

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

Mayor and Council
Regular Meeting Minutes of December 1, 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 7:15pm.

1. Neil Schloss, 109 Mercer Street, Hightstown, NJ: He is the CPA for the Mendies and updates the Council on their Cannabis application submitted to the State. An inspector has been assigned by the CRC. It is a woman own business. He has spoken to Mr. Cannon as the State is looking for a Zoning approval letter that states that Cannabis is allowed in that Zone
2. Michael Ticktin, 37 N. Valley Road: Would like a copy of the DEP compliance letter regarding the Wastewater Treatment Plant.

M/Malkin closed the Public Comment for agenda items at 7:21pm.

CORRESPONDENCE:

1. Letter received from Department of Environmental Protection, dated November 20, 2025, regarding the Compliance Evaluation Inspection at the Wastewater Treatment Plant.

MINUTES:

1. Regular Council Meeting Minutes – October 20, 2025
On a motion by C/Warnick to accept the minutes, with a second offered by C/Luongo the minutes were approved by the following roll call vote:

Roll Call:

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

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

ORDINANCES:

Public Hearing and Second 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

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

1. Kurt Rothfus, 3 Tamara Drive: Asks for basic information on the repair? C/Warnick gives a synopsis
of the repairs that are needed.

M/Malkin closes the public comment at 7:25pm.

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

Roll Call:

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

Public Hearing and Second 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

M/Malkin opens the public comment at 7:26pm.

No Public Comment.

M/Malkin closes the public comment at 7:26pm.

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

Roll Call:

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

CONSENT AGENDA RESOLUTIONS:

Resolution 25-119 Payment of Bills for December 1, 2025

C/Warnick made a motion to adopt the Consent Agenda Resolution 25-119, with a second from
C/Luongo and was adopted by the following roll call vote:

Roll Call:

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

MAYOR’S APPOINTMENTS: Planning Board

Mayor Malkin reads into the record the following people to serve as members on the Borough of
Roosevelt Planning Board.

BE IT RESOLVED that Arielle Debira is hereby appointed as an Alternate 2 to the Borough of Roosevelt Planning Board for a two (2) year term commencing December 1, 2025 and ending December 31, 2027.

BE IT FURTHER RESOLVED that Ron Scibetti is hereby appointed as an Alternate 3 to the Borough of Roosevelt Planning Board for a one (1) year term commencing December 1, 2025 and ending December 31, 2026.

BE IT FURTHER RESOLVED that John Impellizari is hereby appointed as an Alternate 4 to the Borough of Roosevelt Planning Board for a two (2) year term commencing December 1, 2025 and ending December 31, 2027.

BE IT FURTHER RESOLVED that a copy of these appointments be forwarded to the Borough of Roosevelt Planning Board and to the appointees.

REPORTS OF COMMITTEE CHAIRS:

Administration: No report at this time.

Community Dev/Code: C/Herrstrom reports on the Amphitheater project. Approximately \$140,000 in pledges has been received so far, more will be coming in. Friends for Roosevelt is still working on closing the gap. ETM is working on Technical Specifications and should be ready shortly. We are working to be ready to go out to bid by early January. As soon as we receive the technical specifications a meeting will be set up with the Borough Engineer, Carmella Roberts. ETM will be in attendance for the bid opening and the review and evaluation and prepare a letter of recommendation for the Borough Council. On the bill list was \$32,700 for payment to ETM for work done to date; remainder to follow. The Seniors next meeting will be on December 23rd at 11:30am at Borough Hall. The meeting will be pot luck and will be discussing the 2026 schedule of events.

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

Finance: No report at this time

Public Works: No report at this time.

Utilities: No report at this time.

REPORTS FROM BOROUGH OFFICIALS:

C/Warnick reports he was not able to attend the last Board of Education meeting and emailed the Board President with everything he would have brought up. They do not post their minutes. There will be a fundraiser at Perkins Pancakes on 12/5 & 12/19 for 10% off. Need to show fundraiser flyer. Most people were happy with the leaf pick up. Woodland Path issues with slipping. Signs need to be posted "Slippery when wet" and put at each end of path. Hilary Wilder is looking for Watershed map update? I forwarded to Ana and she said if Roberts Engineering is involved they should be on top of it. The Forest Management Plan needs to be updated and the cost is \$6200. The plan for the period 2017-2021 is posted on the Borough website and the Borough received an extension to 12/31/26. The plan back then cost approximately \$3,250 and the EC received a grant for \$3,000.

Michael Ticktin discussed Beach trees diseases and will bring up at EC meeting.

UNFINISHED BUSINESS: None

NEW BUSINESS: None

PUBLIC COMMENT (Any item)

M/Malkin opens the public comment at 7:44pm.

No public comment.

M/Malkin closes the public comment at 7:44pm.

CLOSED SESSION:

Resolution 25-120 Providing for a Private Executive Meeting that Excludes the Public

C/Warnick 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. Items Falling Under Attorney/Client Privilege: Green Acres Encroachment
 - b. Contracts: Hightstown Shared Service 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/Herrstrom, C/Luongo, C/Kaufman-Marut, C/Warnick

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

ADJOURN CLOSE SESSION:

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

Time In: 7:46pm Time Out: 8:15pm.

ADJOURNMENT:

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

Time Out: 8:16pm.

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

Respectfully Submitted,

Kathleen Hart, Borough Clerk

Adopted Date: December 16, 2025