

**Borough of Roosevelt
33 N. Rochdale Avenue
Roosevelt, NJ 08555**

**Mayor and Council
Regular Meeting Minutes of April 4, 2022**

Mayor Malkin opened the meeting at 7:05 pm and explained that due to the Coronavirus and the need for social distancing, this meeting is being held remotely and available to the public in a live feed. Mayor Malkin read the Open Public Meetings Act statement: “Adequate notice of this meeting, as required by Chapter 231, P.L. 1975, has been provided by a public notice on January 12, 2022, which was posted on the Bulletin Boards at the 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 Robert Atwood</i>	✓		
<i>Councilmember Lou Esakoff</i>	✓		
<i>Councilmember Michael Hamilton</i>	✓		
<i>Councilmember Constance Herrstrom</i>	✓		
<i>Councilmember Steven Macher</i>	✓		
<i>Councilmember Joe Trammell</i>	✓		
<i>Mayor Peggy Malkin</i>	✓		

Also in attendance: Greg Cannon, Esq., Christina Malamut, Esq., Carmela Roberts, Borough Engineer and 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 7:07 pm.

No public comment.

M/Malkin closed the Public Comment for agenda items at 7:07 pm.

PRESENTATION:

- **Cannabis Presentation and Discussion:** Neil Schloss thanks the Council for inviting him tonight. He has been a CPA for 30 years in Hightstown, NJ, is a resident in Millstone Township and has been active in the community. Mr. Schloss gives a description on how he became involved in the cannabis industry 20 years ago and explains to the Council the different types of cannabis licenses that are available, the process for applying for a licenses and the taxation. The Council asks questions and would like to get in writing what was discussed.

Mayor Malkin states that this is just the first step in the process of the cannabis industry. Council discusses the possibility of a town forum to see what the resident’s feelings are towards the cannabis industry. Attorney Greg Cannon states that the Borough did pass an ordinance last year prohibited all cannabis uses under your zoning. In order to allow any type of cannabis business you would have to change that ordinance. The process should be complete by the end of the summer and describes the types of licenses that can be approved by the State. Mayor Malkin thanks Mr. Schloss for his presentation.

APPROVAL OF MINUTES: None presented

CORRESPONDENCE:

1. Letter from the State of New Jersey, Department of Environmental Protection, dated March 8, 2022 regarding the Compliance Evaluation and Assistance Inspection for Roosevelt Borough Water Department

ORDINANCES:

PUBLIC HEARING AND SECOND READING

BOND ORDINANCE 2022-02 BOND ORDINANCE PROVIDING FOR VARIOUS ROADWAY IMPROVEMENTS TO PINE DRIVE, APPROPRIATING \$420,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$200,000 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 7:52pm

No Public Comment

M/Malkin closes the public comment at 7:52pm

C/Hamilton states that this is for the Pine Drive roadwork and the water mains. The borough received \$180,000 in DOT grant and we are putting \$40,000 down payment from the CAP Fund.

C/Esakoff made a motion to adopt Ordinance 2022-02 on second reading, with a second offered by C/Trammell.

Roll Call:

AYES: C/Atwood, C/Esakoff, C/Hamilton, C/Herrstrom, C/Macher, C/Trammell

NAYS: None

ABSTAIN: None

ABSENT: None

PUBLIC HEARING AND SECOND READING

BOND ORDINANCE 2022-03 BOND ORDINANCE PROVIDING FOR VARIOUS WATER UTILITY IMPROVEMENTS, APPROPRIATING \$345,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$345,000 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 7:55pm

No Public Comment.

M/Malkin closes the public comment at 7:55pm

C/Hamilton states this is for Pine Drive with the financing spread out over 40-year term bond and rates are very low.

C/Esakoff made a motion to adopt Ordinance 2022-03 on second reading, with a second offered by C/Trammell.

Roll Call:

AYES: C/Atwood, C/Esakoff, C/Hamilton, C/Herrstrom, C/Macher, C/Trammell

NAYS: None

ABSTAIN: None

ABSENT: None

CONSENT AGENDA RESOLUTIONS:

Resolution 22-48 Payment of Bills for April 4, 2022

Resolution 22-49 Awarding Contract for Maintenance of Public Lands in the Borough to Kyle’s Lawn and Landscaping

Resolution 22-50 Resolution Authorizing Execution of Consulting Services Agreement with Farr Forestry Service, LLC for a Tree Inventory

Resolution 22-51 Resolution Authorizing Temporary Emergency Appropriations #2

C/Esakoff questions why are we paying for the tree inventory? C/Hamilton states that the Environmental Commission received a grant and this will be paid through the grant to see if there are any dangerous trees in the parklands, roadways, school and basically the whole town. John Ord from the School Board contacted me and there are trees around the monument that may need some work.

C/Esakoff made a motion to adopt Resolutions 22-48 through 22-51, with a second offered by C/Herrstrom.

Roll Call:

AYES: C/Atwood, C/Esakoff, C/Hamilton, C/Herrstrom, C/Macher, C/Trammell

NAYS: None

ABSTAIN: None

ABSENT: None

REPORTS OF COMMITTEE CHAIRS:

Environmental, Health & Safety: No report.

Administration: No report.

Finance: C/Hamilton states that the Finance Committee will start to look at the 2022 budget and asks the Council to start looking at your committees to see if there are any projects that need to be done. A Finance meeting will be scheduled soon.

Community Development/Code Enforcement: No report.

Public Works: C/Macher said that the new truck had a small hydraulic leak on the lift that was fixed. Greg DeFoe will drive around town to see if there are pot holes in the Borough that need attention.

Utilities: C/Trammell reports that the input manhole at the waste water plant was opened and grease and debris (10 – 5-gallon buckets) was removed. C/Hamilton would like a reminder to go out to the residents stating that no grease should go down the drains.

REPORTS OF BOROUGH OFFICIALS: Michael Ticktin, Environmental Commission questions if Kathleen will be sending the Tree Inventory contract to Mr. Farr for his signature. Kathleen will be sending it out the contract to Mr. Farr for his signature. The latest on the school is that the time changed for the meeting time to 7:00pm (6-3 vote). More money came in this year so there is no

immediate threat to the school. Hopefully people will continue to vote to support the school, and keep the school in town. M/Malkin states the school should be good until year 2025 and that we are sharing a principal with Millstone, Karen Barry. C/Hamilton states that it was encouraging that the additional aid was for Choice students. The Borough will do some cleaning up around the school property, especially around the monuments.

UNFINISHED BUSINESS:

C/Hamilton states Jeb called and said that an investment company purchased the house next to her property and improperly painted it and didn't know where the property line was and cut down some plantings on Jeb's property that were mature plantings. Due to low inventory people are getting large rents now, sometime you getting a lot of turn over, no vested interest in the community. Maybe we can look into this. Attorney Greg Canon states each time the occupancy changes we can require a CO inspection and registration of landlords or property owners who do not live in town. We can require landlord registration. Discussion takes place on considering having additional hours in code enforcement.

NEW BUSINESS:

1. Use of Borough Hall: Renata Farias-Rios request the use for June 4, 2022 from 2pm – 7pm for a graduation party.

C/Esakoff made a motion to approve, with a second offered by C/Trammell, with an All in Favor.

2. C/Trammell said he called Mike from State to look at the creek by the sewer plant as the water is backing up. He will send someone out next week. Also we are installing three (3) water test stations in on Farm Lane. C/Hamilton states that is concerned that the little pond in the back which starts in Millstone is now four (4) times its size. It is not draining properly and it is hitting the back of Mike's property. Possible beavers have blocked the pond and the State will look at that too.

PUBLIC COMMENT:

M/Malkin opens the public comment at 8:35pm

Michael Ticktin, 37 N. Valley Road states there is a pothole on Oscar Drive close to Rochdale Avenue.

M/Malkin closes the public comment at 8:35pm

CLOSED SESSION:

Clerk Hart read Resolution 22-52, Providing for a Private Executive Meeting that Excludes the Public.

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. Potential Litigation/Contractual – Private Property Drainage

b. Contractual – First Responder Services

- 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.

C/Hamilton made a motion, with a second offered by C/Esakoff, to adopt Closed Session Resolution

Roll Call:

AYES: C/Atwood C/Esakoff, C/Hamilton, C/Herrstrom, C/Macher, C/Trammell

NAYS: None

ABSTAIN: None

ABSENT: None

Time In: 8:38pm; Time Out: 9:14pm

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

ADJOURNMENT:

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

Time Out: 9:14m

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

Respectfully Submitted,

Kathleen Hart, Borough Clerk

Adopted Date: May 2, 2022