OCTOBER 19, 2026

Regular Meeting of Mayor and Council was convened at 7:00 p.m. on October 19, 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, and Sheila Vidreiro

Absent: Council Member Lori Triggiano

Also, present was Borough Attorney Mark Kitrick and Borough Administrator Rich Read.

Audience Participation

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

Robert Geisler, Stockton Lake Blvd. asked whether the eastern end of the proposed Stockton Lake bulkhead would allow water to flow around it during an extremely high tide and flood the street. Mayor Mangan explained that the bulkhead would tie into naturally higher ground near the intersection of Stockton Lake Blvd. and Potter, where the existing grade is above the project's proposed elevation, preventing water from flowing around the eastern

There being no further comments, Councilman Bresnahan made a motion to close audience participation seconded by Councilman Bryant. Motion carried.

Approval of Minutes

Regular Meeting Minutes – September 21, 2026

Councilman Bresnahan made a motion to approve the minutes, seconded by Councilman Bryant. Motion carried with Councilman Holly abstaining.

Workshop Discussion

2011 Special Assessment

Borough Administrator Rich Read reviewed outstanding special assessments from 2011 curb and sidewalk improvement projects on Blakey and Warren Avenue's and recommended waiving accrued interest due to the lack of documented annual balance notifications to affected property owners for approximately 10 years. Councilman Bryant noted that the Administration and Finance Committees supported waiving the interest. The proposed resolution would retain the principal balances and allow property owners until June 30, 2027, to pay before interest charges resume. The resolution was included on the consent agenda for consideration.

Main Street Update

Mayor Mangan presented an update on proposed Main Street initiatives and reviewed feedback received through 152 community survey responses and 18 business impact survey responses regarding August construction. He advised that the presentation would be posted on the Borough website.

Mayor Mangan indicated that gateway parking signage would proceed to design and cost review, including consideration of signs consistent with existing Borough signage. The trolley concept would remain under study, with no commitment to implementation. The business registration, parallel parking and bicycle lanes, and parking garage proposals would not advance at this time.

Regarding the Business Improvement District, Mayor Mangan indicated that the Borough would not advance the proposal at this time, leaving further exploration to interested business owners. Council members encouraged business owners, residents, and property owners to collaborate on the concept and submit recommendations to Council. They also expressed support for continued collaboration with the business community. Discussion addressed improving communication with businesses through a voluntary Borough communication platform.

Engineer's Monthly Report

Borough Engineer Joseph Raftery presented his monthly report for September.

Mayor Mangan introduced the Main Street construction update and requested that the Borough Engineer review each project segment. The Engineer reported that Segment A, west of the new roundabout, and Segment C, between the roundabout and Route 71, were in design, with design completion targeted for year-end, utility work anticipated the following spring, and aboveground improvements tentatively planned for the following fall.

Within Segment B, the roundabout area, the Borough's B1 project was complete, with punch list items and project closeout underway. The County's B2 project was in the bidding process, with bid results expected in November and a January construction start anticipated.

Mayor Mangan and Borough Administrator Rich Read also discussed Segment D, the Route 71 intersection, noting that construction was scheduled to begin in fall 2026, with completion anticipated in 2027, subject to weather and required State approvals.

The Engineer also provided updates on Wintersteller Park playground improvements, Stockton Lake Bulkhead and Park Improvements, and Fletcher Avenue Improvements, Phase 1.

Mayor Mangan then reported on Save the Shore funding, stating that even if the Borough were required to fund the entire project, which it did not anticipate, the Borough's total debt ratio would be 0.992%, compared with the State limit of 3.5%. He stated that Council had held tax increases to one cent for the past decade and that State and federal officials had expressed enthusiasm for the project as a model for coastal resilience funding.

Consent Agenda

Borough Attorney read the following resolutions for approval.

RESOLUTION
233-2026

BE IT RESOLVED by the Council of the Borough of Manasquan, County of Monmouth, State of New Jersey that:

WHEREAS, a refund of monies is due to the following:

1: DAVID PROPER
317 FIRST AVENUE
MANASQUAN, NJ 08736

REASON FOR REFUND: PLANNING BOARD ESCROW REFUND
APPLICATION #05-2023
317 FIRST AVENUE
BLOCK: 184.01 LOT(S): 6
AMOUNT OF REFUND DUE: $39.50

2. A & L HOLDING, LLC.
51 OUTLOOK LANE

OCTOBER 19, 2026

FREEHOLD, NJ 07728

REASON FOR REFUND: PLANNING BOARD ESCROW REFUND
APPLICATION #15-2024
181 & 181 ½ FIRST AVENUE
BLOCK: 171 LOT(S): 10
AMOUNT OF REFUND DUE: $105.75

3. CHRISTINE EBERLE
61 N. POTTER AVENUE
MANASQUAN, NJ 08736

REASON FOR REFUND: PLANNING BOARD ESCROW REFUND
APPLICATION #25-2024
61 N. POTTER AVENUE
BLOCK: 160 LOT(S): 8.01
AMOUNT OF REFUND DUE: $376.00

NOW, THEREFORE, BE IT RESOLVED that the Chief Financial Officer is hereby authorized and directed to draw a warrant in the said amount to the above listed refunds with said warrant to be charged against the General Ledger.

RESOLUTION
234-2026

BE IT RESOLVED by the Council of the Borough of Manasquan, County of Monmouth, State of New Jersey that:

WHEREAS, a refund of monies are due to the following:

NAME: PAMELA W. LEWIS
40 FIRST AVE
MANASQUAN, NJ 08736

AMOUNT OF REFUND DUE: $3,500

REASON FOR REFUND: STREET OPENING BOND RETURN – SO#3/25 40 FIRST AVE

NOW, THEREFORE, BE IT RESOLVED that the Chief Financial Officer is hereby authorized and directed to draw a warrant in the said amount to the above listed refunds with said warrant to be charged against the General Ledger.

RESOLUTION
235-2026

RESOLUTION REQUESTING APPROVAL FOR THE INSERTION OF SPECIAL ITEM OF REVENUE AND APPROPRIATION IN THE 2026 MUNICIPAL BUDGET PURSUANT TO N.J.S.A.40A:87 (CHAPTER 159, P.L.1948)

WHEREAS, N.J.S.A. 40A:4-87 provides that the Director of the Division of Local Government Services may approve the insertion of any special item of revenue in the budget of any county or municipality when such item shall have been made available by law and the amount thereof was not determined at the time of the adoption of the budget, and

WHEREAS, said Director may also approve the insertion of an item of appropriation for equal amount,

WHEREAS, the Monmouth County Board of Commissioners awarded the Borough the grant monies listed below and the Borough wishes to amend its 2026 budget to include the amount as revenue;

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and Council hereby request the Director of the Division of Local Government Services to approve the insertion of an item of revenue and appropriation in the budget of the year 2026 as referenced below:

Revenue Title: Open Space Grant Program-Stockton Beach Park

Amount: 500,000.00

Appropriation Title: Open Space Grant Program-Stockton Beach Park

Amount: $500,000.00

Local Match-Source: N/A

Amount: $0.00

BE IT FURTHER RESOLVED, that one (1) certified copy of this resolution be forwarded to the Division of Local Government Services.

RESOLUTION
236-2026

BE IT RESOLVED by the Council of the Borough of Manasquan, County of Monmouth, State of New Jersey that:

WHEREAS, a refund of monies are due to the following:

NAME: BIG BROTHERS BIG SISTERS OF COASTAL & NORTHERN NEW JERSEY
305 BOND STREET, 2ND FLOOR
ASBURY PARK, NJ 07712

AMOUNT OF REFUND DUE: $400.00

REASON FOR REFUND: Beach Security Return-Volleyball Tournament

NOW, THEREFORE, BE IT RESOLVED that the Chief Financial Officer is hereby authorized and directed to draw a warrant in the said amount to the above listed refunds with said warrant to be charged against the General Ledger.

RESOLUTION
237-2026

RESOLUTION AUTHORIZING A MODIFIED CONSTRUCTION SCHEDULE FOR WINTERSTELLA PARK IMPROVEMENTS

WHEREAS, the Borough of Manasquan is currently engaged in improvements to Winterstella Park; and

WHEREAS, the Borough Council desires to provide scheduling flexibility to facilitate completion of the project.

NOW, THEREFORE, BE IT RESOLVED, by the Borough Council of the Borough of Manasquan, that construction work for the Winterstella Park Improvements project is authorized between the hours of 7:00 a.m. and 5:00 p.m., Monday through Friday.

BE IT FURTHER RESOLVED, that coordination of the work schedule remains at the discretion of the Borough and its designated representatives.

RESOLUTION
238-2026

BE IT RESOLVED, by the Mayor and Council of the Borough of Manasquan, that Squan Tavern Inc., trading as Squan Tavern, holder of Alcoholic Beverage License No. 1327-33-005-004, is hereby

authorized to open its licensed premises to patrons and begin the sale and service of alcoholic beverages at 9:00 a.m. on Sunday, November 1, 2026, solely for that date; and

BE IT FURTHER RESOLVED, that this authorization is limited to the period from 9:00 a.m. to 10:00 a.m. on November 1, 2026, and that all other applicable laws, regulations, and license conditions remain in full force and effect; and

BE IT FURTHER RESOLVED, that the Borough Clerk shall provide a copy of this resolution to Squan Tavern Inc. and the Chief of Police.

RESOLUTION
239-2026

RESOLUTION AUTHORIZING CONDITIONAL FORGIVENESS OF INTEREST ON CERTAIN OUTSTANDING BALANCES

WHEREAS, the Borough Council of the Borough of Manasquan wishes to allow outstanding balances associated with Ordinance No. 2096-11, Glimmer Glass Reconstruction, and Ordinance No. 2084-11, Blakey Avenue Road Work, to be settled during 2026/2027 without payment of accrued interest;
NOW, THEREFORE, BE IT RESOLVED by the Borough Council of the Borough of Manasquan that:

1. To the extent permitted by law, accrued and unpaid interest on balances associated with Ordinance Nos. 2096-11 and 2084-11 shall be forgiven if the outstanding principal and any other required charges are paid in full by June 30, 2027.

2. If payment in full is not received by that date, previously accrued interest shall remain due, and additional interest shall accrue beginning July 1, 2027, at the applicable lawful rate.

3. The appropriate Borough officials are authorized to carry out this resolution, subject to review by the Borough Attorney.

4. This resolution shall take effect upon adoption.

RESOLUTION
240-2026

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	$1,172,597.47
Water/Sewer Fund	$370,536.64
Beach Fund	$302,401.40
Recreation Trust	$32,647.99
Trust Other Accounts	$14,637.28
General Capital	$803,974.12
Water and Sewer Capital	$60,958.75
Grand Total	$2,757,753.65

Councilman Bryant made a motion to approve the Consent Agenda, seconded by Councilman Holly. Motion carried by the following vote: "yes" Council Members Bresnahan, Bryant, Holly, Olivera and Vidreiro.

Ordinances – First Reading

The Borough Attorney read the title of ordinance 2602-26 for introduction.

AN ORDINANCE ESTABLISHING CHAPTER 35 (ZONING), SECTION 35-5.27 (AR-5 AFFORDABLE HOUSING ZONE) OF THE CODE OF THE BOROUGH OF MANASQUAN, COUNTY OF MONMOUTH, STATE OF NEW JERSEY

Councilman Holly made a motion to introduce ordinance 2602-26, seconded by Councilwoman Vidreiro. Motion carried by the following vote: "yes" Council Members Bresnahan, Bryant, Holly, and Vidreiro. "No" none. Motion carried.

The Borough Attorney read the title of ordinance 2603-26 for introduction.

ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER 35 (ZONING), SECTION 35-7.6 (PROHIBITED USES) OF THE BOROUGH OF MANASQUAN CODE IN THE BOROUGH OF MANASQUAN, COUNTY OF MONMOUTH, STATE OF NEW JERSEY

Councilman Bresnahan made a motion to introduce ordinance 2603-26, seconded by Councilwoman Vidreiro. Motion carried by the following vote: "yes" Council Members Bresnahan, Bryant, Holly, and Vidreiro. "No" none. Motion carried.

The Borough Attorney read the title of ordinance 2604-26 for introduction.

ORDINANCE AMENDING CHAPTER 7, "TRAFFIC," SECTIONS 7-7.5, "PARKING TIME LIMITED," 7-7.7, "PARKING PROHIBITED ON CERTAIN STREETS AT ALL TIMES," 7-7.10, "HEAD-IN ANGLE PARKING," 7-15, "LOADING ZONES," 7-16.2, "ACTIVE PICKUP AND DROP-OFF ZONES," 7-18.2, "LEFT-TURN PROHIBITIONS," 7-25.1, "HANDICAPPED PARKING," 7-25.3, "HANDICAPPED PARKING IN MUNICIPAL PARKING LOTS AND BOARD OF EDUCATION PROPERTY," AND 7-25.4, "HANDICAPPED PARKING ON PRIVATE PROPERTY," OF THE REVISED GENERAL ORDINANCES OF THE BOROUGH OF MANASQUAN, COUNTY OF MONMOUTH, STATE OF NEW JERSEY

Councilman Holly made a motion to introduce ordinance 2604-26, seconded by Councilwoman Vidreiro. Motion carried by the following vote: "yes" Council Members Bresnahan, Bryant, Holly, and Vidreiro. "No" none. Motion Carried

Committee Reports

Community Service Committee– Councilwoman Vidreiro reported that Friday open turf sessions at the Recreation Center have begun (7–9 p.m.), the weight room is open Monday–Friday, 6–8 p.m., for ages 16 and older, and indoor soccer registration is open with limited space. Seniors held their monthly meeting. Upcoming senior activities include a couples' afternoon out, a singles' lunch, cornhole, a strength and game day, and a book club. A blood drive with the Women's Club will be held November 2 at the Senior Center, which will be closed November 3 for Election Day.

Public Safety Committee– Councilman Olivera reported that the Police Department made 278 motor vehicle stops and nine arrests in September (three DWI, three criminal activity, three outstanding warrants). He urged drivers to use extra caution on Halloween (Saturday) and adults to supervise children at crosswalks. He thanked the Borough, Council, and Police Chief for hosting the Just Us Girls breast cancer race in Manasquan on October 3.

Public Property Committee– Councilman Holly reported that the recent storm caused less beach erosion than anticipated and the fallen tree on Morris Avenue was cleared. DPW is cleaning the beach and coordinating with the County on grading. Members met with Congressman Smith's office on Army Corps beach repairs; the Philadelphia District plans to combine storm repairs into one project. The Borough will continue to press for early scheduling to avoid work running into midsummer. New railings have been installed at the Inlet, leaf collection has begun (no sticks), and the Borough boat will be winterized in December. The Mayor will contact Wall Township regarding a resolution opposing data centers and a possible renewal of the shared-service arrangement.

Administration Committee– Councilman Bryant reported that the AR-5 ordinance that was introduced supports the Borough's fourth-round affordable housing obligation while remaining sensitive to infrastructure capacity and community character.

Beach Committee – Councilman Bresnahan reported that beach badge sales will be cashless beginning next season (credit card or phone app only); December sales will continue as before. In response to residents' questions on Inlet angled parking, the Chief and Council advised that drivers from Third Avenue stay in the southbound lane before turning into a space, and that drivers exiting may back out across the lane and proceed westbound.

Mayor Mangan reported that the Parker Avenue Mischief Night event time has been changed to 6:00 p.m. to 8:00 p.m., and he reminded everyone to stay safe during Halloween.

Rich Read reported that he will be holding a project meeting to discuss the Streetscape Project, including the hours of construction between Memorial Day and Labor Day and limitations.

Audience Participation

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

Mary Ryan, Beachfront, thanked Borough officials and staff for the Squan Tavern's early opening approval, traffic management during the Just Us Girls race, and the voluntary evacuation notice. She commented on the new Inlet parking striping, raised concerns about summer traffic and parking near Carlson's Corner, and suggested posting race-day notices on the Borough website. The Mayor advised that handicapped parking signage would be installed and outdated signs removed. The area near Carlson's Corner will remain unstriped while alternative uses and a longer-term arrangement with the property owner are explored, with a final decision not expected until next fall.

Lauren Costello, Cedar Avenue, accompanied by neighbors, reported flooding and safety concerns at Cedar Avenue and Farragut, including large holes, and asked whether repairs could be coordinated with nearby drainage work. The Engineer advised that the South Jackson Street drainage project is about 80% designed, with a State grant of approximately $225,000 anticipated in November or December. Extending the project to Farragut would require additional survey work and funding for Council's consideration in the next budget cycle. The Mayor expressed support for considering the extension. Residents were encouraged to register for Borough and project alerts.

Kathy Fischbeck, Cedar Avenue, requested temporary relief from recurring drainage pipe blockages. Council agreed to increase pipe flushing, asked residents to notify Councilman Holly of blockages, and agreed to have staff evaluate safety improvements to the open pipe at the corner.

Being no further comments, Councilman Holly made a motion to close the public portion, seconded by Councilwoman Vidreiro. Motion carried.

Adjournment

Councilman Holly made a motion to close the regular meeting at 8:16 p.m., seconded by Councilwomen Vidreiro. Motion carried unanimously.

Respectfully Submitted,

Nancy Acciavatti
Municipal Clerk

DATE APPROVED November 9, 2026