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

Mayor and Council
Regular Meeting Minutes of September 8, 2026

Mayor Malkin opened the meeting at 7:15pm 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
Councilmember Gregory S. DeFoe		✓	7:26PM
Councilmember Danelle Feigenbaum		✓	
Councilmember Constance Herrstrom	✓		
Councilmember Claudia Luongo		✓	
Councilmember Tina Kaufman-Marut	✓		
Councilmember Ralph Warnick	✓		
Mayor Peggy Malkin	✓		
Other Attendees:			
William McGuinn, Borough Attorney	✓		
Kathleen Hart, Borough Clerk	✓		

MAYOR'S REPORT: None.

PUBLIC COMMENT: (Agenda items only)

M/Malkin opened the meeting to Public Comment for agenda items only at 7:16pm.
No Public Comment.
M/Malkin closed the Public Comment for agenda items only at 7:16pm.

CORRESPONDENCE:

1. Letter from Roberts Engineer Group, LLC, dated July 15, 2026 regarding recommendation for the Wastewater Treatment Plant Trickling Filter Replacement.
2. Letter from ETM Associates, LLC, dated August 18, 2026 regarding Monument Structural Engineer Condition Analysis and Field Observation Report from ETM Associates, LLC site visit on August 11, 2026 regarding the removal of the FDR Monument stone cladding and an additional structural evaluation is recommended to evaluate the monument and provide recommendations before proceeding with any additional work.
3. Letter from NJ Department of Transportation, dated August 17, 2026 regarding 2027 Safe Routes to School (SRTS) Program.

MINUTES: None presented

ORDINANCE:

SECOND READING

2026-10 AMENDMENT TO ORDINANCE 2026-04 SETTING THE SALARY RANGE AND COMPENSATION OF CERTAIN OFFICIALS, POSITIONS AND

EMPLOYEES IN THE BOROUGH OF ROOSEVELT, COUNTY OF MONMOUTH, STATE OF NEW JERSEY

M/Malkin opens the public hearing at 7:18pm
No Public Comment.
M/Malkin closes the public hearing at 7:19pm

C/Warnick made a motion to adopt Ordinance 2026-10 on second reading, with a second offered by C/Kaufman-Marut.

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

FIRST READING

2026-11 BOND ORDINANCE AMENDING IN PART BOND ORDINANCE NO. 2026-05 ADOPTED ON JULY 6, 2026, PROVIDING FOR TRICKLING FILTER REPLACEMENTS IN CONNECTION WITH THE WASTEWATER TREATMENT PLANT, IN ORDER TO INCREASE THE BOROUGH'S APPROPRIATION THEREFOR BY $310,000 FOR A TOTAL APPROPRIATION OF $2,405,000, TO INCREASE THE AUTHORIZED BONDS AND NOTES TO BE ISSUED TO FINANCE A PORTION OF THE COSTS THEREOF BY $310,000 FOR A TOTAL DEBT AUTHORIZATION OF $2,405,000, AND 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/Warnick made a motion to adopt on first reading Ordinance 2026-11, with a second offered by C/Kaufman-Marut.

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

Second Reading and Public Hearing is scheduled for October 5, 2026 at Roosevelt Borough Hall, 33 N. Rochdale Avenue, Roosevelt, NJ.

CONSENT AGENDA RESOLUTIONS:

Resolution 26-107	Payment of Vouchers September 8, 2026
Resolution 26-108	Resolution for Renewal of Membership in the Monmouth Municipal Joint Insurance Fund
Resolution 26-109	A Resolution of the Borough Council of the Borough of Roosevelt Awarding a Contract for Wastewater Treatment Plant Trickling Filter Replacement
Resolution 26-110	Resolution Authorizing the Award of a Non-Fair and Open Contract for Professional Structural Engineering to French & Parrello Associates for Improvements to the Franklin Delano Roosevelt Memorial Amphitheater

C/Warnick made a motion to adopt Consent Resolution 26-107 through 26-110, with a second offered by C/Herrstrom.

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

REPORTS OF COMMITTEE CHAIRS:

Administration: C/Kaufman-Marut reports that Ana is organizing the Bulk and Branch pick-up flyers.

Community Dev/Code: C/Herrstrom reports work at the Amphitheater has stopped. A Herpetologist needs to be onsite (as per the DEP) while the work is being done, or we can wait until November, which we really do not want to do. We haven't decided at this point on how we move forward. This will be discussed further in tonight's executive session. A resolution was adopted tonight on awarding a contract to the structural engineering to evaluate the condition on the plinth. The Senior Group had a good turn-out for the July and September meetings.

Environmental, Health & Safety: No Report.

Finance: No Report.

Public Works: C/Warnick reports he has met the new DPW employee, John.

Utilities: No Report.

REPORTS OF BOROUGH OFFICIALS:

C/Warnick reports on the Board of Education: School opened on time but the gym is closed due to new air conditioning being installed. There are 2 Pre-School classes and 3 new teachers have been hired.

UNFINISHED BUSINESS: None

NEW BUSINESS: None

PUBLIC COMMENT (Any item)

M/Malkin opens the public comment at 7:33pm

1. Jane Rothfus, 3 Tamara Drive: Question if Resolution 26-110 is in response to correspondence number 2 and if the $12,000 left in budget would pay for French & Parrello Associates. M/Malkin said yes to both questions. Asks what is the difference between an ordinance and resolution. Also asks when will the contents of the closed session will be made public? M/Malkin states that will be announced when the resolution is read.
2. Kurt Rothfus, 3 Tamara Drive: Questions why work can't continue at the FDR and why we have to wait. Discussion takes place regarding the Herpetologist, the wood turtles and the structural engineer for the plinth.
3. Mary Tulloss, 21 Lake Drive: Asks what is being discussed in Executive Session? M/M responds the Clerk will read the statement and that should explain it. Ms. Tulloss also asks if it involves the Herpetologist? Clerk Hart responds possibly 2 resolutions will be added to the agenda, so formal action may be taken after closed session. M/Malkin responds the Herpetologist can begin work now or if we wait until November 15, the turtles go into hibernation and there would be no need for the Herpetologist – they hibernate until April. Ms. Tulloss asks C/Warnick if there any danger to the children? C/Warnick responds there is no danger to the children, the roof has been repaired – just siding on the side of precaution.

M/Malkin closes the public comment at 7:43pm

CLOSED SESSION:

Resolution 26-111 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 and states after closed session formal action may be taken.

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 – Potential Contracts
- 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/Herrstrom, C/Kaufman-Marut, C/Warnick
NAYS: None ABSTAIN: None ABSENT: C/Feigenbaum, C/Luongo

ADJOURN CLOSE SESSION:

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

Time In: 7:48pm Time Out: 8:17pm.

Resolution 26-112 Approving Fourth Addendum to Project Agreement with the Fund for Roosevelt to Reimburse the Soft Costs for the Renovation of the Franklin Delano Roosevelt Memorial Amphitheater

C/Warnick offered the following Resolution and moved its adoption, which was second by C/DeFoe

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

Resolution 26-113 Awarding a Non-Fair and Open Contract for Professional Herpetologist Services to Dubois and Associates for Improvements to the Franklin Delano Roosevelt Memorial Amphitheater

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

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

ADJOURNMENT:

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

Time Out: 8:20pm.

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

Respectfully Submitted,

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Kathleen Hart, Borough Clerk

Adopted Date: October 19, 2026