

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

Mayor and Council  
Regular Meeting Minutes of July 1, 2024

Mayor Malkin opened the meeting at 7:17 p.m. and read the Open Public Meeting Act statement which stated, Adequate notice of this meeting, as required by Chapter 231, P.L. 1975, has been provided by a public notice on January 3, 2024 which was posted on the Bulletin Board Roosevelt Post Office and in the Borough Hall. The notice was transmitted to The Times and Asbury Park Press.

ROLL CALL

	PRESENT	ABSENT	LATE ARRIVAL
<i>Councilmember Lou Esakoff</i>	✓		
<i>Councilmember Michael Hamilton</i>	✓		
<i>Councilmember Constance Herrstrom</i>	✓		
<i>Councilmember Kristine Kaufman-Marut</i>	✓		
<i>Councilmember Steven Macher</i>	✓		
<i>Councilmember Joe Trammell</i>	✓		
<i>Mayor Peggy Malkin</i>	✓		

Also in attendance: Greg Cannon, Esq., 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 7:18 p.m.

1. Nona Sherak, 4 Maple Court: States it is not the Amphitheater it is the Memorial for Franklin Roosevelt and for all of us that were here during its construction it should be called the restoration of the Roosevelt Memorial. Also, the WWII Memorial, which is our history and should be shown. I’m worried about the choice of Blue Stone as it gets hot and slippery and concerned someone could get hurt. It is also too expensive. If you raise my taxes I’m going to have to move because I cannot afford it. It’s not a place to look pretty, it’s a memorial, it’s about our history, it’s about safety and none of that is taken into consideration.
2. Mary Tulloss, 21 Lake Drive: questions if the Council is going to discuss the Improvements to Lake Drive tonight. M/Malkin states that this evening the pipes are being televised and once we have that report we will have a much better idea on what needs to be done. Ms. Tulloss asks if things are being re-evaluated, like putting in curbs. M/Malkin states it is way too early for that.

M/Malkin closed the Public Comment for agenda items at 7:23 p.m.

MINUTES:

1. Regular Meeting Minutes – June 17, 2024

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

Roll Call:

AYES: C/Esakoff, C/Hamilton, C/Herrstrom, C/Kaufman-Marut, C/Macher, C/Trammell

NAYS: None                      ABSTAIN: None                      ABSENT: None

2. Closed Meeting Minutes – June 17, 2024

On a motion by C/Esakoff to accept the minutes, with a second offered by C/Kaufman-Marut; the minutes were approved by the following roll call vote:

Roll Call:

AYES: C/Esakoff, C/Hamilton, C/Herrstrom, C/Kaufman-Marut, C/Macher, C/Trammell

NAYS: None ABSTAIN: None ABSENT: None

CORRESPONDENCE:

- 1. Letter from the Roosevelt Planning Board, dated June 18, 2024 regarding review of Ordinance 2024-04.

ORDINANCES:

SECOND READING

2024-04

AN ORDINANCE AMENDING THE ZONING ORDINANCES OF THE BOROUGH OF ROOSEVELT AT ARTICLE VI: "SUPPLEMENTARY REGULATIONS" TO UPDATE THE BOROUGH'S STORMWATER REGULATIONS IN ACCORDANCE WITH UPDATED NJDEP STORMWATER REQUIREMENTS

C/Esakoff made a motion to adopt Ordinance 2024-04 on second reading, with a second offered by C/Hamilton.

M/Malkin opens the public comment at 7:30 p.m.

No Public Comment.

M/Malkin closes the public comment at 7:30 p.m.

Roll Call:

AYES: C/Esakoff, C/Hamilton, C/Herrstrom, C/Kaufman-Marut, C/Macher, C/Trammell

NAYS: None ABSTAIN: None ABSENT: None

C/Hamilton makes a motion to re-arrange the order of business for the committee reports to be before the budget and bond ordinances as we have a lot of financial issues to discuss and vote on tonight, with a second offered by C/Esakoff.

Roll Call:

AYES: C/Esakoff, C/Hamilton, C/Herrstrom, C/Kaufman-Marut, 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 reports the budget introduction resolution is on the agenda and he would like to report on what the finance team did (CFO, Ana Debevec, Lou Esakoff, Joe Trammell and Mike Hamilton). We have been operating so far this year on a temporary budget. When you look at the municipal budget numbers it gives you an overall look at the physical health of the town. We dug into the numbers from last year's budget to date. The water/sewer is paid by utility rates and cell phone tower fees help support the water/sewer budget. The general fund is paid through local property taxes. Water/sewer chemicals have skyrocketed. Water/sewer loan from 1992 was totally paid off last year. Most municipalities outsource their utilities and they raise their rates so they can turn a profit for the shareholders. We don't operate at a profit; it's our own water system and we charge exactly what it costs to run it. Very proud of the management for water/sewer and there has been no rate increase in the past 12 years. The website management company is shutting down; their annual hosting fee was \$3,000 (they did say they undercharged us) and now it's going to be about \$10,000. That's a cost increase that you can't see coming. Then there's salaries for each of our employees and we have to figure out what increments we are giving them, we have to figure out how

much for snow removal, maintenance contracts etc. The Borough collects all taxes for County, School, Fire, Library and municipal. Then distribute when they are due. Municipal budget and water/sewer budget are in good shape with only a small increase in taxes needed for the municipal budget and no increase for water/sewer budget. The school taxes will not increase due to state aid increase. The public hearing and second reading for the budget will be on August 5, 2024. Bond Ordinance 2024-09 is on for first reading for the Amphitheater project. Monmouth County approached us about applying for the Monmouth County Open Space Grant and we did for the Amphitheater. The grant is a 50% matching grant. We applied and were awarded a grant in the amount \$330,000 of which the cost of the project is \$710,000. After the project is complete and the County receives the proper documentation, they will release the \$330,000. The Fund for Roosevelt donated \$85,000 to help with some of the costs. Bond Ordinance 2024-09 is for \$710,000 as we need to fund all the money upfront. George Lang, our CFO has worked out numbers for us, we can do a BAN (which is a short term instrument) where we would only have to pay interest for 3 years, principal is deferred and that amount would be only about \$20,000. The amphitheater committee has done a lot of work in trying to keep the cost lower, the project has been streamlined. Only financing the most necessary items.

C/Esakoff asks if it worth that kind of money to redo it completely when its used on four times a year, spend less to get it in shape. Many residents are on fixed incomes.

C/Hamilton reads into the record a portion of a letter from Alan Mallach.

Community Dev/Code: C/Herrstrom reports that the total amount has two 10% contingency plans built in and there is a possibility that the project can cost less. Again, it's a 50% matching grant, whatever we spend we will get 50% back up to the \$330,000. At the 4<sup>th</sup> of July picnic a table will be set up for the restoration project with information on the project. There will also be a table for the Roosevelt Senior Group.

Public Works: No Report.

Utilities: C/Trammell reports the Bond on tonight, 2024-08 is due to the sewer emergency work that had to be done on Clarksburg Road. On June 24, 2024 the water plant lost electricity and the generator turned on and ran for 12 hours. The power line goes through the back yards of the factor and that is where it was repaired. Will need to contact JCP&L and find out why the lines go through the back yard of the factory.

FIRST READING

2024-08

BOND ORDINANCE PROVIDING FOR THE SOUTH VALLEY SEWER EMERGENCY PROJECT, APPROPRIATING \$189,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$180,000 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

C/Trammell made a motion to adopt on first reading Ordinance 2024-08, with a second offered by C/Esakoff.

Roll Call:

AYES: C/Esakoff, C/Hamilton, C/Herrstrom, C/Kaufman-Marut, C/Macher, C/Trammell  
 NAYS: None ABSTAIN: None ABSENT: None

Second reading and public hearing scheduled for August 5, 2024 at Borough Hall, 33 North Rochdale Avenue, Roosevelt, NJ.

FIRST READING

2024-09

BOND ORDINANCE PROVIDING FOR THE FRANKLIN DELANO ROOSEVELT AMPHITHEATER PROJECT, APPROPRIATING \$710,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$676,000 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

C/Hamilton made a motion to adopt on first reading Ordinance 2024-09, with a second offered by C/Herrstrom.

M/Malkin speaks her opinion and agrees with Ms. Sherak that it was never considered the Amphitheater; it was always known as the Memorial. Speaking as the Mayor of Roosevelt and representing all the people of the town who lives here. There are only 16 people that live in the town longer than I do. The Memorial is beautiful, a source of pride for Roosevelt, will fight to the end to preserve it and it is in need of repair. It was repaired temporarily recently for the school graduation. An Amphitheater Committee was formed and it snowballed out of control. The Committee wants to spend a huge amount of money to restore it. The Committee started with 10 people and ended with 3 people. There has not been a full Committee meeting in a long time. Burt Ellentuck designed it in the early 1960s. Why does it have to be re-designed, why can't it be repaired and leave in its original design. It is only used a few times a year. Most of the residents from Roosevelt rarely go there. There are funds coming out of the general budget and coming out of tax payer's pockets and not out of the bond for the amphitheater project. We are on the cusp of expenditures in town unlike any we have experienced in the past at a total cost of almost 4 million dollars. We have to spend 2.2 million dollars on trickling filters. Road program grants are as follows: Paving of Tamara Drive the grant received is for \$173,000, however, the cost is \$950,000; Lake Drive we received a grant for \$183,000, however, the cost is about \$934,000; North Valley Road we received a grant for \$219,000, however, the cost is \$430,000. The recent repair on Clarksburg Road cost almost \$200,000 to repair. New requirements regarding stormwater regulations: we now have to sweep our streets 3 times per year, which is another \$7,500. We will likely need to hire a just about near or full time DPW employee as Gregg DeFoe wants to retire. The current web master will no longer continue in 2024 and as C/Hamilton mentioned before, were paying \$3,000 per year and someone new will be about \$10,000 per year.

C/Hamilton makes a motion to move Ordinance 2024-09, with a second from C/Trammell

Roll Call:

AYES: C/Hamilton, C/Herrstrom, C/Trammell  
 NAYS: C/Esakoff, C/Kaufman-Marut, C/Macher, M/Malkin  
 ABSTAIN: None ABSENT: None

The motion failed and M/Malkin continued with her comments. As you all can see we need a new air conditioning unit in this room, which will cost about \$15,000. All this adds up to about 4 million dollars and that is without the Memorial. We could have done the Memorial in phases. If other landmarks needed repairs they would not re-design them, they would repair them. Considering everything this is a lot of money and there is a lot of residents who will be greatly impacted by this. Water/sewer might go up next year, stormwater regulations are costly, it is wrong to spend this much money. We could accept less money from the County.

C/Hamilton voiced his opinion regarding M/Malkin's statement and states we applied for this grant as this is a necessary repair. The Fund for Roosevelt donated money and it will go away.

C/Herrstrom asks who will pay for the re-design? M/Malkin, C/Herrstrom and C/Hamilton discuss.

C/Esakoff states we can't afford the matching grant money of \$330,000. When we applied we did not know how much money we would be awarded.

M/Malkin again states that this is her opinion.

C/Kaufman-Marut asks if we can get professional financial advice from the CFO and that we only

have so much bonding available?

CFO, George Lang states our current debt percentage is 2.6% (if the bond ordinances are approved). We have a limit of 3.5% (of our equalized value). We have to put all the money out for the Memorial project and once completed then submit for reimbursement from the County. That’s why we have to authorize the full amount of debt. We are taking \$34,000 out of this year’s budget as a down payment. The design costs are outside of this project; they are not part of the \$676,000. We currently have past bonds still outstanding.

C/Hamilton again states it cost money but it cost money to do a project right. This project was planned in the right way. This Council was in favor of this project. The Fund for Roosevelt contributed funds. Don’t understand why we can’t agree.

Roll Call:

AYES: C/Hamilton, C/Herrstrom, C/Macher, C/Trammell  
 NAYS: C/Esakoff, C/Kaufman-Marut ABSTAIN: None ABSENT: None

Second reading and public hearing scheduled for August 5, 2024 at Borough Hall, 33 North Rochdale Avenue, Roosevelt, NJ.

CONSENT AGENDA RESOLUTIONS:

Resolution 24-79 Payment of Bills – July 1, 2024

C/Esakoff made a motion to adopt the Consent Agenda Resolution 24-79, with a second from C/Trammell, by the following roll call vote:

C/Hamilton questions the \$4,000 bill for an OEM radio and states that this was not discussed before a committee. M/Malkin states it is mandatory expense from the County for communications radios.

C/Esakoff states he reviewed the bill list, questioned the Treasurer about this purchase and she explained the radio was needed for OEM. C/Esakoff states that at the bottom of the email from Ana she states if anyone has any questions about any expenditure just reach out to her and she will explain.

Roll Call:

AYES: C/Esakoff, C/Herrstrom, C/Kaufman-Marut, C/Macher, C/Trammell  
 NAYS: C/Hamilton ABSTAIN: None ABSENT: None

RESOLUTION:

Resolution 24-80 Introduced 2024 Budget

C/Esakoff made a motion to adopt Resolution 24-80, with a second from C/Trammell, by the following Roll call vote:

Roll Call:

AYES: C/Esakoff, C/Hamilton, C/Herrstrom, C/Kaufman-Marut, C/Macher, C/Trammell  
 NAYS: None ABSTAIN: None ABSENT: None

Second reading and public hearing scheduled for August 5, 2024 at Borough Hall, 33 North Rochdale Avenue, Roosevelt, NJ.

REPORTS OF BOROUGH OFFICIALS: None

OLD BUSINESS:

1. Improvements to Lake Drive and Spruce Lane: M/Malkin states that the additional quote was received and is being televised tonight.

NEW BUSINESS: None

GOOD AND WELFARE:

M/Malkin announces that the 4<sup>th</sup> of July picnic is scheduled from noon to 4pm. Rain date to be determined.

PUBLIC COMMENT: (Any item)

M/Malkin opens the public comment at 9:09 p.m.

1. Nona Sherak, 4 Maple Court: Asks C/Herrstrom that when she said the Committee decided not to move the War World II Memorial who was there and who voted not to do it? When was this done, before you had full meetings or just a few people? C/Herrstrom states it was full and some people don't show up but it was a full meeting. Ms. Sherak states she has been coming to meetings for 6 months and from the discussions the full committee ended before 6 months ago, she mentioned this 6 month ago (around January). In her opinion the design is not a good choice. C/Herrstrom states to Ms. Sherak that is her opinion and there were 7 or 8 who liked the design. Ms. Sherak asks again to refer to it as the Roosevelt Memorial.
2. Jeff Klein, 121 Homestead: States that he doesn't know much about the project, people are either passionate about it or not. His question is it going to be done for the good of the town? There seems to be a lot of anger, it's a passionate project. Mr. Klein then asks of there is a deadline to complete the project? The answer is yes. He is not for it or against it but how do you include a town to rally for this or reject it. If it is accepted then you spend the money, that's how municipal government works.
3. Nona Sherak, 4 Maple Court: States there was always water there and hoses were connected. Did they look for the pipes and did you ask Bert Ellentuck? Attorney, Greg Cannon states there is water there but we do not know the condition of the pipes. Ms. Sherak again states that the blue stone is very slippery.
4. Mary Tulloss, 21 Lake Drive: States how the kids from summer camp use the amphitheater and they were out there today running and laughing. It is wonderful to see the children. M/Malkin states that is that is a for profit camp. Ms. Tulloss states there are many scholarships given out to go to that camp and she personally has given a scholarship. It is not a money making venture, it's for the love of the Roosevelt children. M/Malkin asks if you can go if a family has no money? Ms. Tulloss states it is up to the family to ask for a scholarship. M/Malkin again states it is a privately run camp and the Borough can't take it into consideration when considering the restoration as there are kids from Roosevelt that go to the camp and kids that do not come from Roosevelt that attend.

M/Malkin closes the public comment at 9:26 p.m.

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

Time Out: 9:26 p.m.

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

Respectfully Submitted,

---

Kathleen Hart, Borough Clerk

Adopted Date: August 5, 2024