

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

Mayor and Council  
Regular Meeting Minutes of August 5, 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 Tina 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: M/Malkin states she will report at the end of the meeting.

PUBLIC COMMENT: (Agenda items only)

M/Malkin opened the meeting to Public Comment for agenda items only at 7:19 p.m.

1. Rick Pressler, 23 Farm Lane: States that he supports the Amphitheater project and it is a much beloved landmark. Does need repair and urges the Council to support the project. Mr. Pressler states he support this project with his tax dollars.
2. C/Herrstrom states that consultant can’t attend this meeting to go over the design as he is on vacation. He will attend and do a presentation at the September 5, 2024 meeting.
3. Gabrielle Balon, 35 Farm Lane: States she is in support of the Amphitheater project. It is very important project.

C/Trammell motions for a 5-minute limit to comments, with a second from C/Hamilton. The motion passes unanimously.

4. Tom Curry, 3 Pine Drive: States he is currently the President for the Fund for Roosevelt and explains how the Fund for Roosevelt was created. Mr. Curry states the Council agreed to support the application and move forward with the project. The Fund for Roosevelt supported the application for its soft costs with half of the funds coming from the grant. The Fund for Roosevelt has donated \$83,000 towards this project and it needs to be done. This Saturday is open mic night from 6:00pm-8:00pm at the Amphitheater. Urges the Council to vote in favor of this project.
5. Jeb Shahn, 18 Tamara Drive: States the Committee did its best with this project. In regards to the structural report on the amphitheater, repairing is not a viable option as the walls will collapse. The structural report puts us on record that it is a hazard. We all need to corporate and not battle. You have 2 options; reconstruct it or leave it.
6. Maureen Parrott, 2 Tamara Drive: Is here to talk about the denial of the Safe Route to School and the budget. It was probably denied because Roosevelt has no policy on safety. Ms. Parrott asks the Mayor to form a Committee on pedestrian/bicycle comprehensive plan. In the budget there is nothing for public safety. She has been to webinars from Rutgers and the Borough needs a street policy and then we can apply for grants.

7. Burt Ellentuck, 22 Homestead Lane: States he brought some historical pictures and he struggles with the project, but what's important with the Amphitheater project is it is the only place in town where people can go and would be terrible if we lost it. It has to be done for the town.
8. Michael Ticktin, 37 N. Valley Road: Reads Gail Hutton's email in support of the project and alternatives are not acceptable in the grant and leave it as is. You can continue patch work until that is no longer viable. It is necessary and a value to the history of the community.
9. Kurt Rothfuss, 3 Tamara Drive: States that the Fund for Roosevelt would not be in the position to do this again and reinforces the point that we would lose this opportunity. This is a generational opportunity. Many residents are older and there are a lot of young families and many seniors who are on limited budgets. But if we don't do this we can lose the opportunity. It was over 60 years ago that the memorial was dedicated and in time it has been patch together and it is deteriorating. We need to make the investment and urges the Council to support this project.
10. Nona Sherak, 4 Maple Court: States she is in favor of the project but not in favor of the plan. It is over and above what we can afford. The blue stone needs to be address with the architect or the people on the Committee. Asked if the State Department if Disabilities has looked at the plans to see if it is acceptable for disabled people? C/Herrstrom responds that this project had to go before the State Historic Preservation Office for approval. ETM will be coming out on Friday and we are hoping by the next meeting to have an answer. Ms. Sherak also thinks it's a mistake to take water out of the project.
11. Jeff Klein, 21 Homestead Lane: States that it seems we are stuck on the concept of the project and not the cost. The project was approved in the beginning and the grant was applied for. He's a little confused and states he does not agree on everything with the Mayor. I'm not here for the Mayor and everyone does a great job but concerned you are vilifying the Mayor. That's his opinion, just because she has to look at other aspects of funding for the town. He can't imagine the Mayor is against this as she has been here for a long time and doesn't see how the concept of a beautiful amphitheater is something she would reject if the town could afford it. He doesn't see how any of the Council could. The town works, the Borough Hall was re-done, it's beautiful and it's a wonderful town. The Amphitheater is a great idea, but if the Mayor is looking at other costs such as water, roads and infrastructure that may cause the town to need more money in the future he is a little concerned in why that hasn't been brought up specifically on how that this is really the issue. It doesn't make sense that the Mayor is against the Amphitheater on principal, it doesn't make sense to him, he thinks it's a wonderful project, it's a beautiful historic project – how did we get here.
12. Jeff Ellentuck, 40 Pine Drive: States that he hasn't heard anything disparaging about the Mayor at this meeting or otherwise. He is a big fan of local government; however, it's easier to be a big fan when you're not involved. Having been involved and now being on the other side of the table, appreciates the Council's time and effort. He would like to remind everyone that perfection is the enemy of good and everyone is going to want it done their way. This is Roosevelt. It doesn't matter what the issue is, people are going to disagree. A Committee was appointed, they dealt with the architects and came up with a plan. There may be disagreements on blue stone and that can get resolved, but no a reason to shut it down. We have been talking about this for 30 years. We have to fixed it and agree it's a lot of money. I rather not pay for it but it's our gathering spot, it's the center of town. I've graduated at the memorial and his children graduated there as many here have, so I urge you to get it done.
13. Mary Tulloss, 21 Lake Drive: States she supports the plan to rebuild the Amphitheater and restore it. It's generational and a very important gathering spot and it's our turn to not let this treasure fall apart. Let's take care of it. The Amphitheater is the only place in town where we can all be together. This is a very important place for us. We have music events there and she has been thinking of other events that can take place such as services for burials. The Amphitheater is where people come to gather and reflect. We are also not very far away from the 100<sup>th</sup> Anniversary and hopes that we could invite a President to attend. It's the heart of our town and it would be a terrible thing to lose.

14. Beth Battel, 66 Lake Drive: Thanks the Council for all your hard work and appreciates everything you do. She agrees with what most people have said that the Amphitheater is the heart of town. Remember, the town was laid out on a greenbelt with housing, farmland, industrial, grocery store, school and post office.

M/Malkin closed the Public Comment for agenda items at 8:06 p.m.

MAYOR’S REPORT: M/Malkin speaks about an email that was sent to about 30 people after the last meeting and felt she was personally being attacked regarding the Amphitheater and her opposition to a redesign instead of a repair. She believes wholeheartedly that the Amphitheater needs restoration. M/Malkin expressed her concerns with the scope, scale and financial burden of the project considering Roosevelt’s future obligations. We have to spend 2.2 million dollars on a trickling filter system very soon at the water/sewer treatment plant, next year water/sewer rates will inevitable go up. We received grants for paving Tamara and Lake but we will have to spend millions of dollars on the paving, we are probably on the hook for \$4 million dollars for things that are mandated that we have to spend.

PROCLAMATION: M/Malkin read the following proclamation into the record:

RECOGNIZING INTERNATIONAL OVERDOSE AWARENESS DAY

WHEREAS, each year we lose thousands of people from drug overdose globally; and

WHEREAS, addiction is a health condition and the discrimination associated with addiction must be addressed so that no one is stigmatized because of their health condition; and

WHEREAS, Borough of Roosevelt is not immune. You may have seen it happen to people around you. Tomorrow, it could happen to a loved one. This is not an invisible issue; and

WHEREAS, International Overdose Awareness Day provides an opportunity for us to reflect on practical ways to prevent overdose in our community. Overdose is preventable. Knowing the real facts about drugs and what to do when seeing someone experiencing an overdose DOES save lives. International Overdose Awareness Day events that aim to educate our communities about drugs can help; and

WHEREAS, August 31<sup>st</sup> is recognized in communities around the world as a day to remember individuals who were lost to drug overdose and to support their families and loved ones, and to take action towards ending preventable overdose deaths.

NOW, THEREFORE, I, Peggy Malkin, Mayor of the Borough of Roosevelt, along with the Borough Council, do hereby proclaim August 31, 2024 as INTERNATIONAL OVERDOSE AWARENESS DAY in the Borough of Roosevelt, Monmouth County, State of New Jersey and urge all citizens to recognize that drug overdose is preventable and that everyone has a part to play. Let’s acknowledge and support the people in our community who go unrecognized by raising awareness of the hidden impacts of overdose, promoting education of overdose response.

MINUTES:

1. Regular Meeting Minutes – July 1, 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

2. Regular Meeting Minutes – July 15, 2024

On a motion by C/Hamilton to table the minutes and send to the Administration Committee, with

a second offered by C/Trammell the minutes were tabled 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 Jeb Shahn, dated July 15, 2024 regarding support of the Amphitheater.
2. Letter from NJ Department of Transportation, dated July 12, 2024, informing the Borough that the application that was submitted for the 2024 Safe Routes to School Program was not selected to receive funding.
3. Letter from Roberts Engineering Group LLC, dated July 16, 2024, regarding Stormwater Control Ordinance.
4. Report from Borough Sewer Operator, Mike Lyons, dated July 17, 2024, regarding televising sewer mains on Lake Drive.

ORDINANCES:

SECOND 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 Ordinance 2024-08 on second reading, with a second offered by C/Hamilton.

M/Malkin opens the public comment at 8:24 p.m.

No Public Comment.

M/Malkin closes the public comment at 8:25 p.m.

Discussion: C/Trammell explains the situation about the 2 houses on Clarksburg Road (1 of the homes borders S. Valley Road) with clogged sewer lines.

Roll Call:

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

SECOND 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/Trammell made a motion to table Ordinance 2024-09 to September 5, 2024, on second reading, with a second offered by C/Hamilton.

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 September 5, 2024 at Borough Hall, 33 North Rochdale Avenue, Roosevelt, NJ.

CONSENT AGENDA RESOLUTIONS:

- Resolution 24-85            Payment of Bills – August 5, 2024
- Resolution 24-86            Resolution Authorizing Roberts Engineering Group, LLC, to Prepare Modifications to the Stormwater Control Ordinance
- Resolution 24-87            Resolution Awarding Contract to Dustin Mechanical, LLC

C/Esakoff made a motion to adopt the Consent Agenda Resolution’s 24-85 through 24-87, with a second from C/Kaufman-Marut by the following roll call vote:

Roll Call:

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

PUBLIC HEARING OF THE 2024 BUDGET AND RESOLUTION

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

No public comment.

M/Malkin states that this will be held open to the September 5, 2024 meeting.

Resolution 24-88            Resolution Adopting the 2024 Budget

C/Hamilton made a motion to table Resolution 24-88 to the September 5, 2024 meeting, with a second from C/Kaufman-Marut. All are in favor.

REPORTS OF COMMITTEE CHAIRS:

Administration: C/Esakoff agrees with M/Malkin, he has no objections to fixing the Amphitheater, but at a cost that we can afford.

Finance: C/Hamilton states we received a notice from the State that they have not received the 2022 Audit, 2023 Annual Financial Statement or the Introduction of the 2024 Budget. Therefore, we cannot vote on the budget until all are received. We received a letter stating that we were not approved for a Safe Routes to School Program Grant and would like to recognize Maureen Parrott for all her comments on it and encouraging us to go for grants. C/Hamilton speaks about someone that was hit by a car and killed and the importance of safe streets. C/Hamilton also informs everyone that CFO, George Lang is retiring as of September 30 and recommends we start a search.

Community Dev/Code: C/Herrstrom states that she has heard that it was hard to get information on the Amphitheater project. C/Herrstrom has put together a timeline of events and has left copies on the table tonight for anyone who would like a copy. Ana Debevec has suggested an e-blast can go out with the information and reminds residents who are not currently getting the e-blasts now can just sign up with the form C/Herrstrom has supplied. C/Herrstrom believes that having a rendering of the concept plans available for all to look at will help clear up the misconceptions that she hears about and doesn’t understand why people don’t realize that we are not changing the footprint of the Amphitheater. We are using the bricks. The only thing that is in contention is the top of the bricks and that will be determined by SHIPO when we get their report if we are going to be allowed to use the blue stone. There is not a change to the design. The Roosevelt Senior meeting is tomorrow, which is a luncheon.

M/Malkin asks C/Kaufman-Marut if she would like to spear head a group regarding pedestrian/bike safety in town? C/Kaufman-Marut accepts.

Environmental, Health & Safety: No report.

Public Works: No Report.

Utilities: C/Trammell reports he spoke with Mike Lyons regarding the televised report from Lake Drive. It has a lot of terra cotta and roots. It was suggested maybe we can hire a root company to try to destroy the root balls. C/Hamilton asks would we get any warranty and what is the cost? C/Trammell answers that there is a 3-year warranty and the cost is about \$18,000 for 3,000 sq. feet and believes we should be selective on how we do Lake Drive. M/Malkin states according to our sewer operator the root balls have to be remedied immediately. The paving will be done in 2026.

C/Herrstrom asks about the status of North Valley Road? M/Malkin answers of the 6 houses involved, 3 were able to attend. They were not ready to make a decision. They are hoping for a second meeting and the other 3 would be able to attend and then they can make a decision. Attorney, Greg Cannon responds that there were specific issues raised by the residents, there are some items that Carmella would have to take into account. Overall the meeting was positive. At this time there is no follow up meeting scheduled but Greg Cannon and Carmella Roberts will follow up. This project should solve the problems and give us a new North Valley Road.

#### REPORTS OF BOROUGH OFFICIALS:

Ellen Silverman, 10 N. Valley Road – Environmental Commission Chair: States her plans are moving forward with the Rain Garden at the School and the location has been confirmed. The Watershed Institute has promised to pay for the materials and looking for installation in the fall.

#### OLD BUSINESS:

Improvements to Lake Drive and Spruce Lane. Discussion takes place and Carmella Roberts will need to review the televised report and send a revised letter.

#### NEW BUSINESS:

Resident request for a Block Party on Tamara Drive on 8/24/24 at 2pm with a rain date of 8/25/24: C/Esakoff makes a motion to approve, with a second from C/Trammell, motion passes with all in favor and an abstention from C/Hamilton.

#### GOOD AND WELFARE:

C/Kaufman-Marut questions who purchases the bond for the Amphitheater Project. Is it a bank or an underwriter? Jerry Stankiewicz, Auditor states that the bond attorney will put it out to a list of bidders who could be either, you won't know until it comes in. C/Kaufman-Marut then asks if we would then turn it into a County Bond? George Lang, CFO responds that these are just temporary and after 3 years we will make a decision on how to move forward. C/Kaufman-Marut asks is there is a pre-payment provision in the bond? Jerry Stankiewicz, Auditor answers no. George Lang, CFO states that we will not be reimbursed for the grant money from the County until after the project is complete and all bills have been paid. C/Kaufman-Marut explains that she has only been on the Council since January; please do not include her when you say that the Council approved the project because she did not. Jerry Stankiewicz, Auditor states that George Lang's replacement is not out there, but the Borough will have to solicit resumes; we need a body not a firm. There are several communities out there looking for a CFO and it's not happening.

#### PUBLIC COMMENT: (Any item)

M/Malkin opens the public comment at 9:10 p.m.

1. Burt Ellentuck, 22 Homestead Lane: Asks what is the date for the block party? 8/24/24 with a rain date 8/25/24 at 2:00pm. M/Malkin reads the letter from the residents: they would like to block off homes at 1,3,6, & 8 Tamara Drive up to the fork at the triangle. All 4 residents at the above homes have agreed and understand access to their driveways will be inaccessible during the party. Ending the blockade at the fork allows cars to freely access Pine Drive. Access out from Tamara Drive beyond #1, 3, 6 & 8 is accessible to North Rochdale. No other homes will be affected. Burt Ellentuck states he has worked with George Lang and he is more than just a body, he's been a great

CFO, congratulations on his retirement. M/Malkin states we are beyond upset about his retirement. Burt Ellentuck asks if we are doing a BAN for the money for the Amphitheater. George Lang, CFO states we will be doing a BAN for temporary financing in the amount of \$676,000, with a down payment of \$34,000 from Capital Improvement.

2. Maureen Parrott, 2 Tamara Drive: States it would be more democratic if the public section at the beginning of the meeting was on any item, it's hard for a lot of people to stay till 9:15pm. She has heard people talking about the bond project and she sent in an OPRA for the contract and the application. Asks the following: If they mandated changes or downscaling of price, we still have to comply with what they approved; how much lee-way is there is and how do we find out; for any changes on downscaling that would be within the grant; if we downscale the project then we would be changing the project we applied for; would we still get the grant? Attorney, Greg Cannon responds that it's in the prevue of the grant administrator. You can spend as little as you want and it is possible down the road you can be penalized if you return money. C/Herrstrom states you need to comply with the elements, if we come up with lower costs on materials they will not question that. SHIPO can make changes. Attorney Greg Cannon states once the bid specs go out the County will need to approve.
3. Kurt Rothfuss, 3 Tamara Drive: Thank you all for your service and sorry that the Mayor has been getting this feedback.
4. Mary Tulloss, 21 Lake Drive: Asks about sink hole on Lake Drive. C/Trammell states it will be checked out.
5. Jeff Klein, 21 Homestead Lane: It is the amount of money vs the concept that is going to cost the residents; thank you all, you do a great job.

M/Malkin closes the public comment at 9:28 p.m.

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

Time Out: 9:29 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: December 16, 2024