

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

**Mayor and Council  
Regular Meeting Minutes of September 19, 2022**

Mayor Malkin opened the meeting at 7:03pm 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**

	<b>PRESENT</b>	<b>ABSENT</b>	<b>LATE ARRIVAL</b>
<i>Councilmember Robert Atwood</i>	✓		
<i>Councilmember Lou Esakoff</i>			7:05PM
<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: Christine Malamut, Esq., 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 7:05pm.  
No Public Comment  
M/Malkin closed the Public Comment for agenda items at 7:05pm.

**CORRESPONDENCE:**

1. Letter from Roberts Engineering, dated September 16, 2022 regarding the Trickling Filter Evaluation for the Wastewater Treatment Plant

**APPROVAL OF MINUTES:**

1. September 6, 2022 Regular Meeting Minutes  
On a motion by C/Esakoff to accept the minutes, with a second offered by C/Hamilton.  
C/Hamilton states that under public comment regarding pesticide use on public lawns item number 1 (third line) should read on lawns not on laws.

The minutes were approved with the amendment by the following roll call vote:

Roll Call:

AYES: C/Atwood, C/Esakoff, C/Hamilton, C/Herrstrom, C/Macher, C/Trammell  
NAYS: None ABSTAIN: None ABSENT: None

2. April 18, 2022 Closed Meeting Minutes  
On a motion by C/Esakoff to accept the minutes, with a second offered by C/Hamilton. The

minutes were approved by the following roll call vote:

Roll Call:

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

NAYS: None ABSTAIN: None ABSENT: None

3. July 18, 2022 Closed Meeting Minutes

On a motion by C/Esakoff to accept the minutes, with a second offered by C/Atwood. The minutes were approved by the following roll call vote:

Roll Call:

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

NAYS: None ABSTAIN: None ABSENT: None

**ORDINANCE:**

**PUBLIC HEARING AND SECOND READING**

**ORDINANCE 2022-09 AN ORDINANCE SETTING THE SALARY RANGE AND COMPENSATION OF CERTAIN OFFICIALS, POSITIONS AND EMPLOYEES IN THE BOROUGH OF ROOSEVELT, COUNTY OF MONMOUTH, STATE OF NEW JERSEY**

C/Esakoff made a motion to adopt Ordinance 2022-09, on second reading, with a second offered by C/Atwood.

M/Malkin opens the public comment at 7:09pm

No Public Comment

M/Malkin closes the public comment at 7:10pm

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 22-89 Payment of Bills for September 19, 2022

Resolution 22-90 Resolution Determining the Form and Other Details of not Exceeding \$715,000 General Obligation Bonds, Series 2022, of the Borough of Roosevelt, in the County of Monmouth, New Jersey, and Providing for their Sale to the New Jersey Infrastructure Bank and the State of New Jersey, Pursuant to the State Fiscal Year 2023 New Jersey Water Bank

Resolution 22-91 Resolution Authorizing the Execution and Delivery of Loan Agreements to be Executed by the Borough of Roosevelt, in the County of Monmouth, New Jersey, and Each of the New Jersey Infrastructure Bank, and the State of New Jersey, Acting by and Through the Department of Environmental Protection, and Further Authorizing the Execution and Delivery of an Escrow Agreement, all Pursuant to the State Fiscal Year 2023 New Jersey Water Bank

Resolution 22-92 Resolution Authorizing 2022 Salaries for Roosevelt Borough Employees

C/Esakoff made a motion, with a second offered by C/Herrstrom Esakoff, to adopt the Consent Agenda Resolution 22-89 through 22-92.

C/Trammell asks if the \$715,000 is for the water mains on a particular street? M/Malkin replies that George Lang believes that the \$715,000 will be reduced, some of the principal will be forgiven and we'll get an excellent rate. This is all of the financing we did for Homestead Lane project, which

was all temporary financing and now this is the permanent financing. C/Hamilton states that we do a Bond Anticipation Note pretty much every year and then we roll it over to a loan with a favorable interest rate. This was all done in 2018 and we are just getting to the permanent financing.

**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:** No report

**Community Dev/Code:** C/Herrstrom states at the last meeting she was charged with putting together a committee to explore renovations and design to the Amphitheater. She will be contacting certain people for the committee; trying to put together the objective for the renovations and the design as a starting point and bring that back to the Council as soon as we have that done. Would love to have input from the Council on your objectives that you want satisfied. It's been suggested that we do as much as possible in house. M/Malkin states she would like to be on the committee. \* See attached report.

**Public Works:** No report

**Utilities:** C/Trammell reports that he received the letter from Roberts Engineering about the trickling filters at an approximate cost of 3 million dollars. At this point there is no relief from the state or federal governments. He will keep everyone apprised.

**REPORTS OF BOROUGH OFFICIALS:** No Report

**UNFINISHED BUSINESS/OLD BUSINESS:** No Report

**NEW BUSINESS:**

1. Movie Night – 9/24/22 at 7:30pm: M/Malkin states that there will be pizza, soda, water and popcorn. Also, that afternoon is the town wide yard sale.
2. Discussion of Property to be added to Green Acres: C/Herrstrom states that previously discussed were considering 2 projects for grants from the County under the Open Space Acquisition Fund and suggests separating them for discussion tonight and only focus on the property project. I proposed to the Council that we come to a decision on whether and how to move forward regarding the property that conforms to the Green Acres concept (only the 12 acres on Lake Drive). M/Malkin states those 12 acres will be extremely beneficial to the town and C/Esakoff agrees. This will be discussed in closed session at the October 3, 2022 meeting. C/Herrstrom would like to move forward with the application process. Attorney Christine Malamut, Esq. states you can pass a resolution to apply for the grant now, and you don't have to take those funds, it's just a resolution to file the application. C/Hamilton agrees with preserving that land, this is wet lands and believe there is no danger in it being developed. It is costing us very little with 2 partners, which will only be 25% of the cost. C/Hamilton makes a motion to apply for Open Space Acquisition Fund Grant from Monmouth County for Block 7 Lot 10.04, with a second by C/Esakoff, which will be memorialized at the next meeting, all are in favor. See attached Report.

**PUBLIC COMMENT: (Any item)**

**M/Malkin opens the public comment at 7:35pm**

1. Michael Ticktin, 37 N. Valley Road – As Historian and Chairman of Environmental Commission I want to commend the Council in adopting this resolution, it is very important to preserving the Open Space design of the town and protecting the people on the northern side of Lake Drive.

2. Jean Shahn – 18 Tamara Drive: She hopes that the Amphitheater is only restored and not redesigned. She looks forward to attending in person meetings as Zoom is very unpleasant. Quality of life in the community is wonderful and that you have updated the water, sewer and roads. This community lacks a place where people can casually encounter each other socially, without it being a scheduled event, such as a deli or café. She would like the deli owner to get back the liquor license for free with a legally binding business plan that the deli be operated. It really should be addressed. With the frequent turnover of residents, she would like longer leases be required; a year lease is too short. Maybe a more active long term plan needs to be done by the Planning Board to enhance the quality of life in Roosevelt. M/Malkin states that if you have complaints, please come in or call the Code Enforcement Officer.

**M/Malkin closes the public comment at 7:44pm**

**The October 17, 2022 Borough Council has been scheduled for in person with optional masks.**

#### **ADJOURNMENT**

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

Time Out: 7:46pm

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 17, 2022

## Report from C/Herrstrom

A.

We have previously discussed two projects to be considered for grants from the County under the Open Space Acquisition Fund. I am suggesting that we separate them for discussion tonight and focus only on the property project and propose to the Council that we come to a decision on whether and how to move forward regarding property that conforms to the Green Acres concept that was part of the original design of our community.

I ask that each of you consider what you value in our community and consider how you would feel if the property behind your house was owned by someone else who has a different idea about the woods composition. Consider mostly recently the residents who would have been affected by extending the Fire House deeper into the woods, subsequently abandoned, and the outcry. What about the woods behind your property?

The original design of the community was for greenery and woods (green acres) behind each resident's property (except corner lots) to be owned and controlled by the Borough for the enjoyment of its residents. There are several houses on the North side of Lake Drive, Lot 7 on the tax maps of Roosevelt, that are not owned and controlled by the Borough and therefore could be vulnerable. To extend the original design of the town, the County has grants available under the Open Space Acquisition Fund to provide half of the cost. The Borough would be responsible for the other half, but the Fund for Roosevelt would provide 50% of the support that the Borough would need to expend to purchase Lot 7 which is 12.82 acres.

We have an opportunity to eliminate the vulnerability of the residences on Lake Drive that abut Lot 7 with this purchase. Also, this protects the land in perpetuity, thereby extending the heritage of the original plan for the Roosevelt community. Are we ready, after discussion, to come to a decision on this 12.82 acre parcel?

And if there is any other property that is to be considered as farmland preservation, this should be a separate discussion with the Fund for Roosevelt about the funding sources that they were successful in obtaining previously.

B.

I have been charged with putting together a committee to explore the renovation and design of the Ampitheater. Initially, we will be looking at establishing the objectives for the project in smaller groups before bringing this to the public at large for further input. It has been suggested that we try to do this as much as possible in house. We can start of that path and see where this leads. I will provide reports periodically for your input and suggested direction.