

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

Mayor and Council
Regular Meeting Minutes of March 2, 2026

Mayor Malkin opened the meeting at 7:18pm 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 December 24, 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.”

ROLL CALL

	PRESENT	ABSENT	LATE ARRIVAL
<i>Councilmember Gregory S. DeFoe</i>		✓	7:58PM
<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 7:19pm.
No Public Comment.
M/Malkin closed the Public Comment for agenda items at 7:19pm.

CORRESPONDENCE:

1. Letter from Roberts Engineering, dated February 10, 2026 regarding a notice of change in ownership.
2. Letter from Roberts Engineering, dated February 16, 2026 regarding preparing the DRBC Yearly Water Audit.
3. Letter from Roberts Engineering, dated February 18, 2026 regarding preparing a restoration survey for the Green Acres Violation.

MINUTES:

1. Regular Council Meeting Minutes – February 2, 2026

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/DeFoe, C/Feigenbaum

ORDINANCES:

SECOND READING AND PUBLIC HEARING:

Bond Ordinance 2026-02 Bond Ordinance Providing For Various Roadway Improvements To Pine Drive, Appropriating \$418,355 Therefor And Authorizing The Issuance Of \$240,846 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 7:21pm.

- 1. Michael Ticktin, 37 N. Valley Road - Asks for clarification of the disparity in the numbers. Attorney, Greg Cannon explains that it is the difference between the bonds and notes, the down payment and the NJ DOT grant. (The grant amount is roughly \$178,000)

M/Malkin closes the public comment at 7:24pm.

C/Warnick made a motion to adopt Ordinance 2026-02 on second reading, with a second offered by C/Luongo.

Roll Call:

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

SECOND READING AND PUBLIC HEARING:

Bond Ordinance 2026-03 Bond Ordinance Providing For Various Water Utility Improvements Along Pine Drive, Appropriating \$131,232 Therefor And Authorizing The Issuance Of \$131,232 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 7:25pm.

No Public Comment.

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

C/Warnick made a motion to adopt Ordinance 2026-03 on second reading, with a second offered by C/Luongo.

Roll Call:

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

CONSENT AGENDA RESOLUTIONS:

- Resolution 26-41 Payment of Bills for March 2, 2026
Resolution 26-42 Resolution Endorsing Revolution NJ and the 250th Anniversary of the Founding of the United States in 2026
Resolution 26-43 Resolution Authorizing the Execution of an Agreement with Cameron Corini of Roberts Engineering Group LLC, as Borough Engineer for the Borough of Roosevelt
Resolution 26-44 Resolution Authorizing Roberts Engineering Group, LLC, to Prepare a Yearly Water Audit for 2025 and Submit to the Delaware River Basin Commission (DRBC)
Resolution 26-45 Resolution Authorizing Roberts Engineering Group, LLC, to Prepare a Restoration Survey for the Borough Owned Property at Block 7, Lot 23
Resolution 26-46 Resolution Authorizing a Contract with AlphaDog Solutions, LLC, d/b/a NJLegalads.com

- Resolution 26-47 Resolution Requesting the Monmouth County Board of Taxation and/or the New Jersey State Legislature Amend the Regulations and Statutes Authorizing the Monmouth County Assessment Demonstration Program to Permit Each Municipality with the Option to Participate or Withdraw Therefrom
- Resolution 26-48 Resolution Authorizing Execution and Award of a Non-Fair and Open Contract for an Affordable Housing Administrative Agent for Housing Rehabilitation Program Services for the Borough of Roosevelt

C/Warnick made a motion to adopt Resolutions 26-41 through 26-48, with a second offered by C/Luongo. C/Luongo questions Resolution 26-42 which followed by a discussion regarding the 250th. Anniversary. C/Herrstrom states we would like to also coordinate Roosevelts 90th celebrations with the opening of the Amphitheater.

Roll Call:

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

REPORTS OF COMMITTEE CHAIRS:

Administration: C/Kaufman-Marut states that the Borough would like to recognize and thank Carmela Roberts, from Roberts Engineering for her service to the Borough and are confident that Cameron Corini will continue the same service. The Borough is still looking for substitute crossing guards.

Community Dev/Code: C/Herrstrom reports the Seniors had their luncheon at First Wok and on March 10th the Senior meeting will be at Borough Hall serving pizza. All Seniors are welcome. The April meeting will be a trip to the Refurbished Art Museum in Princeton. The Amphitheater bids are still being reviewed and hopefully will have a resolution on the agenda at the next Council meeting. Would also like to see the lowest bidder be approved for the Shed at the next council meeting. Friends for Roosevelt funds raised is still the same and what is left so far for the matching grant is \$20,266.

Finance: No Report.

Public Works: C/Warnick states a great job was done snow plowing on the recent snowstorm.

Utilities: No report.

REPORTS OF BOROUGH OFFICIALS:

Tim Hartley, 29 Farm Lane - Environmental Commission is requesting the Council to approve an application grant for CMFP (Community Management Forestry Plan) for a tree inventory. The current CMFP expired in 2021 (which we did receive an extension of time until end of 2026). It now needs to be updated. C/Warnick states that we will be participating in the Upper Millstone Watershed and the Assunpink Workgroup. The Environmental Commission has asked the Borough Council to authorize grant submission to NJ Urban and Community Forestry Program Stewardship Application. The grant would be approximately \$7,000. Tim Hartley states that the grant is only to cover the cost of updated inventory. M/Malkin asks if trees are identified as hazardous are we committed to address the problem once it is identified? C/Warnick does not believe so. Tim Hartley states that there is no obligation this is just to update the CMFP. The State would be willing to help us but only if we have an updated CMFP. Tim Hartley states there are 4 benefits to doing the CMFP: 1. reduced liability for the Borough. 2. access to grant funding for forestry management, 3. assurance of professional tree management advise and 4. compliance with state/regional planning goals. Last thing is maintaining Sustainable Jersey Bronze Certification, which we have had for 15 years. Tim Hartley gives a brief review on the disease effecting beech trees. The Council discussed and a resolution will be placed on next agenda.

C/Warnick reports on the Board of Education – School play is scheduled for March 18 at 6:30pm. The school has updated its policies to match up with the State, however, there is one policy that will be interesting and it is the removal of books from the school library. Only if a parent publicly requests the removal of a book, they will have to set up a committee, consisting of teachers, parents etc. Then the committee will need to read the book and make a recommendation if the book should be banned. Also, the school gardener is retiring and they are looking for a replacement.

UNFINISHED BUSINESS: None

PUBLIC COMMENT (Any item)

M/Malkin opens the public comment at 8:08pm

1. Tim Hartley, 29 Farm Lane – Asks if the end of Pine Drive is being done? The answer is yes.
2. Michael Ticktin, 37 N. Valley Road – Asks about the resolution for the restoration survey for Block 7 Lot 23? Attorney, Greg Cannon responds it's a portion of Beth Battel's farm where the fence was taken down. For years the Borough has been getting letters about the encroachment. We were ready to close the violation, however, there still are some items in the Green Acres area that need to be removed. So we have to get a survey to get a define point and then we will ask Ms. Battel to remove the items that was utilized by the farm.

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

ADJOURNMENT:

C/Warnick made a motion, with a second offered by C/DeFoe, 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,

Kathleen Hart, Borough Clerk

Adopted Date: April 6, 2026