

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

Mayor and Council
Regular Meeting Minutes of February 2, 2026

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 261, 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 published in The Times and Asbury Park Press.

Motion to present the name of Gregory S. DeFoe, Jr. as Council Member to replace Unexpired Term of Lou Esakoff, term expiring December 31, 2026.

C/Warnick made a motion to present Gregory S. DeFoe, Jr. as council member to replace Lou Esakoff, term expires December 31, 2026, with a second offered by C/Feigenbaum

Roll Call:

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

Resolution 26-32 Resolution Appointing Gregory S. DeFoe, Jr. to an Unexpired Term as Councilperson Within the Borough of Roosevelt, County of Monmouth with Said Term Expiring December 31, 2026

C/Herrstrom made a motion to adopt Resolution 26-32, with a second offered by C/Warnick

Roll Call:

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

OATH OF OFFICE

OATH OF OFFICE was administered by Borough Clerk, Kathleen Hart, to Mr. Gregory S. DeFoe, Jr. for an unexpired term expiring December 31, 2026.

ROLL CALL

	PRESENT	ABSENT	LATE ARRIVAL
<i>Councilmember Gregory S. DeFoe</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>	✓		
<i>Other Attendees:</i>			
<i>Greg Cannon, Borough Attorney</i>	✓		
<i>Kathleen Hart, Borough Clerk</i>	✓		

MAYOR’S REPORT: None

PUBLIC COMMENT: (Agenda items only)

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

No Public Comment.

M/Malkin closed the Public Comment for agenda items at 7:14pm.

CORRESPONDENCE:

1. Letter received from Roberts Engineering Group LLC, dated January 26, 2026 regarding the funding for the FY2026 Municipal Aid Program for Improvements to Pine Drive, Phase II
2. Letter received from Roberts Engineering Group LLC, dated January 22, 2026 regarding the Annual Certification and Stormwater Pollution Prevention Plan for Tier A NJPDES Stormwater Permit

MINUTES: None presented

CONSENT AGENDA RESOLUTIONS:

- Resolution 26-33 Payment of Bills for February 2, 2026
- Resolution 26-34 Resolution Authorizing the County of Monmouth Mosquito Control Division to Conduct Aerial Mosquito Control Operations within Roosevelt Borough
- Resolution 26-35 Resolution Authorizing and Providing for the Issuance and Sale of \$1,447,000 Bond Anticipation Notes of the Borough of Roosevelt, in the County of Monmouth, New Jersey to the Monmouth County Improvement Authority, and Determining Various Matters in Connection Therewith
- Resolution 26-36 Resolution Authorizing Roberts Engineering Group, LLC to Prepare the Annual Certification and Stormwater Pollution Prevention Plan (SPPP) for the Borough of Roosevelt

C/Warnick made a motion to adopt Resolutions 26-33 through 26-36, with a second offered by C/Herrstrom.

Roll Call:

AYES: C/DeFoe, C/Feigenbaum, C/Herrstrom, C/Kaufman-Marut, C/Luong, C/Warnick
 NAYS: None ABSTAIN: None ABSENT: None

RESOLUTION:

The Borough Council discussed the Council Committees and Resolution 26-37 was amended. Municipal Clerk, Kathleen Hart read Resolution 26-37 into the record.

RESOLUTION AMENDING COUNCIL COMMITTEES FOR THE YEAR 2026

WHEREAS, N.J.S.A. 40A:60-3(e) authorizes the Borough Council at its annual meeting to establish committees of the Council for the ensuing year; and

WHEREAS, it is the desire of the Borough Council to amend the committees.

NOW, THEREFORE, BE IT RESOLVED by the Borough Council of the Borough of Roosevelt, in the County of Monmouth, State of New Jersey as follows:

1. The following Borough Council Committees are hereby amended for the year 2026:

COMMITTEE	COMMITTEE CHAIR		
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Administration	Kristine Kaufman-Marut	Constance Herrstrom	Danelle Feigenbaum
Community Development/Code Enforcement	Constance Herrstrom	Danelle Feigenbaum	Gregory S. DeFoe, Jr.
Environmental Health & Safety	Danielle Feigenbaum	Ralph Warnick	Gregory S. DeFoe, Jr.
Finance	Gregory S. DeFoe, Jr.	Constance Herrstrom	Claudia Luongo
Public Works	Ralph Warnick	Kristine Kaufman-Marut	Claudia Luongo
Utilities	Claudia Luongo	Ralph Warnick	Kristine Kaufman-Marut

2. Special committees shall be established as deemed necessary by the Mayor or a majority of the members of the Borough Council.
3. The Committee Chair shall report at each meeting of the Borough Council on the committee’s principal activities and recommendations.
4. Committees shall not act in any manner or make decisions which set precedent or are at variance with existing policy.

C/Warnick made a motion to adopt Resolution 26-37, with a second offered by C/Kaufman-Marut.

Roll Call:

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

REPORTS OF BOROUGH OFFICIALS:

Environmental, Health & Safety: C/Feigenbaum reports an estimate of \$4,500 from The Watershed Institute for Roosevelt to participate in the Upper Millstone Working Group and a resolution will need to be adopted for participation.

REPORTS FROM COMMITTEE CHAIRS:

Administration: No Report.

Community Dev/Code: C/Herrstrom reports on the FDR project and that bids are expected to be back on February 12, 2026. Dave Sitler will review the bids and make a recommendation. Robert’s Engineering will be in attendance to do the bid opening and then will e-mail Borough Attorney, Greg Cannon, to review the bid documents. They will send the successful bidder information to Ana and Kathleen and then Borough Attorney will prepare the resolution. The Senior Group will have a luncheon gathering on February 9, 2026 at the First Wok and their March 10th meeting will be held at Borough Hall and will be inviting residents from Solar Village.

Environmental, Health & Safety: No Report.

Finance: No Report

Public Works: No Report

Utilities: C/Luongo reports on the Roadway Grant for Pine Drive and brings up the water mains. Attorney, Greg Cannon discussed the procedures.

REPORTS FROM COMMITTEE CHAIRS:

Michael Ticktin, Environmental Commission Chair: Asks if the Council will be passing the resolution to intend to participate in Upper Millstone River Watershed Work Group. It will be passed at the next meeting.

UNFINISHED BUSINESS: None

NEW BUSINESS:

1. Environmental Commission request the Borough Council to pass a resolution participating in the Upper Millstone River Watershed Workgroup – A resolution will be put on the 2/17/26 agenda with the intent to participate.
2. Improvements to Pine Drive, Phase II – roadway and water main improvements – Add Bond Ordinance for first reading to the 2/17/26 agenda.

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/Warnick makes a motion to amend the agenda to include Resolution 26-39, with a second from C/Herrstrom and was adopted by the following roll call vote:

Roll Call:

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

NAYS: None ABSTAIN: None ABSENT: None

The Borough Clerk Hart read Resolution 26-39 into the record.

Resolution 26-39 Resolution Authorizing The Borough Engineer to Attend The Bid Opening and Prepare a Bid Summary For The Franklin Delano Roosevelt Memorial Amphitheater

BE IT RESOLVED by the Mayor and Council of the Borough of Roosevelt that the Borough Engineer is hereby authorized to attend the bid opening and prepare a bid summary for the Franklin Delano Roosevelt Memorial Amphitheater at a cost not to exceed \$1,500.00.

BE IT FURTHER RESOLVED that the review of bids and preparation of a recommendation for award will be prepared by David Sitler of ETM Associates, LLC and that the review of the legal documents will be conducted by the Borough Attorney.

C/Warnick made a motion to adopt Resolution 26-39, with a second offered by C/Herrstrom.

Roll Call:

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

NAYS: None ABSTAIN: None ABSENT: None

CLOSED SESSION:

Resolution 26-38 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/DeFoe.

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:
 - i. Green Acres Encroachment
 - b. Contract: Affordable Housing Rehabilitation
- 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:

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

ADJOURN CLOSE SESSION:

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

Time In: 8:17pm Time Out: 8:45pm.

ADJOURNMENT:

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

Time Out: 8:45pm.

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

Respectfully Submitted,

Kathleen Hart, Borough Clerk

Adopted Date: March 2, 2026