

MARCH 2 , 2026

Regular Meeting of Mayor and Council was convened at 7:00 p.m. on March 2, 2026, with Mayor Michael Mangan presiding. This meeting was held in person at Borough Hall and via Zoom.

Mayor Mangan read the statement re: Open Public Meetings Act of 1975 and that adequate notice has been provided by transmitting the Resolution to the Asbury Park Press and the Coast Star, by posting it in the Borough Hall on a bulletin board reserved for such announcements, and by posting it on the official website of the borough.

Mayor Mangan stated that zoom meetings are a courtesy and if the zoom platform fails the meeting will continue in person.

Mayor Mangan welcomed the audience and invited them to join in a moment of silent prayer and a salute to the Flag.

ROLL CALL: Present: Council Members Bruce Bresnahan, Jay Bryant, Brian Holly, Gregg Olivera, Lori Triggiano, and Sheila Vidreiro

Absent: None

Also present was Borough Attorney Mark Kitrick and Borough Administrator Richard Read.

Borough Attorney brought attention to amendment to Ordinance 2585-26, Water & Sewer Rates for adding a note clarifying the the per gallon rate.

Councilman Bryant made a motion to amend Ordinance 2585-26, seconded by Councilwomen Triggiano. Motion carried unanimously.

Audience Participation

Councilman Holly made a motion to open the meeting to the public, seconded by Councilman Bresnahan. Motion carried unanimously.

Al Sauer, First Avenue inquired about the proposed ordinances for Affordable Housing, whether an explanation will be given now or when introduced. Mayor Mangan stated when they are introduced.

There being no other comments Councilman Holly made a motion to close the public portion, seconded by Councilwomen Vidreiro. Motion carried unanimously.

Approval of Minutes

Regular Meeting Minutes February 2, 2026

Councilman Holly made a motion to approve the Meeting Minutes, seconded by Councilman Bresnahan. Motion carried unanimously.

Engineer's Monthly Report

Joseph Raferty from Colliers Engineering went over the engineer's report for February 2026.

Consent Agenda

RESOLUTION 67-2026

BE IT RESOLVED that the Mayor and Council of the Borough of Manasquan, in the County of Monmouth, accepts the resignation of Justin O'Brien from the position of Class II Special Law Enforcement Officer from the Manasquan Police Department effective January 5, 2026.

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**RESOLUTION
68-2026**

BE IT RESOLVED that the Mayor and Council of the Borough of Manasquan, in the County of Monmouth, accepts the resignation of Ryan Esdaile from the position of Class II Special Law Enforcement Officer from the Manasquan Police Department effective January 5, 2026.

**RESOLUTION
69-2026**

**RESOLUTION OF THE BOROUGH OF MANASQUAN, COUNTY OF
MONMOUTH, AUTHORIZING THE MAYOR TO EXECUTE AN AMENDED
MEDIATION AGREEMENT BETWEEN THE BOROUGH OF MANASQUAN
AND FAIR SHARE HOUSING CENTER**

WHEREAS, pursuant to the March 2024 amendments to the Fair Housing Act, N.J.S.A. 52:27D-301, et. seq. (the “FHA”), the Borough of Manasquan (hereinafter “Borough”) filed a Declaratory Judgment Action on January 23, 2025, with the Affordable Housing Dispute Resolution Program (hereinafter “the Program”) and the Court; and

WHEREAS, in order to maintain immunity from all Mount Laurel lawsuits, the Borough was required to prepare a Fourth Round Housing Element and Fair Share Plan (the “Fourth Round HEFSP”), which the Borough’s Planning Board adopted, the Borough Council endorsed, and the Borough submitted to the Program and the Court for review on June 25, 2025; and

WHEREAS, Fair Share Housing Center (“FSHC”) filed a challenge with the Program and the Court to the Borough’s Fourth Round HEFSP on August 29, 2025; and

WHEREAS, in order to resolve FSHC’s challenge before the Program and the Court, the Borough and FSHC negotiated and entered into a Mediation Agreement on January 5, 2026, which outlines a global settlement between the Borough and FSHC, and sets forth certain deadlines that must be met by the Borough moving forward in the process, so that the Borough can obtain a Compliance Certification approving its Fourth Round HEFSP, which will give the Borough immunity from all Mount Laurel lawsuits, including builder’s remedy lawsuits, through July 1, 2035; and

WHEREAS, on January 23, 2026, the attorney representing 126 Main Street, LLC, the developer of a proposed inclusionary project located on 11-13 Pearce Ave, indicated verbally and in writing to the Borough, that his client no longer intended to proceed with the project and asked that (1) his client’s site not be rezoned and (2) that the site be removed from the Borough’s Fourth Round HEFSP; and

WHEREAS, in order to facility these requests, the Borough and FSHC negotiated an Amended Mediation Agreement to remove the project and to address the gap in the Borough’s Fourth Round Plan from the loss of the project, which is attached hereto as Exhibit A; and

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NOW, THEREFORE, BE IT RESOLVED, that the Borough Council hereby authorizes and directs the Mayor of the Borough of Manasquan to execute the Amended Mediation Agreement between the Borough and Fair Share Housing Center, which is attached hereto as Exhibit A.

**RESOLUTION
70-2026**

WHAREAS , at the February 17, 2026, meeting of the Borough Council of the Borough of Manasquan, approved Resolution 65-2026 Setting Beach Parking Holiday Rate Dates.

WHEREAS, it has been determined that Resolution 65-2026 should read as the following:

WHEREAS, the Borough of Manasquan Summer Beach Season paid parking schedule for 2026 commences on Friday, May 22, 2026, at 5:00 pm; and

WHEREAS, Chapter 12-11 allows The Borough Council to revise certain pay-to-park rules during the Summer Beach Season by Resolution.

NOW THEREFORE BE IT RESOLVED that the Governing Body of the Borough of Manasquan, County of Monmouth, State of New Jersey hereby authorizes the following:

1. Paid Beach parking obligation will be suspended for the following days/dates during the 2026 Summer Season:

- a. Tuesday through Friday – May 26 through May 29, 2026
- b. Monday through Friday – June 1 through June 5, 2026
- c. Monday through Friday – June 8 through June 12, 2026

2. Holiday paid parking rates for all beach lots shall apply as follows:

a. Memorial Day

Sunday 5/24/2026

- Second Avenue & Sea Watch Lot hours - 9 am to 5 pm
- Third Avenue Lot hours - 9 am to 12 am
- Fourth Avenue Lot hours - 9 am to 12 am
- Pompano Lot hours - 9 am to 12 am

Monday 5/25/2026 – Lot hours - 9 am to 5 pm

- Sea Watch
- Second Avenue
- Third Avenue Lot hours
- Fourth Avenue Lot hours
- Pompano Lot hours

b. Independence Day

Friday 7/3/2026 and Saturday 7/4/2026

- Second Avenue & Sea Watch Lot hours - 9 am to 5 pm
- Third Avenue Lot hours - 9 am to 12 am
- Fourth Avenue Lot hours - 9 am to 12 am
- Pompano Lot hours - 9 am to 12 am

c. Labor Day

Sunday 9/6/2026

- Second Avenue & Sea Watch Lot hours - 9 am to 5 pm
- Third Avenue Lot hours - 9 am to 12 am
- Fourth Avenue Lot hours - 9 am to 12 am
- Pompano Lot hours - 9 am to 12 am

Monday 9/7/2026 – Lot hours - 9 am to 5 pm

- Sea Watch
- Second Avenue
- Third Avenue Lot hours

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- Fourth Avenue Lot hours
- Pompano Lot hours

NOW THEREFORE BE IT RESOLVED that the Borough of Manasquan authorizes the amendment to this resolution to reflect the correct Beach Parking Holiday Rates .

**RESOLUTION
71-2026**

BE IT RESOLVED BY THE BOROUGH COUNCIL OF THE BOROUGH OF MANASQUAN, IN THE County of Monmouth, New Jersey (not less than three (3) members thereof affirmatively concurring) as follows:

1. All bills or claims as reviewed and approved by the Administration & Finance Committee and as set forth in this Resolution are hereby approved for payment.
2. The Mayor, Municipal Clerk and Chief Financial Officer are hereby authorized and directed to sign checks in payment of bills and claims which are hereby approved.

The computer print-out of the list of checks will be on file in the Clerk’s Office.

Current Fund	\$2,249,677.30
Water/Sewer Fund	\$36,856.33
Beach Fund	\$2,682.59
Grants	\$1,057.76
Recreation Trust	\$11,582.23
Trust Other Account	\$1,026.96
General Capital	65,763.58
Water Capital	\$0.00
Grand Total	\$2,368,646.75

Councilman Bryant made a motion to approve the consent agenda, seconded by Councilwomen Triggiano. Motion carried by the following vote: “yes” Council Members Bresnahan, Bryant, Holly, Olivera, Triggiano, and Vidreiro. “No” none.

Ordinance - First Reading

The borough attorney read the title of ordinance 2585-26 for introduction.

AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER 22 (WATER AND SEWER UTILITY), SECTION 22-2 (BASE WATER AND SEWER RATE) AND AMENDING AND SUPPLEMENTING CHAPTER 16 (FEES), SECTION 22-3 (WATER AND SEWER USAGE CHARGES) OF THE BOROUGH OF MANASQUAN, COUNTY OF MONMOUTH, STATE OF NEW JERSEY

Councilman Bryant made a motion to introduce ordinance 2585-26, seconded by Councilwomen Triggiano. Motion carried by the following vote: “yes” Council Members Bresnahan, Bryant, Holly, Olivera, Triggiano, and Vidreiro. “No” none.

Mayor Mangan addressed the 4th Round of Affordable Housing by clarifying that the State of New Jersey has mandated the passage of these specific ordinances by a deadline of March 15, 2026. He explained that every municipality is required to provide a specific number of affordable units to satisfy each round of this state mandate. Fortunately, Manasquan finds itself in a more advantageous position than many surrounding towns because the borough has remained diligent in meeting its obligations in all previous rounds.

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For this current cycle, the borough’s obligation is limited to 12.5 units. The Mayor emphasized that the Council has worked strategically to ensure this mandate has a low impact on the community, which is why the proposed plans are concentrated along the Route 71 corridor. Following the formal introduction of the ordinances tonight, the next step in the process involves a review by the Planning Board to ensure the proposal aligns strictly with the town’s Master Plan.

The borough attorney read the title of ordinance 2586-26 for introduction.

AN ORDINANCE OF THE BOROUGH OF MANASQUAN REPEALING AND REPLACING CHAPTER 35-36 OF THE CODE OF THE BOROUGH OF MANASQUAN ENTITLED “AFFORDABLE HOUSING REGULATIONS”

Councilman Bresnahan made a motion to introduce ordinance 2586-26, seconded by Councilwomen Triggiano. Motion carried by the following vote: “yes” Council Members Bresnahan, Bryant, Holly, Olivera, Triggiano, and Vidreiro. “No” none.

The borough attorney read the title of ordinance 2587-26 for introduction.

AN ORDINANCE OF THE BOROUGH OF MANASQUAN REPEALING AND REPLACING CHAPTER 35-35 OF THE CODE OF THE BOROUGH OF MANASQUAN ENTITLED “MANDATORY AFFORDABLE HOUSING DEVELOPMENT FEES”

Councilman Holly made a motion to introduce ordinance 2587-26, seconded by Councilman Bresnahan. Motion carried by the following vote: “yes” Council Members Bresnahan, Bryant, Holly, Olivera, Triggiano, and Vidreiro. “No” none.

The borough attorney read the title of ordinance 2588-26 for introduction

Affordable Housing AR- Zone

The purpose of the Affordable Housing AR-3 Zone (“AR-3 Zone”) is to provide for the development of a multi-family inclusionary development designed to assist the Borough in satisfying its combined Round 4 (2025-2035) Realistic Development Potential (“RDP”) affordable housing obligation through construction of affordable units set aside for low- and moderate-income households. The AR-3 Zone shall comprise the following tax lot: Lot 57.01, Block 81.

Councilman Bresnahan made a motion to introduce ordinance 2588-26, seconded by Councilwoman Vidreiro. Motion carried by the following vote: “yes” Council Members Bresnahan, Bryant, Holly, Olivera, Triggiano, and Vidreiro. “No” none.

The borough attorney read the title of ordinance 2589-26 for introduction

ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER 35 (ZONING) OF THE BOROUGH OF MANASQUAN CODE TO ESTABLISH AN AH-O AFFORDABLE HOUSING OVERLAY ZONE IN THE BOROUGH OF MANASQUAN, COUNTY OF MONMOUTH, STATE OF NEW JERSEY

Councilman Holly made a motion to introduce ordinance 2589-26, seconded by Councilman Bryant. Motion carried by the following vote: “yes” Council Members Bresnahan, Bryant, Holly, Olivera, Triggiano, and Vidreiro. “No” none.

The borough attorney read the title of ordinance 2590-26 for introduction.

ESTABLISHING AFFORDABLE HOUSING AR-4 Zone

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The purpose of the Affordable Housing AR-4 Zone (“AR-4 Zone”) is to provide for the development of a multi-family inclusionary development designed to assist the Borough in satisfying its combined Round 4 (2025-2035) Realistic Development Potential (“RDP”) affordable housing obligation through construction of affordable units set aside for low- and moderate-income households. The AR-4 Zone shall comprise the following tax lot: Lot 9, Block 62.

Councilman Holly made a motion to introduce ordinance 2590-26, seconded by Councilwoman Triggiano. Motion carried by the following vote: “yes” Council Members Bresnahan, Bryant, Holly, Olivera, Triggiano, and Vidreiro. “No” none.

The borough attorney read the title of ordinance 2591-26 for introduction.

ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER 35 (DEVELOPMENT REGULATIONS) OF THE CODE OF THE BOROUGH OF MANASQUAN, COUNTY OF MONMOUTH, STATE OF NEW JERSEY, TO ESTABLISH INFILL MULTIFAMILY STANDARDS WITHIN THE AH-O AFFORDABLE HOUSING OVERLAY ZONE.

Councilman Bryant made a motion to introduce ordinance 2591-26, seconded by Councilman Bresnahan. Motion carried by the following vote: “yes” Council Members Bresnahan, Bryant, Holly, Olivera, Triggiano, and Vidreiro. “No” none.

Committee Reports

Recreation Committee - Councilwomen Vidreiro provided updates regarding new Recreation programs and upcoming schedules. She also reported on the recent activities and meetings of the Senior citizens' group.

Land Use Committee - Councilwomen Triggiano reported that all Planning Board meetings remain open to the public and encouraged community attendance.

Public Safety Committee - Councilman Olivera extended a sincere thank you to the Police Department and First Responders for their dedicated efforts during the latest snowstorm. He also reviewed the updated New Jersey State E-Bike regulations and expressed his appreciation to Chief Restivo and the Police Department for visiting local schools to educate students on E-bike safety and compliance.

Public Property Committee - Councilman Holly commended the Department of Public Works for their diligent snow cleanup efforts following the recent storm. He further noted that pothole repairs are currently underway throughout the municipality and provided a brief update regarding the most recent meeting of the Beautification Committee.

Administration Committee - Councilman Bryant stated that he had no report at this time.

Beach Committee - Councilman Bresnahan thanked the First Responders and all individuals who assisted during and after the snowstorm. He further reported that maintenance and preparation of the beach have officially begun in anticipation of the upcoming summer season.

Audience Participation

Councilman Holly made a motion to open the public portion, seconded by Councilman Bresnahan. Motion carried unanimously.

Pam Martin, Rogers Avenue, inquired regarding the upcoming Budget Meeting schedule. Mayor Mangan stated that while a final schedule has not yet been determined, the current intention is to

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hold budget discussions during regular Council meetings to allow for a more streamlined presentation.

Brock Haussamen, Euclid Avenue raised concerns regarding Borough flood map discrepancies. Mayor Mangan explained the Borough's strong opposition to the "REAL" regulations introduced during the Murphy Administration's lame-duck period. He noted that the DEP remains unsure of the final rules and the Sherrill Administration has not yet set forth a formal bill to clarify them. The Mayor detailed Borough's ongoing efforts to address these concerns and challenge the potential impact of these state-level mandates on the community.

Councilman Bryant made a motion to close the public portion, seconded by Councilwomen Triggiano. Motion carried unanimously.

Closed Session

The Borough Attorney presented a resolution, pursuant to N.J.S.A. 10:4-12(b)(7), authorizing the governing body to meet in closed session at 7:36 p.m.

Councilman Holly made a motion to approve the resolution, seconded by Councilwomen Triggiano. Motion carried unanimously.

Closed Session portion of the minutes will follow.

Councilman Holly made a motion to open the regular meeting at 7:49 p.m., seconded by Councilman Holly. Motion carried unanimously

Councilwomen Triggiano made a motion to close the regular meeting at 7:50 p.m., seconded by Councilwomen Triggiano. Motion carried unanimously.

Respectfully Submitted,

Nancy Acciavatti. RMC
Municipal Clerk

DATE APPROVED March 16, 2026