

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

**Mayor and Council  
Regular Meeting Minutes of February 6, 2023**

Mayor Malkin opened the meeting at 7:11 p.m. and read the Open Public Meetings Act notice which stated, Adequate notice of this meeting, as required by Chapter 231, P.L. 1975, has been provided by a public notice on January 6, 2023 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**

	<b>PRESENT</b>	<b>ABSENT</b>	<b>LATE ARRIVAL</b>
<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: Christine Malamut, Esq., and Kathleen Hart, Borough Clerk.

C/Hamilton makes a motion to change the order of tonight’s meeting so the presentation on Cannabis will be the first item on the agenda, with a second from C/Atwood, with an all in favor.

**PRESENTATION:**

Cannabis Presentation and Discussion:

M/Malkin stated that Ron Mondello, an attorney who represents various municipalities regarding the Cannabis Industry, was scheduled to be in attendance tonight but is not able to attend. He is a member of the Cannabis Regulatory Commission in Jersey City. He will come to the March 6, 2023 council meeting and give an overview of the advantages and disadvantages to Cannabis.

**Discussion:**

1. Lawrence Mendies, 65 N. Rochdale Ave, owner of Mendies Farm: We purchased the farm in 2005 through the Fund for Roosevelt. We started a Community Supported Agriculture (Co-Op) and members come every week to pick up their naturally grown and organic shares. We had a road side market but then Corona Virus came and everything changed making it a struggle to farm. We are farmland preserved and are restricted to certain activities. My goal was to create this new venture which includes nature paths and wildlife refuge but we need funds to get this done. Recently, Governor Murphy signed a bill that allows the Department of Agriculture to allow preserved farms to conduct SOE’s (special events and occasions). This would give us the relief needed. A special application would need to be submitted. The Co-Op group has been going for 13 years and have met many members and investors. I want to continue the organic farm and share my ideas on the way to grow cannabis. The Wong family has agreed to lease 10 acres that can be used to plant cannabis as their farm is not preserved. This would give us the relief to allow us to continue to do the wildlife refuge and nature paths.
2. Neil Schloss, 19 Roberts Road, Millstone Twp.: Gave a presentation regarding Cannabis and is a 13-year member of the Co-Op group. The following are Mr. Schloss’ points:

**Farm Owners in Roosevelt:**

\*Possibility of three farms in the future.

- \*Entity currently has an agreement with the non-preserved farm (Wong's).
- \* We met with the owners to discuss cultivation license process and the vision of the entity formed, CannaSense Cultivators, Inc.
- \*Each owner is interested in the town updating its current Ordinance to approve cultivation and allow for the entity to continue the process of applying at the state level.
- \*Site preparation and build out will be done based on the CRC guidelines and the State reviews and approves the applications.

**Standard Operating Procedures:**

- \*Bookkeeping and Record Keeping; Inventory Control Storage and Diversion Prevention; Test Results; Recall Concerns; Waste Disposal and Sanitation; Quality Assurance and Control; Safety and Security Plans and Procedures; Site Control; Site Plan; Environmental Impact; Evidence of Local Approval

**Evidence of Local Approval**

- \*First, Local Approval of the community and the town. Zoning Officer needs an affidavit this class of business for this location is zoned properly.
- \*The entity will put out a prospectus for investors so anyone in community can get involved to make this program and corporation a successful venture.

**Benefits to the Town**

- \*Town Council in the Ordinance can include a local tax of up to 2% on the harvest
- \*Additional licensing categories (Manufacturing/dispensary) are available and can be applied for later allowing additional tax revenue
- \*The faster this process happens the sooner the benefits for the town will be realized
- \*Jobs

**Revenue Projection**

- \*An example for tax revenue – For a 15,000 square feet cultivation site – Expected Revenue for Entity is 12M a year – Generates \$240K in tax revenue – Currently, demand is high, supply is low. As competition keeps coming in supply and demand will be coming down reducing overall taxes

**New Jersey Statutes 24:6I-49 Business treatment of cannabis establishments**

- b. (1) In no case shall a cannabis cultivator operate or be located on land that is value, assessed or taxed as an agricultural or horticultural use pursuant to the “Farmland Assessment Act of 1964,” P.L. 1964, c.48 (C. 54:4-23.1 et seq.)
- Increases Real Estate Tax Revenue for town

Mr. Schloss open the floor to the public for any questions:

C/Trammell questioned Hoop houses? Mr. Schloss stated that there are currently 8 on the property and more can be added if needed. Each hoop house is 3,000 sq. ft. so 5 hoop houses would make up the 15,000 sq. ft. Will start with a smaller model and go from there. M/Malkin asks about lighting? Mr. Schloss stated you could put up black out screens to block the light.

C/Esakoff asked about the taxes? Mr. Schloss stated that the \$240,000 would be an example as stated above with the entity’s revenue being \$12 million. Then added to that would be the additional real estate taxes once it no longer qualifies for farmland assessment.

C/Trammell asked about manufacturing? Mr. Schloss stated that right now cultivation only but the town can put manufacturing include it in the ordinance. Manufacturing would add additional taxes. The Council discussed filtration systems and security. Mr. Schloss stated that per guidelines, entity is responsible for security. Drainage is an issue on the Wong’s Farm and needs to be addressed. C/Trammell stated that we need to create a Cannabis Committee. Attorney Christine Malamut reads the different aspects of the cannabis licenses. Every year there is a renewal process of the licenses. Discussion continues on further details regarding security, accounting of crops, concerns of Millstone residents, if preserved farms are eligible, drainage issues and who should be a part of the Cannabis Committee. The first question that needs to be decided is do we want to move forward and change the Ordinance? The Cannabis Committee should consist of members of the Environmental Commission, Planning Board and residents.

**PUBLIC COMMENT (Agenda items only)**

M/Malkin opened the meeting to Public Comment for agenda items only at 8:12 p.m.

1. Maureen Parrott, 2 Tamara Drive – questions truck traffic, who would patrol and how many trucks would there be? Mr. Schloss stated that 1 or 2 trucks would be needed during harvest. Ms. Parrott asked about the Monmouth County Aerial Mosquito spraying and can you exempt the properties on the no spray list? M/Malkin explains this is not the West Nile spraying and this is done every year since I moved here. Ms. Parrott questioned the traffic calming measures and when are Pine and Tamara going to be repaved? Pine will be paved in 2024, still in the early stages of engineering/planning. She read the engineers letter about the speed humps and thought that \$10,000 was extremely extensive to her considering the Federal Highway Transportation Site gives prices for every calming device and has a range from \$2,000 to \$4,000 per hump. C/Macher spoke on how bidders price their contracts. Ms. Parrott questioned if the Borough Engineer is a member of the Institute of Transportation Engineer. Ms. Parrott discussed the recent accident on Tamara Drive and is the main issue of traffic calming. C/Hamilton said the person should not have been driving and was having a medical problem. Ms. Parrott stated that if someone is hit by a car going over 25MPH, that person can sue the Borough. The person would argue that the Borough did not respond in a reasonable time to a known danger as she has brought this to the Council numerous times. M/Malkin stated how the Millstone Township Fire Department are not in favor of speed humps as they lose time when out on calls. Also, snow plows cannot see the humps and cause issues to the plow. Ms. Parrott wants the Council to do something about this issue. Ms. Parrott stated that there are other options that are available for safe passages for residents. Ms. Parrott spoke about the about the speed humps that Princeton just purchased. The Institute of Transportation Engineer published a Traffic Calming book at a cost of \$150.00 and would like the Borough to purchase.
  2. Mary Tulloss, 21 Lake Drive – appreciates the healthy food from the Mendies and Wong farms. Ms. Tullos would like the Environmental Commission to review any applications that would be brought forward for Cannabis and thinks it would be a good idea to visit a current farm to see how it operates. Ms. Tulloss would like to be on the Cannabis Committee.
  3. Michael Ticktin, 37 N. Valley Road – stated that preserved farms are deed restricted. You can't give up your designation of preserved farm as you buy it with a deed restriction and would need to be reviewed. Mr. Gade and Mr. Mendies farms are farmland preserved.
- M/Malkin closed the Public Comment for agenda items at 8:54 p.m.

**CORRESPONDENCE:**

1. Letter from Roberts Engineering, dated January 19, 2023 regarding costs associated with additional speed humps.
2. Letter from Roberts Engineering, dated January 26, 2023 regarding the yearly water audit for the Delaware River Basin Commission for 2022.
3. Letter from Maureen Parrott, dated February 2, 2022 regarding traffic calming measures on Pine and Tamara Drives.

**MINUTES:**

1. Regular Meeting Minutes – December 20, 2022

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

2. Regular Meeting Minutes – January 3, 2023

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

#### **CONSENT AGENDA RESOLUTIONS:**

Resolution 23-32 Payment of Bills for February 6, 2023  
 Resolution 23-33 Resolution Authorizing Roberts Engineering Group, LLC, to Prepare a Yearly Water Audit for 2022 and Submit to the Delaware River Basin Commission (DRBC)  
 Resolution 23-34 Authorizing the County of Monmouth Mosquito Control Division to Conduct Aerial Mosquito Control Operations Within Roosevelt Borough

C/Esakoff made a motion to adopt, with a second offered by C/Atwood, to adopt the Consent Agenda Resolutions 23-32 through 23-34, 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

#### **REPORTS OF COMMITTEE CHAIRS:**

**Environmental, Health & Safety:** C/Atwood stated that the Council doesn't disregard any of Ms. Parrott's ideas and agree we have a speeding problem. Other towns do traffic studies, but we don't have a lot of cars or traffic in town. Cost is a factor with anything the Council considers. We have to rely on the Engineer's estimates. C/Atwood discussed with the Borough Engineer regarding speed tables. C/Atwood did an informal survey of 15 people and 11 were against and 4 were yes. M/Malkin stated she reached out to the Millstone Township Fire Chief and he said that the letter from the resident was excellent and every point she made was valid. There are many disadvantages as well as advantages to speed humps and I've seen speeders speed over speed humps. We do need to do something. C/Atwood states he will work further with the Borough Engineer and thanks Ms. Parrott for her comments. C/Esakoff said there are two on his street and finds people speed over the speed humps.

**Administration:** C/Esakoff discussed the letter from JIF insurance and the Council members should try to attend so the Borough can receive the credit. C/Hamilton stated that at the December 20, 2022 meeting the Council decided that the Administrative Committee will review the policy on the Borough Hall Usage and update. Clerk Kathleen Hart stated that the Administrative Committee consists of C/Esakoff, C/Hamilton and C/Herrstrom. C/Esakoff is chair and will set a date for the committee to meet and discuss the Borough Hall usage and update the application form.

**Finance:** C/Hamilton stated that the 2021 audit was due on September 30, 2022 and is 4 months past the due date. C/Hamilton will contact George Lang, CFO on the status. C/Hamilton stated we have some costly renovations coming up at the Sewer Treatment Plant which can cost up to 3 to 4 million dollars. We do have options, but this council will need to be focused on the real important issues.

**Community Dev/Code:** C/Herrstrom stated that the RFP's for the Amphitheater will be received on February 16, 2023 at 2:00pm. On February 2, 2023 five companies came out to view the area and asked questions. C/Macher completed the survey and it is posted on the Borough website.

**Public Works:** C/Macher stated that DPW painted Borough Hall.

**Utilities:** C/Trammel stated the following:

2/8/23 He spoke with Carmela and she in turn spoke with our DEP representative Larry Cyer who said he would meet with C/Trammell and Mike Lyons at the WWP tomorrow.

2/9/23 Larry, Mike Lyons, C/Hamilton and C/Trammell met at WWP and observed water almost

surrounding the WWP. Larry said he would follow up on the situation.

2/10/23 A crew from Assunpink walked from WWP toward the lake and found three one-foot-tall beaver dams between the main dam (the one with the beaver deceiver) and the WWP and removed them.

2/11/23 C/Macher took his kayak from the boat launch at the far end of the lake to the main beaver dam and saw that the beaver deceiver was working and this three-foot-tall dam was spilling over with water, probably as a result of clearing the smaller dams. Steve took pictures and forwarded them to all parties.

Over the next few days the water seemed to be receding but slowly.

2/14/23 A crew of about ten from the Assunpink met at the WWP and walked to the main dam and “poked a few holes” in it. The water appears to be receding even more. We will keep an eye on it. John Holden reported water dripping into the water plant. Greg went to the roof and cleared leaves that had accumulated over the drains.

#### **REPORTS FROM BOROUGH OFFICIALS: None**

#### **UNFINISHED BUSINESS:**

1. Speed Humps – Pine Drive: M/Malkin stated that a committee will be formed with C/Atwood as chairperson and C/Esakoff will also be on the committee. Council discussed and C/Atwood will get a copy of the book that Ms. Parrott discussed about speed reduction techniques. He will review, put together some talking points and schedule a public committee meeting.
2. Beavers: M/Malkin stated that the Council no longer need to make the decision about the beavers as the State made the decision to remove due to the flooding issues. There are pros and cons to the beavers, but the decision has been taken away from us.

#### **NEW BUSINESS:**

1. Use of Borough Hall: A request for use of the Borough Hall for a baby shower on March 25, 2023 from 10am – 6pm (setup and clean up included). Request form on file.

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

#### **PUBLIC COMMENT (Any item):**

M/Malkin opens the public comment at 9:58 p.m.

1. Peggy Ring, 4 N. Valley Road asked if there are any plans to remove the beavers? Council members explain how they will be moving forward.
2. Mary Tullos, 21 Lake Drive – Stated that she and Tim Hartley had marked out a tree as a high water mark for the beaver and the beaver took it down and lost the marker. The Environmental Commission has post for measuring water levels and request DPW to assist in the install.

M/Malkin closes the public comment at 10:10 p.m.

#### **ADJOURNMENT:**

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

Time Out: 10:11 p.m.

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: March 20, 2023