

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

Mayor and Council
Regular Meeting Minutes of November 17, 2025

Mayor Malkin opened the meeting at 7:08pm 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, Greg Cannon and Borough Clerk, Kathleen Hart

MAYOR’S REPORT: None

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.

CORRESPONDENCE:

1. Letter received from Roberts Engineering Group, LLC, dated August 12, 2025 regarding Improvements to North Valley Road.
2. Letter received from Roberts Engineering Group, LLC, dated October 24, 2025 regarding Improvements to North Valley Road Change Order No. 1 and Payment No. 2.
3. Letter received from Roberts Engineering Group, LLC, dated November 7, 2025 regarding the Well Vulnerability Survey for Obtaining (SOC) Waiver for 2026-2028.
4. Letter received from Roberts Engineering Group, LLC, dated November 11, 2025 regarding Improvements to Pine Drive Change Order No 4 and Final Payment No. 5.

MINUTES:

1. Regular Council Meeting Minutes – October 6, 2025
On a motion by C/Warnick to accept the minutes, with a second offered by C/Kaufman-Marut the minutes were approved by the following roll call vote:

Roll Call:

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

NAYS: None ABSTAIN: C/Warnick ABSENT: C/Luongo

ORDINANCES:

First Reading
Ordinance 25-13

Bond Ordinance Providing for Repairs to the Municipal Water Tower Appropriating \$132,000 Therefor and Authorizing the Issuance of \$132,000 Bonds and Notes to Finance a Portion of the Costs Thereof, Authorized in and by the Borough of Roosevelt, in the County of Monmouth, New Jersey

C/Esakoff made a motion to adopt Ordinance 2025-13 on first reading, with a second offered by C/Warnick.

Roll Call:

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

Second reading and public hearing scheduled for December 1, 2025 at Borough Hall, 33 North Rochdale Avenue, Roosevelt, NJ at 7:00pm.

First Reading
Ordinance 25-14

Bond Ordinance Amending in Part Bond Ordinance No. 2023-06 Adopted on July 3, 2023, Providing for Various Improvements to North Valley Road, in Order to Increase the Allocation of the Appropriation to Costs Permitted Under N.J.S.A. 40A:2-20, Authorized in and by the Borough of Roosevelt, in the County of Monmouth, New Jersey

C/Esakoff made a motion to adopt Ordinance 2025-14 on first reading, with a second offered by C/Warnick.

Roll Call:

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

Second reading and public hearing scheduled for December 1, 2025 at Borough Hall, 33 North Rochdale Avenue, Roosevelt, NJ. At 7:00pm.

CONSENT AGENDA RESOLUTIONS:

- 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
- Resolution 25-112 Payment of Bills for November 17, 2025
- Resolution 25-113 2026 Software Support and License Agreement with Edmunds Govtech
- Resolution 25-114 Resolution of the Borough Council of the Borough of Roosevelt Approving Change Order No. 1 and Payment No. 2 to Meco, Inc. for Improvements to North Valley Road
- Resolution 25-115 Resolution Authorizing Roberts Engineering Group, LLC to Assist in Preparing the 2026-2028 Synthetic Organic Compounds (SOC) Sampling Waivers for the Borough of Roosevelt
- Resolution 25-116 Resolution of the Borough Council of the Borough of Roosevelt Approving Change Order No. 4 and Final Payment No. 5 to P.M. Construction Corp. for Improvements to Pine Drive
- Resolution 25-117 Resolution of the Borough Council of the Borough of Roosevelt Waiving September/October 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 25-107 and 25-112 through 25-117, with a second from C/Warnick, and the Consent Agenda was adopted by the following roll call vote:

Roll Call:

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

REPORTS OF COMMITTEE CHAIRS:

Administration: No Report at this time.

Community Dev/Code: C/Herrstrom reports that the Seniors Group went to the BAPS Temple. There were 15 Seniors who attended on November 13, 2025 with lunch at Dosa Grill in East Windsor. Next meeting will be held at Borough Hall on December 23, 2025 at 11:30am. The meeting will be a luncheon and executive meeting. We will be looking at next year's activities.

Update on the Amphitheater project: The Amphitheater project is a go with the referendum passing at the General Election, with a completion date of June 1, 2026 (date without an extension). An invoice from EMT which was received in June 2025 can now be paid. Attorney, Greg Cannon is working with CFO, Scott Freuh on a final accounting. Attorney Greg Cannon states that the dollar amount due is \$6,400.00 which is the difference between what the outstanding invoice is and the amount of money is left. Once they are paid ETM will be able to move forward with the specifications. A discussion takes place on the accounting and on how to move forward on the project. ETM will be writing the technical specs and Carmela Roberts will be doing the front end specs. Greg Cannon states that moving forward all communication needs to include all the people involved (Mayor, Ana, Kathleen, Greg Cannon, Dave Sitler, Carmela Roberts, Connie Herrstrom, CFO). Greg Cannon will need to prepare resolution and possibly a Chapter 159 from the CFO for the additional monies from Fund for Roosevelt. C/Herrstrom states that a letter will need to be prepared regarding an extension for the grant. Greg Cannon states that once the bid specs come in then that is when we should ask for the extension for the grant by resolution.

C/Herrstrom states that the New Deal murals housed in the Wilbur J. Cohen building in Washington, DC are under threat as the building is slated for sale. The most prominent of the artworks housed in the building are the Social Security murals by Ben Shahn, his most prestigious and arguable his most important commission. There is an advocacy group taking the lead to save the murals from possible destruction and has started a petition. M/Malkin states that Ana will prepare a flyer with this information and link for the petition. The flyer will also be posted on the Borough website.

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

Finance: No report at this time. C/Herrstrom asks if there is a report that shows what bonds are outstanding and what has been paid off? Greg Cannon states that you will find the Annual Debt Statement posted on the Borough website that shows all the current bonds. Attorney Greg Cannon explains the difference between BANS and Bonds.

Public Works: C/Warnick reports the leaf pickup today. M/Malkin states that people are unhappy because there are still a lot of leaves on trees.

Utilities: No report at this time.

REPORTS FROM BOROUGH OFFICIALS:

C/Warnick reports on the Board of Education: State testing was done and we had 4 students in the third grade that has perfect scores. There is some weakness on the science portion of the tests but feel like it's a state wide issue. They are looking for a solution for the problem once it is identified.

UNFINISHED BUSINESS: None

NEW BUSINESS: None

PUBLIC COMMENT (Any item)

M/Malkin opens the public comment at 7:58pm.

1. Alan Mallach, 15 Pine Drive: On behalf of the Friends for Roosevelt thank you to the community for endorsing the Amphitheater project. We are looking forward to working with the Borough. This is a wonderful project for the community and we will make sure that the additional \$6400 gets sent to the Borough so we can move forward with ETM.
2. Kurt Rothfus, 3 Tamara Drive: I am the Treasurer of the Friends for Roosevelt and I don't think a new agreement will be necessary – it should be in the total amount we originally agreed upon. Questions if the Borough audit is not completed yet will that impact the Amphitheater project? Attorney Greg Cannon explains in order to sell Bond Anticipation Notes you have to have the most recent audit. We should keep Monmouth County informed of what happened on November 4th.
3. Jeb Shahn, 18 Tamara Drive: States the community has donated so much for the project that it would be courteous if the community can be informed, so they know what's going on. Ms. Shahn also has some safety concerns: Amphitheater m- she was surprised that open mic was there since it was declared unsafe structure. M/Malkin states it was never deemed unsafe. The Board of Education decided to air on the side of caution, no one official declared it unsafe. Ms. Shahn stated that a neighbor told her that someone lost their balance who was standing on a brick and maybe it came loose – maybe it needs to be deemed unsafe. Also, the pathway along the creek should not be used during snow storms. Ms. Shahn also stated that when she was walking on the trails there were 4 male bicyclists her were riding the same trail and she almost fell of the trail. She said they were polite but would like to see something done about bicycles. The Council discussed and decided that the best way to handle this would be to have signs saying that if you're biking on the trail and you see someone walking, you should get off the bike and walk your bicycle. Also leaf pick up is not needed if it costs us. M/Malkin states it is mandatory now, part of Stormwater Management regulations.
4. Kurt Rothfus, 3 Tamara Drive: Doesn't want to discourage the bicyclist! Sign should say the walker has right of way, stop and let walker pass. M/Malkin states we can make signs, pedestrian has right away.

M/Malkin closes the public comment at 8:17pm.

CLOSED SESSION:

Resolution 25-118 Providing for a Private Executive Meeting that Excludes the Public

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

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. Contracts – Hightstown Shared Service Agreement for Solid Waste Agreement 2025-2030

- 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/Warnick
NAYS: None ABSTAIN: None ABSENT: C/Luongo

ADJOURN CLOSE SESSION:

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

Time In: 8:19pm Time Out: 8:36pm.

ADJOURNMENT:

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

Time Out: 8:36pm.

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

Respectfully Submitted,

Kathleen Hart, Borough Clerk

Adopted Date: December 16, 2025