

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

Mayor and Council  
Regular Meeting Minutes of May 18, 2026

Mayor Malkin opened the meeting at 7:07pm 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>	✓		
<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 7:08pm.  
No Public Comment.

M/Malkin closed the Public Comment for agenda items at 7:08pm.

CORRESPONDENCE: None

MINUTES: None Presented

CONSENT AGENDA RESOLUTIONS:

- Resolution 26-69      Payment of Bills for May 18, 2026
- Resolution 26-70      Resolution Amending Resolution 26-62
- Resolution 26-71      Resolution of the Borough of Roosevelt, County of Monmouth, State of New Jersey, Authorizing the Appointment of Gail Scaglione as Tax Assessor
- Resolution 26-72      Resolution Renewing a 3-Year Contract with Passaic Valley Sewerage Commission (PVSC) to Accept the Sludge from the Sewage Treatment Plant
- Resolution 26-73      Resolution of the Borough Council of the Borough of Roosevelt Waiving March/April Water and Sewer Utility Billings for 5 Cedar Court, Block 2, Lot 51
- Resolution 26-74      Resolution Authorizing Roberts Engineering Group, LLC to Prepare an Application for the New Jersey Department of Transportation (NJDOT) Municipal Aid Grant Fiscal Year 2027

C/Warnick made a motion to adopt Consent Agenda Resolutions 26-69 through 26-74, with a second offered by C/Luongo.

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:

C/Warnick reports the School is putting in a new roof over the gym, HVAC system and a new pre-school playground. The entire project is covered by grants. Pre-School up to 12 students now hoping for 24 students.

REPORTS OF COMMITTEE CHAIRS:

Administration: C/Kaufman-Marut reports we received a flyer from our insurance regarding new scam that is going around and the flyer has been posted on the website and e-blast to residents.

Community Dev/Code: C/Herrstrom gives an update on the Amphitheater. Still waiting for permits from Freehold Soil & NJDEP. A letter was submitted to Monmouth County to extend the grant until December 31, 2026. At the last Senior meeting on 5/12/26 there were 18 seniors met at Plaza Azteca to celebrate Cinco de Mayo. The June date has not been set but going to Lavender Farm in Upper Freehold.

Environmental, Health & Safety: No Report.

Finance: No Report.

Public Works: C/Warnick reports that the Amphitheater project workers needed water and 500 gallons were distributed. The contractor will cover cost.

Utilities: C/Luongo reports the sewage plant received a non-compliance letter due to the testing company not submitting the reports to the DEP. Arrangements were made to send the reports to the NJDEP as soon as John Holden found out. We will not be fined but the violation letter will stay in record. M/Malkin is trying to get the lab to send a letter stating it was their fault.

UNFINISHED BUSINESS: None

NEW BUSINESS:

1. Street Sweeping is scheduled for 6/1 & 6/2, weather permitting. Rain date: 6/4 & 6/5. Cars, trash cans, recycling cans and basketball hoops all must be removed from the street. Nothing can be in the street. A flyer will be sent out.
2. Resolution 26-75 – Approving and Accepting Donation from the Fund for Roosevelt for Wayside Panels for the Franklin Delano Roosevelt Memorial Amphitheater

C/Warnick made a motion to adopt Resolution 26-75, with a second offered by C/Luongo.

Roll Call:

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

3. Resolution 26-76 – Appointing a Municipal Housing Liaison

C/Warnick made a motion to adopt Resolutions 26-76, 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  
PUBLIC COMMENT (Any item)

M/Malkin opens the public comment at 7:32pm.

1. Neil Schloss, 19 Robbins Road, Millstone: Good evening Madam Mayor, members of the Town Council, and residents of the Borough of Roosevelt. I stand before you tonight with immense gratitude on behalf of CannaSense Cultivators, Inc. Back in August of 2025, this Council and Madam Mayor placed your trust in our vision by granting us a resolution of support. At that time, you saw the potential not only for a new business, but for an opportunity to make history here in Roosevelt and throughout the State of New Jersey. Today, I am proud to share that this past Thursday, CannaSense Cultivators officially secured state approval for our annual cannabis license from the State of New Jersey. This achievement would not have been possible without the support, leadership, and confidence shown by this governing body from the very beginning. CannaSense Cultivators is honored to be recognized as the first 100% woman-owned preserved farm in New Jersey to receive this level of state cannabis licensing approval. That milestone represents more than business success—it represents perseverance, responsible agriculture, and the belief that innovation and preservation can work hand in hand. We are committed to operating with integrity, transparency, environmental responsibility, and respect for this community. Roosevelt’s unique spirit—its commitment to preservation, creativity, and forward-thinking values—makes it the perfect home for this historic achievement. Your support helped open the door for us to move through a rigorous state process and reach this important milestone. For that, we are sincerely thankful. We look forward to continuing to work alongside the Borough, contributing positively to the community, and demonstrating what responsible cultivation and stewardship can look like here in New Jersey. Thank you again Madam Mayor, members of Council, and the residents of Roosevelt for believing in us and supporting this journey. Thank you.

M/Malkin closes the public comment at 7:35pm.

M/Malkin stated that the Borough didn’t take this lightly and spoke to many people about this, the State Police, other farmers, other cannabis dispensaries to make sure this was a positive move for Roosevelt. Everyone was supportive, even some people who weren’t in favor of legalization, but as long as it was legalized they were in favor of the farming. Next step will be before the Planning Board.

#### **CLOSED SESSION:**

Resolution 26-77 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
- 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/Luongo, to adjourn closed session meeting with an All in Favor.

Time In: 7:42pm Time Out: 8:12pm.

ADJOURNMENT:

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

Time Out: 8:13pm.

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

Respectfully Submitted,

---

Kathleen Hart, Borough Clerk

Adopted Date: June 15, 2026