

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

Mayor and Council  
Regular Meeting Minutes of October 20, 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.

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: Attorney, Bill McGinn and Deputy Borough Clerk, Maria Dellasala

MAYOR’S REPORT: Will report later in the meeting.

PUBLIC COMMENT: (Agenda items only)

M/Malkin opened the meeting to Public Comment for agenda items only at 7:09pm.

No Public Comment.

M/Malkin closed the Public Comment for agenda items at 7:09pm.

DISCUSSION:

1. Roberts Engineering - Water Tower Inspection Report Review by Cameron Corini.

Mr. Corini discusses with the Council the October 9, 2025 letter from the NJ DEP regarding the Water Tower Inspection Report Review and the findings from Pittsburgh Tank & Tower Group. Roberts Engineering reviewed Pittsburgh Tank & Tower Group inspection report, and recommends the following:

- a. Post a warning, tampering sign at the facility.
- b. Repair any cracks and spalling in the concrete.
- c. Tighten anchor bolts and welded circumference of nut to base plate.
- d. Post confined space entry sign on primary riser manway.
- e. Post confined space entry sign on secondary riser manway.
- f. Install flapper valve and screen on the overflow elbow.
- g. Post fall protection signs at base of exterior tower access ladder.
- h. Adjust windage rods where needed.
- i. Install patch plates over holes.
- j. Drill additional weep holes in the balcony floor.
- k. Post confined space entry sign on primary roof hatch.
- l. Install a cable type ladder safety device on the primary interior access ladder, modified with anti-skid rugs.

- m. Exterior pressure-wash the tank at 3,500 psi with biodegradable detergent and disinfection exterior.
- n. Remount the roof using gusset plates approximately every 3 feet on center, remove the through bolts, weld the holes, then seal using Sikaflex 1a around the circumference of the roof to shell connection.
- o. Install a cable-type ladder safety device on the interior riser ladder.
- p. Abrasive blast all rusted and abraded interior areas to SSPC Standard and disinfection (spot blasting); remove interior sludge.

There were additional items listed in the Pittsburgh Tank report, however they are not based on the most recent structural performed recently by AT&T, and also not based on installations that were apparently overlooked by Pittsburgh Tank. The cost estimate provided by Pittsburgh Tank and Tower is \$110,780.00. Roberts Engineering fee required to prepare the contract documents, publicly advertise the project, and provide contract administration will be at a cost not to exceed \$20,000.00. Roberts Engineering recommends that replacement of the tank be considered for inclusion in the capital budget within the next 5-year, subject to monitoring the steel wall thickness.

The Council members discuss how best to move forward and decide to place a resolution on the next agenda.

CORRESPONDENCE:

1. Letter received from Roberts Engineering, dated October 10, 2025, regarding Watershed Inventory Report.
2. Letter received from NJ Department of Environmental Protection, dated October 9, 2025 regarding the inspection of the Roosevelt Water Tower.

MINUTES: None presented.

CONSENT AGENDA RESOLUTIONS:

- Resolution 25-109      Payment of Bills for October 20, 2025
- Resolution 25-110      Resolution Authorizing Roberts Engineering Group, LLC, to Prepare a Watershed Inventory Report
- Resolution 25-111      Resolution Authorizing the Renewal of Sustainable Land Use Pledge

C/Warnick made a motion to adopt the Consent Agenda Resolution’s 25-109 through 25-111, with a second from C/Herrstrom, and was adopted 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 reports the Seniors have a beach walk coming up on 10/21/25 and there are about 15 members signed up. The Amphitheater – we have pledged \$185,00 out of \$275,000.

Environmental, Health & Safety: C/Warnick reports that JCP&L will be going to the Planning Board on 10/29/25. Lawrence Mendies is concerned with the towers going up, they are not taking down the old towers they are putting up additional towers. The Watershed Inventory needs to be done for Sustainable Jersey. Stream Clean-Up is scheduled for April 11, 2026.

C/Warnick reports on the Board of Education: There are 4 seats open for Choice School and 84 students are registered so it doesn’t look like the school could close due to lack of students. People have been turned away because of all the new students. They are now funding after school programs.

Finance: No report at this time.

Public Works: C/Warnick reports the following: Waiting on the new Shared Services Agreement with Hightstown.

Utilities: No report at this time.

UNFINISHED BUSINESS:

1. TNR Program – M/Malkin states we have had discussion on this we have to decide if we want town sponsored TNR program or not.

C/Warnick made a motion to approve a town sponsored TNR Program, with a Second from C/Esakoff, and a TNR program was not approved by the following roll call vote:

Roll Call:

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

M/Malkin broke the tie. The TNR program was not approved.

2. Resolution 25-107 Authorizing the Borough of Roosevelt to Enter into a Shared Services Agreement with the Borough of Hightstown Regarding the Repair and Maintenance of Public Water and Sewer Lines, and Public Roads and Streets – TABLED TO 11/17/25

NEW BUSINESS:

1. Best Practice Inventory Report – every town has to follow guidelines from the state and you accrue points from the state to continue to receive state aid. Roosevelt has always had enough points to continue to receive state aid.
2. Free Rabies Clinic is scheduled for November 6, 2025 from 6-7pm in the garage at Borough Hall.
3. COVID test kits – Borough has received 60 COVID/FLU test kits from the Monmouth County Board of Health.
4. Real ID – we ask the director of Legislative Affairs if they would be willing to come back with the DMV Mobile Unit to help the residents get their REAL ID. Very successful the first time they will be coming back this Friday 10/24/25, from 9am-3pm. You have to go online and make you appointment on Wednesday at 3:00pm. Everyone received a flyer in their mailbox with the information.

Mayor Malkin brings up the following – we are the only borough that lets our residents use the council room without a fee, other towns charge a fee. It seems whenever the room is used, there are always issues even though they receive a check list with everything that must be checked for. Generally, its sanitary conditions, crumbs on the floor, bathroom left a mess. This past weekend there was an event, we dodged a very serious situation, someone flicked a cigarette into the trash can (Saturday Night), when Ana came in Monday morning, it was still smoldering. This building can go up in flames very easily, all our documents are sent into the cloud, however, we have tons of important documents and artifacts. If this building would have gone up in flames that would have been disastrous. This was the first time with a potential fire but not the first time there has been a problem. For January please think about charging to use the room. This came up a few years ago, towns do not let residents use their council room most have community rooms that the rent out with a charge. It’s not right that Ana has to come in after the room is used to clean up the mess left behind. C/Herrstrom states that there was no smoking in the room, what happened was that a person came to the door who had a cigarette and put it out then flicked it into the trash pail – there was no smell over the next 2 hours. C/Warnick makes a suggestion to get a janitor to come in after each event at the expense of the group renting the room. C/Herrstrom states that after the Senior Group meets, we make sure the room is swept clean and the Roosevelt Arts Project follows a whole check list and we make sure it’s all cleaned up. M/Malkin states that every time the room is rented, no matter to whom, there are issues.

Just putting this out there so we can discuss, we were very lucky that nothing happened. C/Feigenbaum asks can't we just say there's no smoking in Borough Property?

M/Malkin states the expenditures that are current:

1. \$979,956 for the road work on Tamara Drive
  2. \$329,623 for N. Valley Paving
  3. \$189,000 we spent for the sewer extension for 2 houses on Clarksburg Road
  4. \$1,433,047 for Lake/Spruce/S. Valley Road roadwork
  5. \$2,250,000 for trickling filters at the sewer plant
  6. \$442,587 for roadwork for the triangle, Pine to Waste Water Treatment Plant
  7. \$100,000 on roadwork for the 3 houses on N Valley Road – drainage problem
  8. \$100,000 a year to rehab houses for COAH – over the next 10 years (30 houses) and we have to hire a company to implement the program
  9. \$131,000 water tower
  10. \$7,000 water treatment plant radiator generator
  11. As per DEP we have to do street sweeping, they said we have to do 3X per year – Roberts Engineering feels with the town being so small we can probably do 1X per year for \$1,500
  12. Jet vac all the storm drains 1X per year \$3,000
- Totaling \$6,291,500 right now the town has to pay this amount out.

C/Luongo asks if towns have ever gone bankrupt? Attorney, Bill McGinn responds the State then steps in.

C/Herrstrom asks how much will be bonded; can the CFO pull out bonding amount because only a certain amount goes into your budget. How does capital budget flow into everyday budget? If you look back over the past 20 years what had to be funded and what had to go into a capital budget. We've put off the trickling filters for years and years; and feels it's not as bad as we are saying. M/Malkin disagrees; she has had frequent discussions with the CFO, Scott and the previous CFO, George Lang, it's bad and it's a lot of money. C/Herrstrom states like the Amphitheater it's not going to cost the residents zero. M/Malkin disagrees; you have pledges in hand, there is no promissory note. You will turn over the money. C/Herrstrom you are making it sound worse than it is. C/Feigenbaum states right now we have to wait until the election to see if the question passes. M/Malkin states we are doing the democratic way, on November 4<sup>th</sup>. the residents will have their say, either it passes or it doesn't – the majority rules. C/Luongo asks what is the financial answer if a resident asks someone on the council and they are confused by the monetary amounts being put out for the Funds for Roosevelt vs the bond amount that they are voting on? What's on the ballot is the \$600,000 and change. C/Warnick states they full amount had to be put on the ballot but since then the amount has come down – so that is why they are confused, but we can't change the ballot. M/Malkin states there are a lot of unknowns, how much money will actually be paid by the Fund for Roosevelt, how much will the work actually cost, too many unknowns. C/Feigenbaum asks what do we do if it doesn't pass, it's a safety hazard? M/Malkin there are still events being held there. C/Luongo states if it passes in the referendum, what happens with the bond amount? Attorney Bill McGinn states you can always go lower you can't go more. The County will reimburse you 50% of your costs.

C/Feigenbaum asks about the Shahn house and a lengthy discussion is held regarding if anything can be done, a couple purchased the home and after living here a couple years, they both took jobs in Japan. The home has historical designation and the Council wonders if SHPO can get involved. M/Malkin states the furniture cannot be removed or tampered with. C/Feigenbaum believes it was the house but not the studio behind it. M/Malkin asks Michael Ticktin if he knows if the house has historical designation? Michael Ticktin said he could not tell you for sure. M/Malkin thinks there were some restrictions with the furniture but not the house itself. The furniture is worth more than the house; we will try to find out. It's been abandoned for years.

PUBLIC COMMENT (Any item)

M/Malkin opens the public comment at 8:11pm.

No Public Comment

M/Malkin closes the public comment at 8:11pm.

C/Feigenbaum states that since we did not pass the TNR program can we at least let our residents know that if their animals are not micro-chipped there's a possibility of them being picked up. We can post on the website.

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

Time Out: 8:12pm

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

Respectfully Submitted,

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Maria Dellasala, Deputy Borough Clerk

Adopted Date: December 1, 2025