

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

Mayor and Council
Regular Meeting Minutes of July 21, 2025

Mayor Malkin opened the meeting at 7:03pm 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 announces that each person has a 3-minute time limit at the microphone to speak and 1 turn the first public portion (agenda items only) and 1 turn at the second portion (any at all that you would like to bring up).

PUBLIC COMMENT: (Agenda items only)

M/Malkin opened the meeting to Public Comment for agenda items only at 7:04pm.

1. Frank Hernandez, 25 Homestead Lane: He has a petition print out from change.org regarding the chicken ordinance (497 signatures, 45 from Roosevelt). This ordinance is against religion and culture. Hope the Council will change your minds. Questions why residents don’t want neighbors to have chickens. Doesn’t see it harming anyone.
2. Rob DiGiovanni, 9 School Lane: Stated he read through the revised Cannabis Ordinance and has a few concern with the buffer to residential property. Feels it is too vague of a section and puts the residents at risk. Also the roads leading to the building which can be right on the property line and does he have to worry about delivery trucks go up and down any time of day or night. He also has concerns about exterior lighting and security cameras – safety risks, please consider his concerns.
3. Katarina Stupakova, 26 Farm Lane: Has lived in town for 7 years and her children are very upset about the roosters and chickens. Questions that the ordinance states the inspector can come at any time. Does she have to keep my kids in the house or do I have to lock my fence. Is this for the welfare of the chickens or the welfare of what? M/Malkin states it’s to make sure that all of the rules and regulations are being adhered to. States there are a lot of illegal wildlife in town.
4. Kurt Rothfuss, 3 Tamara Drive: He has read through the revised Cannabis ordinance. It is not perfect but can be re-visited, some amendments have been made and encourage the Council to pass tonight.

M/Malkin closed the Public Comment for agenda items at 7:15pm.

CORRESPONDENCE:

1. Letter received from Roberts Engineering Group, LLC, dated July 3, 2025 regarding Improvements to Tamara Drive.

2. Letter received from Roberts Engineering Group, LLC, dated July 15, 2025, regarding a six (6) month extension for the Improvements to Lake Drive.

MINUTES:

1. Regular Council Meeting Minutes – June 16, 2025

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

Roll Call:

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

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

RESOLUTIONS:

Resolution 25-88 Resolution Acknowledging Receipt and Review of Planning Board Consistency Report for Ordinance 2025-10

C/Esakoff made a motion to adopt the Resolution 25-88, with a second from C/Warnick, by the following roll call vote:

Roll Call:

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

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

Resolution 25-89 Resolution Acknowledging Receipt and Review of Planning Board Consistency Report for Ordinance 2025-11

C/Esakoff made a motion to adopt the Resolution 25-89, with a second from C/Warnick, by the following roll call vote:

Roll Call:

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

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

ORDINANCES:

Second Reading and Public Hearing:

Ordinance 2025-10 An Ordinance Amending the Zoning Ordinances of the Borough Code to Enact Regulations Permitting the Keeping of Chickens on Residential Lots

M/Malkin opens the public comment at 7:18pm.

1. Frances Hernandez, 25 Homestead Lane: Discussion takes place regarding in the Ordinance states in section n that the statue listed NJSA 4:19-15.16c – believes it is incorrect? Attorney Greg Cannon will look to see if that is the correct statue listed.

M/Malkin closes the public comment at 7:22pm.

M/Malkin states no one in town or on the Council has anything against chickens or roosters. It is not personal, it has to do with health and safety for the entire town. There are concerns with rats and the avian flu. The houses in Roosevelt are very close together, and when you have chickens and roosters they impede on your neighbor’s lifestyle, health and safety. We researched many towns in Monmouth County as well as East Windsor and Hightstown and no one permits roosters; our roosters are being grandfathered in. Hightstown allows 6 chickens and we are allowing 12 chickens. Attorney, Greg Cannon states that NJSA 4:19-15.16c has been repealed, sections 1 and 2 remain effective. We will just change NJSA 4:19-

15.16c to read all powers under New Jersey Law - it is not a material change; the ordinance can be adopted.

C/Warnick made a motion to adopt Ordinance 2025-10 on second reading, with a second offered by C/Esakoff.

Roll Call:

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

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

Ordinance 2025-11 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

M/Malkin opens the public comment at 7:27pm.

No Public Comment.

M/Malkin closes the public comment at 7:27pm.

C/Esakoff made a motion to adopt Ordinance 2025-11 on second reading, with a second offered by C/Warnick.

Roll Call:

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

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

CONSENT AGENDA RESOLUTIONS:

Resolution 25-90 Payment of Bills for July 21, 2025

Resolution 25-91 Resolution Authorizing the Borough Engineer to Request a Six-Month Award Extension from the New Jersey Department of Transportation in Connection with the Grant Received for Improvements to Lake Drive

Resolution 25-92 Resolution of the Borough Council of the Borough of Roosevelt Approving Change Order No. 3 and Payment No. 4 to P.M. Construction Corp. for Improvements to Tamara Drive

Resolution 25-93 Resolution of the Borough Council of the Borough of Roosevelt Waiving May/June Water and Sewer Utility Billings for 5 Cedar Court, Block 2, Lot 51

C/Esakoff made a motion to adopt the Consent Agenda Resolution’s 25-90 through 25-93, with a second from C/Warnick, by the following roll call vote:

Roll Call:

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

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

REPORTS OF COMMITTEE CHAIRS:

Administration: No Report at this time.

Community Dev/Code: No Report at this time.

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

Finance: C/Kaufman-Marut stated that the public hearing on the budget will be August 4, 2025.

Public Works: No Report at this time.

Utilities: No Report at this time.

REPORTS OF BOROUGH OFFICIALS:

C/Warnick states if you have a street light out, take down the pole number and call JCP&J. The Board of Education is doing end of the year business and the Environmental Commission had a very short meeting.

UNFINISHED BUSINESS: None

NEW BUSINESS:

1. M/Malkin states that Hydrant Flushing is scheduled for Tuesday 8/26/25 (east side of town) and Thursday 8/28/25 (west side of town). Expect dirty water or low pressure. We are obligated by law to do hydrant flushing.
2. C/Esakoff questions his concern about Lake Drive and would like all the mains be replaced and not just some while the construction is being done. M/Malkin states that Roberts Engineering did determine that some of the mains are being replaced and suggests that C/Esakoff contact Robert Engineering with this concerns.
3. M/Malkin states that street sweeping will happen this coming Thursday and Friday, weather permitting.
4. M/Malkin states that we have been working for 3 months to have a mobile unit come to Roosevelt from NJ Motor Vehicle to help residents obtain a Real Id. The Director of Legislative Affairs has informed us that the mobile unit can come to Roosevelt on August 19, 2025, from 9am-3pm. On August 5, 2025 at 11:00am you will need to go online to book an appointment. A flyer will be posted on the Borough website. If you don't have a computer; you can go to Borough Hall from July 22, 24, 28 & 29 from 9:30am-3:30pm and Ana can register you manually.

PUBLIC COMMENT (Any item)

M/Malkin opens the public comment at 7:39 pm.

1. Nona Sherak, 4 Maple Court: Reminded residents that because we all have PO Box's in Roosevelt you will need to have 2 forms showing your physical address for the Real Id mobile unit. Also, while walking a dog she saw a large skunk heading towards the house that feeds the cats. They are not just feeding cats, they are also feeding wildlife.

M/Malkin closes the public comment at 7:41 pm.

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

Time Out: 7:42pm.

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

Respectfully Submitted,

Kathleen Hart, Borough Clerk

Adopted Date: September 2, 2025