

MARCH 16, 2026

Regular Meeting of Mayor and Council was convened at 7:00 p.m. on March 16, 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 Lori Triggiano.

Councilmember Sheila Vidreiro attended via ZOOM.

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 Councilman Olivera. Motion carried unanimously.

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

Approval of Minutes

Regular Meeting Minutes - February 17, 2026

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

Regular Meeting Minutes - March 2, 2026

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

Workshop Discussion

Main Street Thursday's

Council President Bryant provided a brief history of the program's development, noting its origins during the pandemic and its evolution into the current "Shop and Dine" initiative. He emphasized that the program serves as an excellent promotion for the downtown area and provides vital support to local businesses. He also noted the collaborative nature of the program, highlighting the ongoing involvement of the Chamber of Commerce, the Tourism Commission, the Borough Council, and various other community organizations.

Craft Fairs

Mayor Mangan led a discussion regarding the impact of craft fairs on downtown parking and traffic flow. The Council reviewed five event applications for the plaza, including two hosted by the Chamber of Commerce and three organized by local groups, including the Women's Club, the Firehouse, and the Seniors. While the Council acknowledged the benefits these fairs provide to local organizations, they expressed concern regarding parking congestion, specifically on Miller Preston Way. The Council reached a consensus to proceed with the approved craft fairs while committing to adjusting event layouts to better accommodate vehicular traffic and improve accessibility.

MARCH 16, 2026

Councilman Bryant clarified that two dates for the Main Street Shop and Dine were missing. Councilman Bryant made a motion to amend Resolution 74-2026 to add the dates of July 16, 2026, and August 20, 2026, seconded by Councilwoman Triggiano. Motion carried unanimously.

Consent Agenda

**RESOLUTION
72-2026**

BE IT FURTHER RESOLVED, that the Honorable Michael Mangan, Mayor of the Borough of, be and are hereby authorized to sign the Appraisal Agreement between the Borough of Manasquan and Asset Appraisal Group.

**RESOLUTION
73-2026**

**RESOLUTION OF THE BOROUGH COUNCIL OF THE BOROUGH OF MANASQUAN
ADOPTING AN AFFORDABLE HOUSING ADMINISTRATIVE AGENT 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 Affordable Housing Administrative Agent Manual conforms with UHAC as amended, the Borough will adopt an updated 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 Affordable Housing Administrative Agent Manual attached hereto as Exhibit A.
2. This Resolution shall take effect immediately.

**RESOLUTION
74-2026**

**A RESOLUTION OF THE BOROUGH OF MANASQUAN, COUNTY OF
MONMOUTH, STATE OF NEW JERSEY, ESTABLISHING THE 2026
MAIN STREET DINING AND RETAIL INITIATIVE IN THE BOROUGH
OF MANASQUAN**

WHEREAS, the Borough of Manasquan has hosted a Main Street Dining and Retail Initiative in recent years and has found these to be beneficial to local businesses and popular with residents; and

WHEREAS, the Borough governing body would like to continue this tradition during the summer of 2026.

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

1. A Borough Main Street Dining and Retail Initiative is hereby approved for the Summer of 2026.
2. The Main Street Dining and Retail Initiative shall include the use of Main Street between Broad Street and Rt. 71 as a staging area and pedestrian-safe thoroughfare.
3. The Borough Main Street Dining and Retail Initiative shall take place from 6pm till 10pm on the following Thursdays during the summer of 2026: June 25th, July 9th, July 16th, July 23rd, August 6th, August 13th, August 20th and August 27th.
4. Businesses that wish to participate in this Initiative must complete and submit to the Office of the Municipal Clerk a “Manasquan Use of Borough Property” application (to include a schematic depicting the proposed dining or retail areas, seating areas, proposed placement of barriers sectioning off dedicated eating areas, the means of pedestrian ingress and egress, and

MARCH 16, 2026

location of aisles).

5. At no time may a fire lane be blocked and eating and drinking establishments must comply with all ABC regulations pertaining to outdoor alcohol consumption.
6. Review and approval of Initiative participant applications shall be executed by the Office of the Municipal Clerk.
7. The Manasquan Borough Chief of Police will take necessary action to ensure the safety of the business owners and the public in the pedestrian zone.

RESOLUTION

75-2026

RESOLUTION AUTHORIZING THE QPA TO AWARD CONTRACTS FOR PURCHASES IN EXCESS OF THE \$17,500 PAY TO PLAY THRESHOLD UP TO THE \$53,000 BID THRESHOLD (“WINDOW CONTRACTS”)

WHEREAS, pursuant to N.J.S.A. 40A:11-3, resolution 37-2026 authorized the increase of the purchasing minimum bid threshold, consistent with the appointment of a purchasing agent, who possesses a Qualified Purchasing Agent (QPA) certificate issued by the Division of Local Government Services; and

WHEREAS, N.J.S.A. 19:44A-20.4 and 20.5 as amended, stipulate that the governing body of a municipality may delegate the authority to award contracts having an anticipated value in excess of \$17,500 but below the increased \$53,000 bid threshold (“window contract”) to the Qualified Purchasing Agent (“QPA”).

WHEREAS, this delegation of authority should be incorporated into the resolution adopted pursuant to N.J.S.A. 40A:11-3 increasing the bid threshold.

WHEREAS, this delegation of authority shall add efficiency to the public procurement process, expediting the completion of the various purchasing cycles.

NOW, THEREFORE BE IT RESOLVED, by the Municipal Council that the Qualified Purchasing Agent (“QPA”) is hereby authorized to award contracts for purchases with an anticipated value in excess of \$17,500 but below the increased \$53,000 bid threshold (“window contract”)

RESOLUTION

76-2026

RESOLUTION OF THE BOROUGH COUNCIL OF THE BOROUGH OF MANASQUAN ADOPTING AN AFFIRMATIVE MARKETING PLAN

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, on August 29, 2025, Fair Share Housing Center (“FSHC”) filed a challenge to the Borough’s Fourth Round Housing Element and Fair Share Plan; and

WHEREAS, the Borough participated in the mediation process with the Program which resulted in a mediation agreement being entered into between the Borough and FSHC on January 5, 2026, which has been amended; and

WHEREAS, the mediation agreement as amended with FSHC requires the Borough to satisfy several conditions, including the adoption of an updated Affirmative Marketing Plan; and

WHEREAS, the Borough has prepared an updated Affirmative Marketing Plan that is consistent with the applicable statutes and regulations.

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 of Manasquan (“Borough”) does hereby adopt the Affirmative Marketing Plan attached hereto as Exhibit A.

MARCH 16, 2026

2. This Resolution shall take effect immediately.

RESOLUTION

77-2026

RESOLUTION OF THE BOROUGH COUNCIL OF THE BOROUGH OF MANASQUAN ENDORSING AN AMENDED FOURTH ROUND HOUSING ELEMENT AND FAIR SHARE PLAN

WHEREAS, on March 20, 2024, Governor Murphy signed into law P.L. 2024, c.2, which amended the New Jersey Fair Housing Act and established the Affordable Housing Dispute Resolution Program (the “Program”); and

WHEREAS, in accordance with the Amended Fair Housing Act, the Borough timely submitted its Fourth Round Housing Element and Fair Share Plan (“HEFSP”) to the Program for review in June of 2025; and

WHEREAS, the Borough received challenges to its Fourth Round Plan from Fair Share Housing Center (“FSHC”), NJSA, Inc (“NJSA”), and various resident objectors in August of 2025; and

WHEREAS, the Borough went through mediation with the Program to resolve Fair Share Housing Center’s challenge, which resulted in a Mediation Agreement being entered into on January 5, 2026; and

WHEREAS, the Borough also entered into a Mediation Agreement with NJSA on January 5, 2026; and

WHEREAS, due to a developer requesting to be removed from the Borough’s Fourth Round Plan, the Borough and FSHC are entering into an Amended Mediation Agreement; and

WHEREAS, as per the FHA and the Mediation Agreements with FSHC and NJSA, the Borough is required to amend its Fourth Round Plan to include the terms and conditions agreed upon in the Mediation Agreements; and

WHEREAS, the Borough has prepared an Amended Fourth Round Housing Element and Fair Share Plan (“Amended Fourth Round Plan”), which is attached hereto as Exhibit A; and

WHEREAS, upon notice duly provided pursuant to N.J.S.A. 40:55D-13, the Planning Board adopted the Amended Fourth Round Plan after a public hearing was held on March 11, 2026; and

WHEREAS, the Borough Council has reviewed the Amended Fourth Round Plan and concurs with the Planning Board’s determination that the Amended Fourth Round Plan is consistent with the Borough’s Master Plan, promotes the public health, safety, and general welfare, and is in the best interests of the Borough.

NOW, THEREFORE, BE IT RESOLVED by the Borough Council of the Borough of Manasquan, County of Monmouth, State of New Jersey, that the Borough Council hereby endorses the Borough’s Amended Fourth Round Housing Element and Fair Share Plan attached hereto as Exhibit A.

RESOLUTION

78-2026

WHEREAS, the Borough of Manasquan participates in the FEMA flood resiliency related Community Rating System (CRS); and

WHEREAS, "Forerunner" (tm) is recognized as the premiere CRS system project management software; and

WHEREAS, Monmouth County offers licensing of Forerunner to participating CRS municipalities via a shared service; and

WHEREAS, the Borough's existing Forerunner shared service with Monmouth County has recently expired; and

WHEREAS, Monmouth County has agreed to offer a renewed Forerunner shared service agreement effective through March 6, 2027.

MARCH 16, 2026

NOW THEREFORE BE IT ROSOLVED, by the Borough Council of the Borough of Manasquan hereby authorizes the Mayor to execute the CRS Project Management Software shared service agreement.

**RESOLUTION
79-2026**

BE IT FURTHER RESOLVED, that the Honorable Michael Mangan, Mayor of the Borough of Manasquan, and the Municipal Clerk, be and are hereby authorized to sign the Agreement between the Borough of Manasquan and the Manasquan Police Dispatchers Association for the term of January 1, 2026, to December 31, 2030.

**RESOLUTION
80-2026**

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	\$152,394.59
Water/Sewer Fund	\$404,084.38
Beach Fund	\$9,691.10
Grants	\$1,057.76
Recreation Trust	\$28,067.52
Trust Other Account	\$2,902.25
Trust Animal Control	\$100.00
General Capital	\$126,760.68
Water Capital	\$0.00
Beach Capital	\$0.00
Grand Total	\$725,058.28

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

Ordinances – Second Reading

The borough attorney read the title of ordinance 2585-26 for second reading and final hearing.

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 open the hearing to the public, seconded by Councilman Bresnahan. Motion carried unanimously.

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

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

MARCH 16, 2026

Borough Attorney Kitrick made the statement that the following 6 Ordinances which relate to Affordable Housing Regulations, have all been deemed to be consistent with the Master Plan by the Manasquan Planning Board.

The borough attorney read the title of ordinance 2586-26 for second reading and final hearing.

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

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

Councilman Bryant made a motion to pass and publish ordinance 2586-26 according to law, seconded by Councilman Holly. 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 second reading and final hearing

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 open the hearing to the public, seconded by Councilman Bresnahan. Motion carried unanimously.

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

Councilman Bryant made a motion to pass and publish ordinance 2587-26 according to law, 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 2588-26 for second reading and final hearing

AN ORDINANCE ESTABLISHING CHAPTER 35 (ZONING), SECTION 35-5.25 (AR-3 AFFORDBALE HOUSING ZONE) OF THE CODE OF THE BOROUGH OF MANASQUAN, COUNTY OF MONMOUTH, STATE OF NEW JERSEY

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 Councilwomen Triggiano. Motion carried unanimously.

Councilman Holly made a motion to pass and publish ordinance 2588-26 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.

The borough attorney read the title of ordinance 2589-26 for second reading and final hearing

AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER 35 (ZONING), SECTION 35-5.20 (AH-O AFFORDABLE HOUSING OVERLAY ZONE) OF THE CODE OF THE BOROUGH OF MANASQUAN, COUNTY OF MONMOUTH, STATE OF NEW JERSEY

MARCH 16, 2026

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

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

Councilman Holly made a motion to pass and publish ordinance 2589-26 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.

The borough attorney read the title of ordinance 2590-26 for second reading and final hearing

AN ORDINANCE ESTABLISHING CHAPTER 35 (ZONING), SECTION 35-5.26 (AR-4 AFFORDBALE HOUSING ZONE) OF THE CODE OF THE BOROUGH OF MANASQUAN, COUNTY OF MONMOUTH, STATE OF NEW JERSEY

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

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

Councilman Holly made a motion to pass and publish ordinance 2590-26 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 ordinance 2591-26 for second reading and final hearing

AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER 35 (ZONING), SECTION 35-5.20 (AH-O AFFORDABLE HOUSING OVERLAY ZONE) 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 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 Byrant. Motion carried unanimously.

Councilman Holly made a motion to pass and publish ordinance 2591-26 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.

Ordinances – First Reading

The Borough Attorney read the title of ordinance 2592-25 for introduction.

ORDINANCE AMENDING CHAPTER 23 (SHADE TREES), SECTION 23-2.3 (APPLICABILITY OF REGULATIONS), SECTION 23-2.4 (REMOVAL OF TREES UNLAWFUL; EXCEPTIONS), SECTION 23-2.5 (REMOVAL OR CONSTRUCTION OF BUILDINGS), SECTION 23-2.7 (PLANTING REQUIREMENTS) AND REPEALING CHAPTER 16 (FEES), SECTION 23-2 (REMOVAL OF TREES ON PRIVATE PROPERTY; MUNICIPAL TREE ESCROW FUND) OF THE BOROUGH OF MANASQUAN CODE IN THE BOROUGH OF MANASQUAN, COUNTY OF MONMOUTH, STATE OF NEW JERSEY

Councilman Holly made a motion to introduce ordinance 2592-25, seconded by Councilwomen Triggiano. Motion carried by the following vote: “yes” Council Members Bresnahan, Bryant, Holly, Olivera, Triggiano, and Vidreiro. “No” none.

MARCH 16, 2026

Committee Reports

Recreation Committee - Councilwoman Vidreiro advised that she had no report at this time.

Land Use Committee - Councilwoman Triggiano advised that she had no report at this time.

Public Safety Committee - Councilman Olivera presented a three-year statistical report from Chief Restivo regarding K-9 Officer Taz and his handler, Sergeant Ryan Quigley. Councilman Olivera highlighted that Officer Taz is an exemplary representative of the Borough, providing vital public safety services to both the municipality and the county. He detailed the accomplishments of the K-9 unit over the past three years and extended his congratulations to Sergeant Quigley and Officer Taz for their outstanding service and dedication.

Public Property Committee - Councilman Holly advised that he had no report at this time.

Administration Committee - Council President Bryant reported the approval of the Main Street Shop and Dine event and encouraged residents to support local businesses. He highlighted the approval of Resolution 75-2026, appointing the CFO as the Qualified Purchasing Agent (QPA) for state compliance, and the adoption of Ordinance 2585-26 to amend Water and Sewer rates for future infrastructure sustainability. Additionally, in honor of Women's History Month, he recognized the local Women's Club for their significant contributions to the community.

Beach Committee - Councilman Bresnahan reported that preparations are underway to ready the beach for the upcoming season. He issued a reminder to the public that dogs are prohibited on the blacktop, regardless of whether they are on a leash.

Audience Participation

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

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

Adjournment

Councilwomen Triggiano made a motion to close the regular meeting at 7:37 p.m., seconded by Councilman Bryant. Motion carried unanimously.

Respectfully Submitted

Nancy Acciavatti, RMC
Municipal Clerk

DATE APPROVED April 20, 2026