

JUNE 1, 2026

Regular Meeting of Mayor and Council was convened at 7:00 p.m. on June 1, 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, Brian Holly, Jay Bryant, Gregg Olivera, Lori Triggiano, and Sheila Vidreiro

Absent: None

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

Councilman Olivera made a motion to remove Resolution 143-2026 Liquor License for the Elks from the Consent Agenda and to have it moved to a separate vote, seconded by Councilman Holly. Motion carried unanimously.

Councilman Holly made a motion to add an Executive Session to the agenda. Seconded by Councilwoman Triggiano. Motion carried unanimously

Audience Participation

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

Being no comments Councilman Bresnahan made a motion to close the public portion, seconded by Councilman Olivera. Motion carried unanimously.

Workshop - Streetscapes – Construction

Council discussed rescheduling the Streetscapes Workshop project to September to minimize summer traffic disruptions. Administrator Read reported that both the contractor and DOT agreed to the revised timeline, with work planned for September through November. While concerns were raised about overlapping construction with the Broad Street project, the Council agreed that summer presented the greatest challenges due to higher traffic volumes.

2026 Municipal Budget

Resolution

Borough Attorney Mark Kitrick read resolution 128-2026 for approval.

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

Monthly Engineer’s Report

Joseph Raftery from Colliers Engineering went over the Engineers Report for May 2026

Mayor Mangan introduced a visual timeline chart of construction projects within the Borough, which will be made available online to improve transparency.

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Consent Agenda

**RESOLUTION
132-2026**

WHEREAS , at the February 17, 2026, meeting of the Borough Council of the Borough of Manasquan, approved Resolution 70-2026 Setting Beach Parking Holiday Rate Dates.

WHEREAS, it has been determined that Resolution 70-2026 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: Lot hours - 9 am to 5 pm
 - 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, Saturday 7/4/2026 & Sunday 7/5/2026

- 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
- Fourth Avenue Lot hours
- Pompano Lot hours

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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
133-2026**

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: LORRAINE SHEERIN
36 PEARCE COURT
MANASQUAN, NJ 08736

AMOUNT OF REFUND DUE: \$1,000

REASON FOR REFUND: STREET OPENING BOND 1ST RETURN
– SO#21/26 36 PEARCE COURT

NAME: GARDEN STATE ELECTRICAL CONTRACTORS
208 EAST MAIN STREET
MANASQUAN, NJ 08736

AMOUNT OF REFUND DUE: \$1,000

REASON FOR REFUND: STREET OPENING BOND 1ST RETURN
– SO#10/26 127 MCLEAN AVE

NAME: STREVENS BUILDING CORPORATION
5 WREN WAY
HOWELL, NJ 07731

AMOUNT OF REFUND DUE: \$3,500

REASON FOR REFUND: STREET OPENING BOND RETURN
– SO#25/25 374 CEDAR AVE

NAME: OCS BUILDERS GROUP, LLC
420 WESTBURY AVE
CARLE PLACE, NY 11514

AMOUNT OF REFUND DUE: \$2,500

REASON FOR REFUND: STREET OPENING BOND 2ND RETURN
– SO#10/23 176 EAST MAIN STREET

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
134-2026**

**RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE AN AGREEMENT WITH THE
LAND CONSERVANCY OF NEW JERSEY**

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WHEREAS, the Borough Council previously adopted Resolution 106-2026 authorizing the retention of The Land Conservancy of New Jersey to prepare an Open Space and Recreation Plan Update for an amount not to exceed \$16,500 dollars; and

WHEREAS, an Agreement dated May 14, 2026, between the Borough of Manasquan and The Land Conservancy of New Jersey has been prepared to set forth the terms and conditions for said services;

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

- 1. The Agreement between the Borough of Manasquan and The Land Conservancy of New Jersey for the preparation of an Open Space and Recreation Plan Update, in the amount of \$16,500 dollars, is hereby approved.
- 2. The Mayor is authorized and directed to execute the Agreement on behalf of the Borough, and the Borough Clerk is authorized to attest the Mayor’s signature and affix the seal of the Borough.

RESOLUTION
135-2026

BE IT RESOLVED by the Borough Council of the Borough of Manasquan, County of Monmouth, New Jersey that the Mayor and Municipal Clerk be authorized to sign the Temporary Use and Occupancy Agreement for Seasonal Parking at Fisherman’s Cove Conservation Area for one year with a yearly option to renew each year until the day after Labor Day 2030, with Monmouth County.

RESOLUTION
136-2026

BE IT FURTHER RESOLVED, that the Honorable Michael Mangan, Mayor of the Borough of Manasquan and Nancy Acciavatti, the Municipal Clerk, be and are hereby authorized to sign the Agreement between the Borough of Manasquan and the Manasquan Special Law Enforcement Officers for the term of January 1, 2026, through December 31, 2030.

RESOLUTION
137-2026

WHEREAS the Borough of Manasquan is desirous of appointing Beach Staff for the 2026 season.
NOW THEREFORE BE IT RESOLVED, by the Borough Council of the Borough of Manasquan, Monmouth County, New Jersey, on this 1st day of June 2026 appoint the following for 2026:

Beach Crew					
Kathleen Keefe	Lifeguard	\$17.00	05/15/26-09/30/26	Seasonal	Y
Grace Tansey	Lifeguard	\$17.00	05/15/26-09/30/26	Seasonal	Y
Kyley Byrne	Checker/Booth	\$15.50	05/15/26-09/30/26	Seasonal	N

RESOLUTION
138-2026

WHEREAS, On June 23 , 2025, Tara Lewczak was appointed on a provisional basis to the position of Deputy Municipal Administrator; and

WHEREAS, Ms. Lewczak applied to the Civil Service Commission to obtain permanent status in this position; and

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WHEREAS, the Civil Service Commission has provided a Certification of Eligibles, which deems Ms. Lewczak qualified for permanent appointment to Deputy Municipal Administrator.

NOW, THEREFORE, BE IT RESOLVED that Tara Lewczak is hereby confirmed permanent in the position of Deputy Municipal Administrator, effective June 1, 2026, by the Borough Council of the Borough of Manasquan, in the County of Monmouth, and State of New Jersey.

**RESOLUTION
139-2026**

APPROVAL TO SUBMIT A GRANT APPLICATION AND EXECUTE A GRANT CONTACT WITH THE NEW JERSEY DEPARTMENT OF TRANSPORTATION FOR THE SOUTH JACKSON AVENUE DRAINAGE IMPROVEMENTS PROJECT

NOW, THEREFORE, BE IT RESOLVED that the Council of Manasquan formally approves the grant application for the above stated project.

BE IT FURTHER RESOLVED that the Mayor and Clerk are hereby authorized to submit an electronic grant application identified as MA-2027-South Jackson Avenue Drainage Improv-00171 to the New Jersey Department of Transportation on behalf of the Borough of Manasquan.

BE IT FURTHER RESOLVED that the Mayor and Clerk are hereby authorized to sign the grant agreement on behalf of the Borough of Manasquan and that their signature constitutes acceptance of the terms and conditions of the grant agreement and approves the execution of the grant agreement.

Certified as a true copy of the Resolution adopted by the Council
On this 1st day of June 2026.

**RESOLUTION
140-2026**

WHEREAS, application has been made to the Borough Council, Borough of Manasquan, County of Monmouth, State of New Jersey, by the Johannessen Sisti Inc., t/a Spirit of '76 Wines and Liquors for the renewal of the Plenary Retail Distribution Liquor License No. 1327-44-004-006 to cover premises at 119 Taylor Avenue, 117 ½ Taylor Avenue. Manasquan, New Jersey; and

WHEREAS, the governing body makes the following findings with respect to Plenary Retail Distribution Licenses to be issued by it;

1. The submitted application form is complete in all respects.
2. The applicant is qualified to be licensed according to all statutory, regulatory and local governmental A.B.C. Laws and Regulations.

WHEREAS, the said Johannessen Sisti Inc.is adjudged to be entitled to a Plenary Retail Distribution Liquor License.

NOW, THEREFORE, BE IT RESOLVED by the Borough Council of the Borough of Manasquan, County of Monmouth, State of New Jersey, that the Borough Clerk is hereby designated, authorized and instructed to issue and deliver a Plenary Retail Distribution Liquor License to the Johannessen Sisti Inc., to sell at 119 Taylor Avenue, 117 ½ Taylor Avenue Manasquan, New Jersey for consumption off the licensed premises any alcoholic beverages in their original containers until midnight, June 30, 2027.

**RESOLUTION
141-2026**

WHEREAS, application has been made to the Borough Council, Borough of Manasquan, New

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Jersey by D&C Osprey Nightclub LLC., for the renewal of Plenary Retail Consumption Liquor License with Broad Package Privilege No. 1327-32-008-011 to cover premises at 201 First Avenue, Manasquan, New Jersey; and

WHEREAS, the governing body makes the following findings with respect to Plenary Retail Consumption Liquor License with Broad Package Privilege issued by it:

1. The submitted application is complete in all respects.
2. The applicant is qualified to be licensed according to all statutory, regulatory and governmental A. B. C. Laws and Regulations.

WHEREAS, the said D&C Osprey Nightclub LLC., is adjudged to be entitled to a Plenary Retail Consumption Liquor License with Broad Package Privilege.

NOW, THEREFORE, BE IT RESOLVED by the Borough Council of the Borough of Manasquan, County of Monmouth, State of New Jersey, that the Borough Clerk is hereby designated, authorized and instructed to issue and deliver a Plenary Retail Consumption Liquor License to D&C Osprey Nightclub LLC., to sell any alcoholic beverages with a Broad Package Privilege to sell any alcoholic beverages in original containers for consumption off the premises, and also to store alcoholic beverages in a separate building until midnight, June 30, 2027, subject, however, to the following conditions:

- a. The licensee shall provide six (6) qualified, uniformed, security persons who shall be assigned to duty, about or adjacent to the licensed premises from the hours of 7:00 p.m. to 3:00 a.m. on those Fridays, Saturdays, and legal holidays upon which the licensee is open for business. Three (3) qualified, uniformed security persons shall be assigned to duty about or adjacent to the licensed premises from the hours of 7:00 p.m. to 3:00 a.m. on Sundays, Mondays, Tuesdays, Wednesdays, and Thursdays upon which the licensee is open for business unless such day is a legal holiday. One exterior security person shall be stationed in the Second Avenue parking area.
- b. The licensee agrees to obtain professional training for its bartenders and managers to identify and properly control patrons who appear inebriated; the licensee shall keep proof of completion of this training at the premises for inspection.
- c. The maximum occupancy for the licensed premises shall be equal to one (1) person for each five and one-half (5 ½) square feet of floor area which is not covered by bars or working spaces.
- d. There shall be no “go-go dancing,” “mud wrestling,” “nudity,” “topless dancing” or any lewd activity conducted on the licensed premises.
- e. The exterior security guards shall wear a shirt clearly marked, on front and back, “Osprey Security.”
- f. All windows to the licensed premises shall be closed at all times during hours of operation. All doors shall remain closed during hours of operation except for access to and from the licensed premises. Exterior doors shall not be left continuously open to provide access.
- g. No bottles or cans shall be dumped in the solid waste dumpster maintained by the license holder between the hours of twelve (12) midnight and seven (7) a.m.
- h. The licensee shall provide a litter patrol which will remove litter within 200 feet (except for the Municipal Beachwalk) of the licensed premises before nine (9) a. m. each morning following an operational day.
- i. At any time when there is a line of patrons awaiting entrance to the licensed premises, the line shall start at the front entranceway (corner of East Main Street and First Avenue) and proceed west along the north side of the licensed building and be located within 54" of the main wall of the licensed building. Temporary stanchions with rope or line shall connect each stanchion for the length of the patron line. If the line reaches the west side of the building, it shall be turned in a southerly direction and be formed in the driveway on the west side of the licensed building. The patron line must be supervised by at least two employees of the licensee whenever there are people awaiting entry to the licensed premises.

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- j. The driveway on the west side of the licensed building connecting the parking lot to East Main Street shall be closed between 6:00 pm and 6:00 am.
- k. No live music at the licensed premises after 1:30 a.m.
- l. The licensee shall comply with all provisions of the “New Jersey Smoke-Free Air Act.” N.J.S.A. 26:3d-55 et seq. If a smoking area is provided for patrons, the permitted smoking area cannot be on public property or the public sidewalk. The permitted smoking area, if any, shall be located within the licensed building, in accordance with applicable statutes, or on exterior grounds either owned, leased or otherwise controlled by the licensee.

**RESOLUTION
143-2026**

WHEREAS, application has been made to the Borough Council, Borough of Manasquan, County of Monmouth, State of New Jersey, from C. Jung, LLC., t/a Manasquan Liquors for renewal of the Plenary Retail Distribution Liquor License No. 1327-44-002-007 to cover premises at 139 Main Street, Manasquan, New Jersey; and

WHEREAS, the governing body makes the following findings with respect to the Plenary Retail Distribution License to be issued by it;

- 1. The submitted application form is complete in all respects.
- 2. The applicant is qualified to be licensed according to all statutory, regulatory and local governmental A. B. C. Laws and Regulations.

WHEREAS, the governing body of the Borough of Manasquan has determined that C. Jung LLC., t/a Manasquan Liquors is entitled to a Plenary Retail Distribution License.

NOW, THEREFORE, BE IT RESOLVED by the Borough Council of the Borough of Manasquan, County of Monmouth, State of New Jersey, that the Borough Clerk is hereby designated, authorized and instructed to issue and deliver a Plenary Retail Distribution License to C. Jung LLC., t/a Manasquan Liquors to sell at 139 Main Street, Manasquan, New Jersey for consumption off the licensed premises of any alcoholic beverages in their original containers until midnight, June 30, 2027.

**RESOLUTION
144-2026**

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: RED SKY CONTRACTORS LLC
107 DEY GROVE RD
MONROE TOWNSHIP, NJ 08831

AMOUNT OF REFUND DUE: \$1,000.00

REASON FOR REFUND: DUMPSTER PERMIT DEPOSIT RETURN – 448 E.
MAIN STREET

NAME: KANSTRUKT GROUP LLC
5 JANIE LN
CLARK, NJ 07066

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AMOUNT OF REFUND DUE: \$1,000.00

REASON FOR REFUND: DUMPSTER PERMIT DEPOSIT RETURN – 181 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
145-2026**

BE IT RESOLVED by the Borough Council of the Borough of Manasquan, County of Monmouth, State of New Jersey, that the Borough of Manasquan retains the Professional Engineering services of Colliers Engineering & Design, 101 Crawfords Corner Road, Suite 3400, Holmdel, NJ 07733, for purposes of providing Administration and Inspection Services for the Main Street Water and Sanitary Replacement Project.

- Construction Administration and Inspection Services \$128,500.00.

For a total amount not to exceed \$128,500.00 for the service outlined in the proposal dated May 27, 2026.

AND BE IT FURTHER RESOLVED by the Borough Council of the Borough of Manasquan, County of Monmouth, State of New Jersey, that the borough authorizes the above with the provision that each subsequent task shall require additional authorization subject to the recommendation of the Governing Body.

**RESOLUTION
146-2026**

**RESOLUTION AUTHORIZING THE MAYOR AND MUNICIPAL CLERK TO EXECUTE THE
FY2027-FY2029 COOPERATION AGREEMENT WITH MONMOUTH COUNTY FOR
COOPERATIVE PARTICIPATION IN THE COMMUNITY DEVELOPMENT PROGRAM
PURSUANT TO THE UNIFORM SHARED SERVICES AND CONSOLIDATION ACT**

WHEREAS, certain Federal funds are potentially available to Monmouth County under Title I of the Housing and Community Development Act of 1974, as amended, commonly known as the Community Development Block Grant Program; and

WHEREAS, it is necessary to establish a legal basis for the County and its residents to benefit from this program; and

WHEREAS, a Cooperation Agreement has been adopted under which the «Municipality» and the County of Monmouth in cooperation with other municipalities will establish a Shared Services Program pursuant to N.J.S.A. 40A:65-1 et seq; and

WHEREAS, it is in the best interest of the «Municipality» to enter into the cooperation agreement.

NOW, THEREFORE, BE IT RESOLVED by the Borough of Manasquan Council of the Borough of Manasquan, that Cooperation Agreement between the County of Monmouth and Certain Municipalities located herein for the establishment of a Cooperative Means of Conducting certain Community Development Activities, a copy of which is attached, thereto, be and same is hereby approved.

BE IT FURTHER RESOLVED that the Mayor and Municipal Clerk be and same are hereby authorized to execute said agreement in accordance with the provisions of law; and

BE IT FURTHER RESOLVED that this resolution shall take effect immediately upon its enactment.

**RESOLUTION
147-2026**

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**RESOLUTION OF THE BOROUGH COUNCIL OF THE BOROUGH OF
MANASQUAN ADOPTING AN ACCESSORY APARTMENT PROGRAM MANUAL**

WHEREAS, on March 20, 2024, Governor Murphy signed into law P.L. 2024, c.2, which amended the New Jersey Fair Housing Act; and

WHEREAS, on November 6, 2025, the Uniform Housing Affordability Controls (“UHAC”) were updated and amended; and

WHEREAS, to ensure that the Borough’s Accessory Apartment Program conforms with UHAC as amended, the Borough will adopt an updated Accessory Apartment Program Manual;

NOW, THEREFORE, BE IT RESOLVED by the Borough Council of the Borough of Manasquan, County of Monmouth, State of New Jersey as follows:

1. The Borough Council hereby adopts an updated Accessory Apartment Program Manual, which is attached hereto as Exhibit A.
2. This Resolution shall take effect immediately.

**RESOLUTION
148-2026**

**RESOLUTION OF THE BOROUGH COUNCIL OF THE BOROUGH OF
MANASQUAN ADOPTING AN AFFORDABILITY ASSISTANCE MANUAL**

WHEREAS, on March 20, 2024, Governor Murphy signed into law P.L. 2024, c.2, which amended the New Jersey Fair Housing Act; and

WHEREAS, on November 6, 2025, the Uniform Housing Affordability Controls (“UHAC”) were updated and amended; and

WHEREAS, to ensure that the Borough’s Affordability Assistance Manual conforms with UHAC as amended, the Borough will adopt the updated Affordability Assistance Manual;

NOW, THEREFORE, BE IT RESOLVED by the Borough Council of the Borough of Manasquan, County of Monmouth, State of New Jersey as follows:

1. The Borough Council hereby adopts the Affordability Assistance Manual, which is attached hereto.
2. This Resolution shall take effect immediately.

**RESOLUTION
149-2026**

WHEREAS, application has been made to the Borough Council of the Borough of Manasquan, County of Monmouth, State of New Jersey by Squan Tavern, Inc. for the renewal of the Plenary Retail Consumption Liquor License No. 1327-33-005-004 to cover premises at 15-17-19-21 Broad Street, Manasquan, New Jersey; and

WHEREAS, the governing body makes the following findings with respect to Plenary Retail Consumption Liquor Licenses issued by it:

1. The submitted application form is complete in all respects.
2. The applicant is qualified to be licensed according to all statutory, regulatory and local governmental A.B.C. Laws and Regulations.

WHEREAS, the Squan Tavern, Inc. is adjudged to be entitled to a Plenary Retail Consumption Liquor License.

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NOW, THEREFORE, BE IT RESOLVED by the Borough Council of the Borough of Manasquan, County of Monmouth, State of New Jersey that the Borough Clerk is hereby designated, authorized, and instructed to issue and deliver a Plenary Retail Consumption Liquor License to Squan Tavern, Inc. to sell any alcoholic beverages at 15-17-19-21 Broad Street, Manasquan, New Jersey until midnight, June 30, 2027, subject, however, to the following conditions;

- a. At any time, the licensed premises offers live entertainment or amplified music, all doors shall remain closed except for access to and from the licensed premises and all windows shall be closed. Exterior doors shall not be left open continuously.
- b. No bottles or cans shall be dumped in the solid waste dumpster maintained by the license holder between the hours of twelve (12) midnight and seven (7) a.m.
- c. Alcoholic beverages will only be served in the permitted outdoor area only between 11:00 a.m. to 11:00 p.m.
- d. The licensee shall provide a litter patrol which will remove litter within 200 feet of the licensed premises before (9) a.m. each morning following an operational day.
- e. The licensee agrees to obtain professional training for its bartenders and managers to identify and properly control patrons who appear inebriated; the licensee shall keep proof of completion of this training at the premises for inspection.
- f. The licensee shall comply with all provisions of the “New Jersey Smoke-Free Air Act.” N.J.S.A. 26:3d-55 et seq. If a smoking area is provided for patrons, the permitted smoking area cannot be on public property or the public sidewalk. The permitted smoking area, if any, shall be located within the licensed building, in accordance with applicable statutes, or on exterior grounds either owned, leased or otherwise controlled by the licensee.

**RESOLUTION
150-2026**

WHEREAS, application has been made to the Borough Council of the Borough of Manasquan, County of Monmouth, State of New Jersey, by the Inshore Atlantic Inc. t/a Leggett’s Sand Bar for renewal of Plenary Retail Consumption Liquor License No. 1327-33-007-007 to cover premises at 211-213-215-217 First Avenue, Manasquan, New Jersey; and

WHEREAS, the governing body makes the following findings with respect to Plenary Retail Consumption Liquor Licenses issued by it:

1. The submitted application form is complete in all respects.
2. The applicant is qualified to be licensed according to all statutory, regulatory, and local governmental laws and regulations of the Division of the Alcoholic Beverage Control.

WHEREAS, the said Inshore Atlantic, Inc. t/a Leggett’s Sand Bar is adjudged to be entitled to a Plenary Retail Consumption Liquor License covering premises at 211-213-215-217 First Avenue, Manasquan, New Jersey.

NOW, THEREFORE, BE IT RESOLVED, by the Borough Council of the Borough of Manasquan, County of Monmouth, State of New Jersey, that the Borough Clerk be designated, authorized and instructed to issue and deliver a Plenary Retail Consumption Liquor License to the said Inshore Atlantic, Inc. t/a Leggett’s Sand Bar to sell at 211-213-215- 217 First Avenue, Manasquan, New Jersey any alcoholic beverages and also to include in this license an additional building in the rear to be used for storage purposes until midnight, June 30, 2027, subject, however, to the following conditions:

- a. The licensee shall provide two (2) qualified uniformed security persons who shall be assigned to duty in the parking lot from 7:00 p.m. to 3:00 a.m. on those Fridays, Saturdays, and holidays upon which the licensee shall be open for business.
- b. At any time, the licensed premises offers live entertainment or amplified music, all doors shall

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- remain closed except for access to and from the licensed premises and all windows shall be closed.
- c. No bottles or cans shall be dumped in the solid waste dumpster maintained by the license holder between the hours of twelve (12) midnight and seven (7) a.m.
 - d. No live music at the licensed premises after 1:30 a.m.
 - e. Alcoholic beverages may only be served in connection with the service of food to patrons seated at tables in Section “B” of the premises (see diagram attached). Alcoholic beverages shall be served only by waiters or waitresses.
 - f. No permanent or portable service bar shall be located in Section “B.”
 - g. The dining facilities and service of alcoholic beverages in Section “B” shall be closed and vacated no later than 12:00 midnight of each day. Further, Section “B” shall be open only when the kitchen is open.
 - h. All patrons in Section “B” shall be seated.
 - i. The 12' opening connecting Section “A” to Section “B” shall be reduced to a maximum of 8'. The restaurant area of Section “B” shall be physically secured after 12:00 midnight of each day to prevent patrons from using the area.
 - j. The second floor of the building in Section “B” may only be used for administrative offices servicing the business on this site.
 - k. All trash, refuse, and garbage shall be stored inside a separate designated enclosed area adjacent to the existing restaurant building and away from residential area.
 - l. There shall be no outside storage of packaging material or building materials on the site.
 - m. The hours of operation in Section “C” will include having the kitchen open until midnight with last seating at 11:00 p.m. and patrons out by midnight.
 - n. No live music in Section “C” after 11:00 p.m.
 - o. The licensee agrees to obtain professional training for its bartenders and managers to identify and properly control patrons who appear inebriated; the licensee shall keep proof of completion of this training at the premises for inspection.
 - p. The licensee shall provide a litter patrol which will remove litter within 200 feet of the licensed premises before 9:00 a.m. each morning following an operational day from May 15th to September 15th.
 - q. The licensee shall comply with all provisions of the “New Jersey Smoke-Free Air Act.” N.J.S.A. 26:3d-55 et seq. If a smoking area is provided for patrons, the permitted smoking area cannot be on public property or the public sidewalk. The permitted smoking area, if any, shall be located within the licensed building, in accordance with applicable statutes, or on exterior grounds either owned, leased or otherwise controlled by the licensee.

**RESOLUTION
151-2026**

WHEREAS, application has been made to the Borough Council, Borough of Manasquan, County of Monmouth, State of New Jersey, by Mana River Group LLC for Plenary Retail Consumption Liquor License No. 1327-33-010-014 to cover premises at 142 Main Street, Manasquan, New Jersey; and

WHEREAS, the governing body makes the following findings with respect to Plenary Retail Consumption Liquor Licenses issued by it:

1. The submitted application form is complete in all respects.
2. The applicant is qualified to be licensed according to all statutory, regulatory, and

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local governmental A.B.C. Laws and Regulations.

WHEREAS, the said Mana River Group LLC is adjudged to be entitled to a Plenary Retail Consumption Liquor License.

NOW, THEREFORE, BE IT RESOLVED, by the Borough Council, Borough of Manasquan, County of Monmouth, State of New Jersey, that the Borough Clerk be designated, authorized and instructed to issue and deliver a Plenary Retail Consumption Liquor License to the said Mana River Group LLC to sell alcoholic beverages at 142 Main Street, Manasquan, New Jersey, until midnight, June 30, 2027, subject, however, to the following conditions:

1. At any time, the licensed premises offers live entertainment, which is limited to three musicians, all doors shall remain closed except for access to and from the licensed premises and all windows shall be closed. Exterior doors shall not be left open continuously.
2. No bottles or cans shall be dumped in the solid waste dumpster maintained by the license holder between the hours of twelve (12) midnight and seven (7) a.m.
3. Alcoholic beverages will only be served in the permitted outdoor area only between 11:00 a.m. to 11:00 p.m.
4. The licensee shall provide a litter patrol which will remove litter within 200 feet of the licensed premises before (9) a.m. each morning following an operational day.
5. The licensee agrees to obtain professional training for its bartenders and managers to identify and properly control patrons who appear inebriated; the licensee shall keep proof of completion of this training at the premises for inspection.
6. The licensee shall comply with all provisions of the "New Jersey Smoke-Free Air Act." N.J.S.A. 26:3d-55 et seq. If a smoking area is provided for patrons, the permitted smoking area cannot be on public property or the public sidewalk. The permitted smoking area, if any, shall be located within the licensed building, in accordance with applicable statutes, or on exterior grounds either owned, leased or otherwise controlled by the licensee.

**RESOLUTION
152-2026**

WHEREAS, application has been made to the Borough Council of the Borough of Manasquan, County of Monmouth, State of New Jersey by Coastal Restaurant Group LLC., t/a Reef & Barrel for renewal of Plenary Retail Consumption Liquor License No. 1327-33-011-013 to cover premises at 153 Sea Girt Avenue, Manasquan, New Jersey; and

WHEREAS, the governing body makes the following factual findings with respect to Plenary Retail Consumption Liquor Licenses issued by it:

1. The submitted application is complete in all respects.
2. The applicant is qualified to be licensed according to all statutory, regulatory and local governmental A.B.C. Laws and Regulations.

WHEREAS, the governing body of the Borough of Manasquan has determined that Coastal Restaurant Group LLC., is entitled to a Plenary Retail Consumption License.

NOW, THEREFORE, BE IT RESOLVED by the Borough Council of the Borough of Manasquan, County of Monmouth, State of New Jersey, that the Borough Clerk is hereby designated, authorized, and instructed to issue and deliver a Plenary Retail Consumption Liquor License to the said Coastal Restaurant Group LLC. t/a Reef & Barrel to sell any alcoholic beverages at 153 Sea Girt Avenue and to store alcoholic

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beverages in a separate building until midnight, June 30, 2027, subject, however, to the following conditions:

1. At any time, the licensed premises offers live entertainment or amplified music, all doors shall remain closed except for access to and from the licensed premises and all windows shall be closed. Exterior doors shall not be left open continuously.
2. No live music is permitted at the licensed premises after 1:30 am.
3. No bottles or cans shall be dumped in the solid waste dumpster maintained by the license holder between the hours of twelve (12) midnight and seven (7) a.m.
4. The licensee shall provide two (2) qualified uniformed security persons who shall be assigned to duty, about or adjacent to the parking lot serving the licensed premises from the hours of 7:00 p.m. to 3:00 a.m. on those Fridays, Saturdays, and holidays from May 15th through September 15th when the licensee shall be open for business.
5. The licensee agrees to obtain professional training for its bartenders and managers to identify and properly control patrons who appear inebriated; the licensee shall keep proof of completion of this training at the premises for inspection.
6. The licensee shall provide a litter patrol which will remove litter within 200 feet of the licensed premises before 9:00 a.m. each morning following an operational day from May 15th to September 15th.
7. The Borough Council reserves the right to require the licensee to make appropriate arrangements to ensure that patrons of the licensed premises do not park or interfere with parking at 254-256-258 Parker Avenue.
8. There will be no audio speakers in the second-floor dining area, no parties shall be planned and there will be no live entertainment.
9. Rooftop dining shall cease and the rooftop area will be vacated at 10:00 p.m., with the last seating at 9:00 p.m.
10. Rooftop dining shall have seating for 40 people only and shall be seasonally available during the months of May through September.

**RESOLUTION
153-2026**

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	\$101,284.83
Water/Sewer Fund	\$40,233.48
Beach Fund	\$15,243.56
Grants	\$6,057.76
Recreation Trust	\$26,974.07
Trust Other Accounts	\$9,015.59

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Trust Reserve for Animal	\$7.20
Grand Total	\$198,816.49

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

Ordinance – Second Reading

The Borough Attorney read the title of the ordinance 2596-26 for second reading and final adoption

BOND ORDINANCE PROVIDING FOR VARIOUS CAPITAL IMPROVEMENTS IN AND BY THE BOROUGH OF MANASQUAN, IN THE COUNTY OF MONMOUTH, NEW JERSEY, APPROPRIATING \$17,282,950 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$14,031,017 BONDS OR NOTES OF THE BOROUGH TO FINANCE PART OF THE COST THEREOF

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

There being no comment Councilman Holly made a motion to close the public portion, seconded by Councilman Bryant. Motion carried unanimously.

Councilman Holly made a motion to pass and publish ordinance 2596-26 according to law, 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 the ordinance 2597-26 for second reading and final adoption

BOND ORDINANCE PROVIDING FOR VARIOUS IMPROVEMENTS TO THE WATER AND SEWER UTILITY IN AND BY THE BOROUGH OF MANASQUAN, IN THE COUNTY OF MONMOUTH, NEW JERSEY, APPROPRIATING \$30,151,905 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$30,151,905 BONDS OR NOTES OF THE BOROUGH TO FINANCE THE COST THEREOF

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

There being no comment Councilman Holly made a motion to close the public portion, seconded by Councilman Olivera. Motion carried unanimously.

Councilman Bryant made a motion to pass and publish ordinance 2597-26 according to law, seconded by Councilman Bresnahan. 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 2598-26 for introduction.

ORDINANCE AMENDING CHAPTER 7, “TRAFFIC,” SECTIONS 7-16, “TAXI STANDS; ACTIVE PICK-UP AND DROP-OFF ZONE,” AND 7-25, “HANDICAPPED PARKING,” OF THE REVISED GENERAL ORDINANCES OF THE BOROUGH OF MANASQUAN, COUNTY OF MONMOUTH, STATE OF NEW JERSEY

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Councilman Bryant made a motion to introduce ordinance 2598-26, seconded by Councilman Holly. Motion carried by the following vote: “yes” Council Members Bresnahan, Bryant, Holly, Triggiano, and Vidreiro. “No” none.

Committee Reports

Recreation Committee – Councilwoman Vidreiro reported on upcoming events including Warrior for Day and various summer activities.

Land Use Committee – Councilwoman Triggiano reported on issued permits, COs, and Rental CO.’s and Zoning Permits for the month of May.

Public Safety Committee – Councilman Olivera provided public safety updates showing 108 ordinance violations and 230 parking tickets issued during the first two weekends of summer.

Public Property Committee – Councilman Holly stated that he no report.

Beach - Council Member Bresnahan reported on beach regulations and common-sense restrictions, and clarified safety guidelines for activities like kite flying and umbrella usage

Audience Participation

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

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

Closed Session

The Borough Attorney presented a resolution, pursuant to N.J.S.A. 10:4-12 authorizing the governing body to meet in closed session at 7:37 p.m.

The closed session portion of the minutes begins on the next page

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

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

Respectfully Submitted

Nancy Acciavatti, RMC
Municipal Clerk

DATE APPROVED June 15, 2026