

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

Mayor and Council  
Regular Meeting Minutes of July 7, 2025

Mayor Malkin opened the meeting at 7:13pm 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 Claudia Luongo</i>	✓		
<i>Councilmember Tina Kaufman-Marut</i>	✓		
<i>Councilmember Ralph Warnick</i>	✓		
<i>Mayor Peggy Malkin</i>	✓		

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

MAYOR’S REPORT:

M/Malkin states starting tonight we are going to institute a time limit on speakers, the last few meetings people have gone on for quite a long time and meetings are ending very late so you now have a 5-minute time limit.

PUBLIC COMMENT: (Agenda items only)

M/Malkin opened the meeting to Public Comment for agenda items only at 7:14pm.

1. Jason DeMatteo, 39 N. Valley Road – Reads his opinion on prohibiting the feeding of feral cats and the fines on us who do so. He believes it is inhumane and harmful to the community in the long run. 1- feeding bans do not reduce the feral cat population – they drive hungry cats into new areas. 2 – it punishes residents who are trying to do the right thing through the TNR programs. 3 – encourages neighbors who do not get along to rat on each other. Urging everyone to work with us on the TNR and educational programs. Please gather additional information before moving forward.
2. Bob Krage, 7 School Lane – It’s an interesting question on how to control feeding under supervision and responsible management. You can limit on public property not on private land. Feels very strongly that there should be a responsible way of feeding wildlife on private property or maybe on public lands under supervision. Many religious communities have offerings for animals as part of their culture and I claim that right for myself. This should be voted on by the citizens of Roosevelt.
3. Lucy Craig, 39 N. Valley Road – States removing a source of food from a resident’s backyard is not going to make the cats disappear. It’s understandable that people believe that by removing the food source the cats will move on in search of another location – this is not the case; Cats only live in an area because there are resources to sustain them, there may be a caregiver giving them food but there may also be other sources in the area. They are bonded to their outdoor environment rather than moving on the cats will search for other food sources, this way the cats may be more visible to the community and more audible. Garbage cans, rodents and small birds will still be food sources. They will also become harder to catch for the TNR program. So

rather than establish an ineffective feeding ban that will hinder efforts I ask you to consider an amendment such as all complaints regarding feral cats will first be directed to the Borough’s Trap, Neuter and Return committee or other volunteer team. An email was sent today with a template on establishing a TNR program. Ms. Craig spoke with many residents at the picnic who are willing to help with the cost and transporting and maintain their health.

M/Malkin closed the Public Comment for agenda items at 7:27pm.

CORRESPONDENCE:

1. Letter from Roberts Engineering Group, LLC, dated June 26, 2025 regarding the NJDOT Municipal Aid Application for Fiscal Year 2026 for Improvements to Pine Drive, Phase II.
2. Email correspondence received from the Environmental Commission regarding a motion from their June 18, 2025 meeting asking the Borough to reject Ordinance 2025-09.

MINUTES:

1. Closed Council Meeting Minutes – May 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/Feignbaum, C/Herrstrom, C/Kaufman-Marut, C/Warnick

NAYS: None ABSTAIN: C/Luongo ABSENT: None

2. Regular Council Meeting Minutes – May 19, 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/Feignbaum, C/Herrstrom, C/Luongo, C/Kaufman-Marut, C/Warnick

NAYS: None ABSTAIN: None ABSENT: None

ORDINANCE:

Second Reading and Public Hearing:

Ordinance 2025-09	An Ordinance of the Borough of Roosevelt Amending Chapter 5: “Animal Control” to Prohibit the Feeding of Feral Cats on Public or Private Properties Within the Borough
-------------------	--

M/Malkin speaks about the ordinance: We have dealt with feral cats in the past, we once had a huge colony of over 250 cats over by the factories. It took years and years to rectify the problem. We are welcoming anyone who wants to do TNR, volunteer or licensed program. Even with the TNR program the cats are still there, being fed, not leaving and are still causing a nuisance on resident’s property. There are people who will not comply with the request to stop feeding them. This ordinance allows the Animal Control Officer to issue summons to the people who continue to feed the cats. We continue to get complaints daily from residents of the town. Attorney, Greg Cannon states this allows people to TNR programs, talk to the Animal Control Officer and work with them. This ordinance is for the residents that don’t obey the ordinance and gives the legality of the ordinance. C/Herrstrom feels this is a bit vague and asks how often is the Animal Control Officer coming into town? M/Malkin states that the Animal Control Officer comes out almost immediately once called. C/Herrstrom states we need to specify more about license and permitting. Can’t we add that person to the ordinance, also can you not continue to feed a cat whose ears have been tipped? Attorney, Greg Cannon responds no. C/Herrstrom asks why? Attorney Greg Cannon responds the Animal Control Officer in town is State Certified and there are standards for maintaining a cat colony and the Animal Control Officer is in charge of determining that the person on private property is doing it properly. The Council members have a discussion on how the Animal Control Officer performs her duties and how the problem is effecting the residents.

C/Feigenbaum agrees with C/Herrstrom that this is vague and does not like the idea of the municipality going onto private property. C/Luongo responds then what is your suggestion for the people who are throwing raw meat and 50-lbs bags of food out there. M/Malkin responds that is the key, they are not stopping, that is why we need this. C/Feigenbaum states so you have one family throwing out meat and the whole town suffers. C/Herrstrom states if we have an Animal Control Person now, what have they been doing about TNR? Attorney, Greg Cannon responds that she is trying to talk the person into complying responsibly. M/Malkin responds that is not just 1 person, 1 is severe. C/Herrstrom responds can't we specify what you just said. Attorney, Greg Cannon responds that is what the ordinance says. C/Herrstrom concern is that the Animal Control Office is available and it's their opinion only and there is no recourse. Attorney, Greg Cannon responds then they are issued a summons and would go before the Municipal Court Judge. C/Feigenbaum asks if the Animal Control Officer is a resident of the town? M/Malkin responds that she is a professional licenses Animal Control Officer and is very available. We have never had a problem with her availability and even comes on the weekends and holidays, anytime she's needed, she's here. Attorney, Greg Cannon suggests that Animal Control come to a meeting a give a presentation. C/Luongo states that the Mendies have said in the past that if the cats are trapped and neutered they would be willing to set up a section on the farm where they can be brought to. They would have food and water.

M/Malkin opens the public comment at 7:51pm.

No Public Comment.

M/Malkin closes the public comment at 7:51pm.

C/Warnick made a motion to adopt Ordinance 2025-09 on second reading, with a second offered by C/Esakoff.

Roll Call:

AYES: C/Esakoff, C/Luongo, C/Kaufman-Marut, C/Warnick

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

M/Malkin will invite the Animal Control Officer to come and give a presentation on TNR.

RESOLUTION:

Resolution 25-83 Introduced 2025 Municipal Budget

C/Esakoff made a motion to adopt the 2025 Municipal Budget, Resolution 25-83, with a second from C/Warnick, by the following roll call vote:

Discussion: C/Herrstrom would like to know what was discussed at the finance meeting. C/Kaufman-Marut responds that the CFO met with her and C/Luongo and we went through the budget line item by line item. C/Herrstrom would like to hear what was presented, what are the important things line by line so everybody can take a look. CFO, Scott Frueh It is what is in front of everyone, this is what you need to know. C/Herrstrom asks the CFO what does he think is important for everyone to know? CFO responds, there's a 5% increase for salaries, a tax decrease of 11 cents, also reduced the anticipated surplus, so we are using less money to do it, while still increasing items that needed to be increased for various items due to cost of living and other things that are related. We also have a grant that we received the money for Clean Communities – we do get it every year. We receive other grants also but we haven't seen them yet. After the budget is adopted we can do a Chapter 159 to add the additional monies. We like to do it before the budget but it doesn't always happen that way. Last year the reserve for uncollected taxed was \$220,000 he went by the actual calculation which gave us \$96,000 reducing the budget in that aspect. We are still waiting on the County and the State for their budgets, so that the rates can be certified, the State is always behind.

Roll Call:

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

NAYS: None ABSTAIN: None ABSENT: None

Second Reading and Public Hearing is scheduled for August 4, 2025 at Roosevelt Borough Hall, 33 N. Rochdale Avenue, Roosevelt, NJ.

Resolution 25-84 Resolution Setting the Referendum on Bond Ordinance No. 2024-09 for the November 4, 2025 General Election and Setting the Referendum Question to be Placed Upon the Ballot in Accordance with N.J.S.A. 40:49-10

C/Esakoff made a motion to adopt the Resolution 25-84, with a second from C/Warnick, by the following roll call vote:

Discussion: C/Warnick asks what happened if everyone on the Council votes no on this resolution? Attorney, Greg Cannon responds, you have until August 22<sup>nd</sup> to submit the resolution to the County Board of Elections for the question to be on the ballot at the November election or the petitioners can sue in order to show just cause to put on the ballot.

Roll Call:

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

CONSENT AGENDA RESOLUTIONS:

- Resolution 25-85 Payment of Bills for July 7, 2025
- Resolution 25-86 Resolution Authorizing Return of Escrow Funds for 59 Lake Drive (Block 11, Lot 14)
- Resolution 25-87 Resolution: Approval to Submit a Grant Application and Execute a Grant Contract with the New Jersey Department of Transportation for the Improvements to Pine Drive, Phase II

C/Esakoff made a motion to adopt the Consent Agenda Resolution's 25-85 through 25-87, with a second from C/Warnick, by the following roll call vote:

Roll Call:

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

REPORTS OF COMMITTEE CHAIRS:

Administration: No Report at this time.

Community Dev/Code: C/Herrstrom states that there is a Ben Shahn exhibit in New York, and the Roosevelt Senior Group would like to attend but would like to have some help from the Council for a Coach bus, which can hold up to 50 people. M/Malkin states that this would have to be opened to all residents. The bus cost would be approximately \$1,100 for 50 people at a cost of \$160 an hour for a total of 7 hours (1 hour to get there, 1 hour to come home and 5 hours for the tour and lunch). Tickets for the show are \$15 for adults, \$10 for seniors. C/Warnick makes a motion to approve the bus trip to Ben Shahn exhibit not to exceed \$2,000 for the transportation only, with a second from C/Luongo, by the following roll call vote:

Roll Call:

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

C/Herrstrom states that we have had about 8 more people sign up to join the Senior Group.

Environmental, Health & Safety: No report at this time.

Finance: C/Kaufman-Marut reports that she and C/Luongo met with Scott Frueh, CFO on June 24 to go over the budget. He explained the budget line by line and asked if we had any questions, since we are new to this. It was a very interesting process.

Public Works: C/Warnick reports they have started to mark out N Valley Road and Lake Drive; checked out the winery with the water/septic hookup which looks good (could be cleaned up a little better); Oscar Drive on the right side needs to be maintained (across from the factory).

Utilities: C/Luongo discussed the issue with the resident directly calling John Holden about low water pressure. Also discussed, the resident that had the pool (10,000 gallons of water) filled and didn't want to pay the sewer charge. Attorney, Greg Cannon discusses charges for water/sewer billing.

#### REPORTS OF BOROUGH OFFICIALS:

C/Warnick reports on the Board of Education: They want to add "Dragon Heart" to their Core Value Presentation as part of their mission statement for expressing creativity, acting with kindness, respecting all and trying our best to inspire life-long learners and global responsibility.

Environmental Commission: On the Woodland Trail in the winter time the wood planks get slippery with ice, the Environmental Commission is looking into a way to solve the issue. Three Free Little Libraries are being put up, one has already been put up at the Pine Drive Tamara Triangle. M/Malkin also states that one has also been put up at the Homestead Triangle. Maureen Parrott is looking into banning gas powered lawn equipment. Hilary Wilder is looking for an updated map for Sustainable Jersey on where the sewers go in. Rod Tulloss has donated his website to the Borough his website, which at this point has some outdated information, so it will be reviewed prior to being placed on the Borough website.

UNFINISHED BUSINESS: None

NEW BUSINESS: M/Malkin reports that she attended graduation on June 12<sup>th</sup>. It was lovely – 11 children graduated. The 4<sup>th</sup> of July picnic this year was a huge success, we had the most amount of people attend, approximately 250 people attended. A lot of former residents attended and a lot of new people also, we had a band and a petting zoo. The Environmental Commission had tattoos for the children, we had a food truck instead of grilling. Lenny Hillis passed away, more information to follow.

#### PUBLIC COMMENT (Any item)

M/Malkin opens the public comment at 8:46pm.

1. Kirk Rothfus, 3 Tamara Drive: Asks if there is a water/sewer emergency who does he call? There is a number on the website. At the last Planning Board meeting there was a discussion regarding RAG-40 zoning. The Planning Board members discussed greenhouses, structures, sizes and set-backs. The Planning Board voted to approve the cannabis. Attorney, Greg Cannon responds that they only took into account the regulations for bulk standards. Mr. Rothfus asks about future set-backs for greenhouses? The Council has a lengthy discussion regarding greenhouses, structures, sizes and set-backs and what is allowed in the RAG-40 zone. Attorney, Greg Cannon states the Planning Board is looking into this.
2. Lucy Craig, 39 N. Valley Road: States Monmouth SPCA has a TNR program, however we are not one of them. Western Monmouth Animal Control does not have anything on website regarding TNR and feral cats are not returned. If she (Lucy) is feeding a feral cat and she has had it TNR – will she get a summons. Please do a TNR ordinance to help the volunteers who are helping with these cats.
3. Bob Kragen, 7 School Lane: Thanks the Council for the food truck at the 4<sup>th</sup> of July picnic and gave some suggestions for next year. Mr. Kragen would like to see the meetings televised.

M/Malkin closes the public comment at 9:21pm.

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

Time Out: 9:21pm.

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

Respectfully Submitted,

---

Kathleen Hart, Borough Clerk

Adopted Date: August 4, 2025