Public Comment for agenda items only at 7:20pm.

1. Maureen Parrott, 2 Tamara Drive: Discusses the February 21, 2025 letter from Roberts Engineering regarding the Amphitheater investigation and states any new plan for the Amphitheater, the community should be involved and participate.
M/Malkin closed the Public Comment for agenda items at 7:23pm.

CORRESPONDENCE:

1. Correspondence from Roosevelt Democratic Municipal Committee submitting three nominees to fill the Borough Council position vacated by Joseph Trammell.
2. Correspondence from Roberts Engineering Group, LLC, dated February 21, 2025 regarding the amphitheater investigation.
3. Correspondence from Roberts Engineering Group, LLC, dated February 25, 2025 regarding yearly update to NJPDES Stormwater Permit and Stormwater Pollution Prevention Plan.

MINUTES: None Presented

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)
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M/Malkin opens the public comment at 7:25pm.
 No Public Comment.
 M/Malkin closes the public comment at 7:25pm.

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

Roll Call:

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

First Reading:

Ordinance 2025-07	An Ordinance Amending Chapter 20: “Cannabis” and Chapter Z: “Zoning” of the Borough’s Revised General Ordinances to Permit Cannabis Cultivators within the R-Ag/400 Zone Under the Borough’s Land Use and Development Regulations
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C/Esakoff made a motion to adopt on first reading Ordinance 2025-07, with a second offered by C/Feigenbaum.

Roll Call:

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

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

CONSENT AGENDA RESOLUTIONS:

Resolution 25-47	Payment of Bills for March 3, 2025
Resolution 25-48	Resolution Authorizing Temporary Emergency Appropriations #1

C/Herrstrom made a motion to adopt the Consent Agenda Resolution’s 25-47 through 25-48, with a

second from C/Kaufman-Marut, by the following roll call vote:

Roll Call:

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

NAYS: None ABSTAIN: None ABSENT: C/Warnick

REPORTS OF COMMITTEE CHAIRS:

Administration: No Report at this time.

Community Dev/Code: C/Herrstrom reads the following report:

The observations at our site review 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. The report from Carmela Roberts of Roberts Engineering document of these observations. After the site review that included our Project Consultant, Dave Sitler, Gail Hunton as representative for the Fund For Roosevelt, Connie Herrstrom as representative for the Council and our Borough Engineer, Carmela Roberts with her team, that was performed on January 29, 2025, all agreed that modifications would be made to the project approach to move this project forward. Plans will be modified before submitting plans to SHPO. Below is the revised scope:

- Retain and restore the brick seating walls rather than reconstruct them. This means the brick walls would remain in place, and work will 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 possible 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.
- Eliminate the drainage elements (swale to the woods) in an attempt to reduce complications for the wetlands permit. Puddling at the forecourt after storms may continue but is not considered a major problem as it then drains away.

The rest of the project scope would remain as shown on the current plans subject to SHPO approval: repairs to the brick retaining walls flanking the FDR head; 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, with a service outlet on a low pole near the electrical shed rather than on the steps; 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 internal damage, and needs to be addressed by a sculpture conservator who has the requisite expertise. Dave Sitler will be providing revised plans to incorporate the changes noted above to submit to SHPO for approval. We expect a revised schedule in a few weeks.

Senior Group went to Richardson Auditorium in Princeton for a concert, and will discuss at the next meeting. M/Malkin states that there will be senior citizen symposium at the Monmouth County Library Headquarters in Manalapan, March 6, 2025 from 3pm-6pm. It's called; Older Adults Resource Fair.

Environmental, Health & Safety: No Report

Finance: C/Kaufman-Marut states that Resolution 25-48, Resolution Authorizing Temporary Emergency Appropriations #1 is standard verbiage and there is no emergency.

Public Works: No Report.

Utilities: No Report.

REPORTS OF BOROUGH OFFICIALS: None

UNFINISHED BUSINESS: None

NEW BUSINESS: None

PUBLIC COMMENT (Any item)

M/Malkin opens the public comment at 7:43pm.

1. Nona Sherak, 4 Maple Court: Asks where is there water at the Amphitheater? Pipes are going to right there when they dig it up the area and thinks it would be a good idea to have water available. Ms. Sherak has concerns regarding future vandalism at the site and should there should be lighting, possible solar, and possibly cameras.
2. Maureen Parrott, 2 Tamara Drive: Very disturb that there was again a secret plan on the Amphitheater? C/Herrstrom states that the Council authorized the review by the Borough Engineer and the report read are the results of that meeting and asked what Ms. Parrott's problem is with the amphitheater. Ms. Parrott stated the exorbitant cost and that the taxes will go up 25%. C/Feigenbaum stated that right now it is a trip hazard and a liability and asks Ms. Parrott what would she like to see be done at the Amphitheater? Ms. Parrott's request is; what's going to be change should be asked of the public, there is a list of changes and there is a cost associated with each. Each item should be presented to the residents. C/Herrstrom states its either re-construct or restore. What the Borough Engineer is saying was instead of doing a total re-construction we do a restore. In order to do a restore you have to have agree as to what you are restoring. Maureen Parrott and C/Herrstrom have conflicting opinions on the project. C/Herrstrom states nothing can be done until SHPO approves the project. Ms. Parrott states that a new application will need to be sent to SHPO. M/Malkin states there is a third option, that is to repair the bricks that are there and make it ADA compliant, that is the minimum. Ms. Parrott states we should do what the Mayor suggest and do the least amount of work at the lowest cost. M/Malkin states that it is not her ideal at all its because we have so many capital projects right now that we are obligated to and a huge amount money that has to be paid out, and taxes are going up. M/Malkin states she would like to restore it as exactly as it was as it was extremely important for Roosevelt. The only opposition is that it is not a good time to spend that amount of money. C/Herrstrom states there are people who would give money to the project. Ms. Parrott states if we don't have to demolish why would the cost go up higher? C/Herrstrom let's wait until the numbers come in. C/Esakoff asks if the Borough Engineer report states that the Ampitheater can be restored for a lot less money. M/Malkin and C/Herrstrom stated that it can be restored but not for a lot less money. C/Feigenbaum states that we should get separate cost to restore, repaired or rebuilt the amphitheater and then compare.
3. Bob Kragen, 7 School Lane: Agrees with C/Feigenbaum to get quotes for each option and see what the prices would be. He is surprised that no one on the Council has ever asked what would it cost to minimally restore the amphitheater. Mr. Kragen states we need many proposals and ask what would the people of the town like done and states there are many hazards there and either an emergency should be declared or the area should be roped off. Mr. Kragen brings up burials in Roosevelt and the fee of \$1,500 that is required. M/Malkin responds that the fee is \$2,000, which is refunded, once a headstone is placed at the gravesite. Mr. Kragen asks what happens if you don't want a headstone? M/Malkin responds it's a Borough Ordinance and you have to have a headstone.
4. Nona Sherak, 4 Maple Court: States that on Tamara, passed Dianna Moore's home, there is a big dip in the road.

5. Lawrence Mendies, 65 N Rochdale Ave: States his family appreciates the Council vote on cannabis ordinance. We are thinking about the future of the farm and this will allow for future generations to continue.

M/Malkin closes the public comment at 8:23pm.

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

Time Out: 8:23pm.

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

Respectfully Submitted,

Kathleen Hart, Borough Clerk

Adopted Date: May 5, 2025