

**REGULAR MEETING
SEPTEMBER 16, 2025
BOROUGH COUNCIL**

Council President Dr. Dobrin called the Regular Meeting to order at 7:30 PM.

The Borough Clerk read the following statement: “Pursuant to Section 5 of the Open Public Meetings Act, adequate notice of this meeting has been provided by posting on the bulletin board at Borough Hall and by notification to the Asbury Park Press and the New Coaster at least 48 hours prior to the meeting and filing with the Borough Clerk all on January 7, 2025.”

ROLL CALL (Regular Meeting)

PRESENT: Mr. Alessi, Ms. Buckley, Mr. Nesci, Dr. Dobrin

ABSENT: Mr. Parikh

ALSO PRESENT: Michelle Hutchinson, Borough Clerk
Kevin Starkey, Director of Law
Risa Clay, Mayor
Charles Terefenko, Business Administrator
Thomas Fallon, Director of Finance
Thomas Neff, Borough Engineer

All present stood for a salute to the Flag.

APPROVAL OF MINUTES

Ms. Buckley offered a motion to approve August 12, 2025, Regular Meeting Minutes seconded by Mr. Nesci.

ROLL CALL

AYES: Mr. Alessi, Ms. Buckley, Mr. Nesci, Dr. Dobrin

ABSTAIN: None

NAYS: None

ABSENT: Mr. Parikh

REPORT OF MAYOR/COUNCIL/ADMINISTRATION

Police Department Oaths of Office

Promotional Oaths of Office

Mr. Terefenko announced the promotional oaths of office for Officers Christopher Duncan and William Rodriguez and introduced Chief DeLucia, who thanked the Mayor and Administrator for the promotions and briefly commented on the service and dedication of the officers. Chief DeLucia announced the officers to take the oath with the new rank of:

Christopher Duncan - Sergeant

William Rodriguez – Sergeant

Chief DeLucia announced the officer to take the oath with their rank of Patrolman: *Austin M. Lilley - Patrolman*

Certificates of Recognition were read, and presented by Mayor Clay to:

Jersey Shore Dream Center

Danae Reeves

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A recess was called from 7:52pm to 7:57pm

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Borough Engineer – Thomas Neff

Mr. Neff clarified a news article written in the Two River Times paper regarding the RWJ Vogel Medical Campus & Hospital. The article stated FERMA approved the hospital at their last meeting at the end of August. This is not correct; it was approved by FERMA a long time ago and he listed all the development phases with their approvals. The Borough has been notified by the American Sports Builders Association that the Sycamore Recreation Complex softball fields has been chosen for an award of distinction to be announced at the December 5th meeting. This is a countrywide organization and is great recognition for the municipality.

Director of Finance- Thomas Fallon

Mr. Fallon had no report.

Business Administrator – Charles Terefenko 34:05

Mr. Terefenko extended his heartfelt thanks to everyone for their help with the 75th Anniversary event, which was a great event.

Mayor’s Report- Risa Clay

Mayor Clay also thanked all the volunteers and borough employees who were present at the 75th Anniversary event, which was an event to remember. On the 8th of September Mayor Clay and Mr. Terefenko attended a tier management meeting with other towns regarding the overpopulation of deer. On September 9th she attended departmental meeting and the 10th follow-up meeting with residents and Chief DeLucia regarding the roll out of the Blue Envelope Program which will assist neurodivergent drivers. Attended the 9/11 memorial service at the fire company and September 13th attended Seabrook Day. On September 16th the DMV mobile unit spent a full day at the municipality with residents asking for another day. Today Mayor Clay and Mr. Terefenko attended the mayor’s breakfast with RWJ, and they provided an update on their plans. Later she participated in a workshop with other local mayors to aid seniors with NJ Anchor program paperwork which is an excellent program. Mayor Clay continues with rotating office hours throughout the week.

Director of Law – Kevin Starkey

Mr. Starkey had no report.

Borough Clerk – Michelle Hutchinson

-Ms. Hutchinson had no report.

-Mr. Alessi echoed thanks to everyone for their help with the 75th Anniversary event, which was an overwhelming success. The Zoning Board approved an application for a 55+ development on corner of Shafto and Shark River Roads. The next Zoning Board meeting is the first Thursday of next month at 7:30pm.

-Ms. Buckley congratulated all the officers on their promotions. Thanked the Tinton Falls Fire Company for their moving 9/11 memorial ceremony and great to see all the residents in attendance. Also, she thanked everyone involved in the 75th Anniversary event, which was a great success. Tomorrow night at 7:00pm there is the next Green Team meeting and September 25th is the next Environmental Commission meeting, and the rescheduled Historic Preservation Commission meeting is September 29th at 7:30pm both meetings are at the Crawford House.

-Mr. Nesci extended his heartfelt thanks to all that made the 75th Anniversary event a tremendous success. Asked Mr. Neff about receiving the award. Mr. Neff stated the award ceremony location is in Tennessee.

-Dr. Dobrin noted the 9/11 ceremony was very nice once again. He thanked everyone involved with the 75th Anniversary event and as well as thankful for the food vendors which was organized by Angie Swaroop. It was a very successful event. The Taste of Italy VIP tent donation was very nice with ample food.

ORDINANCES FOR INTRODUCTION

Ms. Hutchinson read the title of the Ordinance: **2025-1533 ORDINANCE AUTHORIZING THE PRIVATE SALE OF CERTAIN BOROUGH-OWNED LAND NO LONGER NEEDED FOR PUBLIC USE TO CONTIGUOUS PROPERTY OWNERS IN ACCORDANCE WITH LOCAL LANDS AND BUILDING LAW, N.J.S.A. 40A:12-1, ET SEQ.**

Ms. Hutchinson stated that the public hearing would be scheduled for Tuesday October 7, 2025.

Mr. Alessi offered a motion to introduce Ordinance No. 2025-1533 seconded by Mr. Nesci.

ROLL CALL

AYES: Mr. Alessi, Ms. Buckley, Mr. Nesci, Dr. Dobrin

ABSTAIN: None

NAYS: None

ABSENT: Mr. Parikh

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**BOROUGH OF TINTON FALLS
COUNTY OF MONMOUTH**

ORDINANCE AUTHORIZING THE PRIVATE SALE OF CERTAIN BOROUGH-OWNED LAND NO LONGER NEEDED FOR PUBLIC USE TO CONTIGUOUS PROPERTY OWNERS IN ACCORDANCE WITH LOCAL LANDS AND BUILDING LAW, N.J.S.A. 40A:12-1, ET SEQ.

WHEREAS, the State Local Lands and Building Law, N.J.S.A. 40A:12-1, et seq., authorizes the sale by municipalities of any real property, capital improvement, or personal property no longer needed for public use; and

WHEREAS, specifically N.J.S.A. 40A:12-13(b)(5) allows the sale of municipally-owned property at a private sale, instead of an auction, under the following circumstances:

A sale to the owners of the real property contiguous to the real property being sold; provided that the property being sold is less than the minimum size required for development under the municipal zoning ordinance and is without any capital improvement thereon; except that when there is more than one owner with real property contiguous thereto, said property shall be sold to the highest bidder from among all such owners. Any sale shall be for not less than the fair market value of said real property; and,

WHEREAS, the Governing Body has determined that certain municipally-owned properties can be sold pursuant to private sale in accordance with the foregoing, because they are vacant, undersized lots; and

WHEREAS, the properties at issue are designated on the official tax maps of the Borough of Tinton Falls as: (1) Block 9.02, Lot 5; and (2) Block 10.02, Lot 18; and

WHEREAS, the Borough Clerk has provided written notice to all adjoining property owners of the offer to sell the respective properties to the highest bidder, for a price not less than the fair market value; and

WHEREAS, the Borough has received one bid for Block 9.02, Lot 5, from Henry Richardson, and has received one bid for Block 10.02, Lot 18, from Christopher Rue and Daniel McGurk; and

WHEREAS, each of the bidders has bid for the respective properties for the minimum bid price as set by the Borough, which is \$16,000.00 for Block 9.02, Lot 5 and \$13,400.00 for Block 10.01, Lot 18; and

WHEREAS, the Borough has set conditions on the sales of the two parcels, which include: (i) the property being sold will be deemed to be merged into the property of the winning bidder and will not be a separate buildable lot; (ii) the purchaser may place accessory structures on the property, such as a shed or fence, but will not be able to build a separate home; (iii) title to the property must be taken under the name of the contiguous property owner; and (iv) after the sales have closed, the Borough will be vacating the public right-of-way known as "Orchard Street" that adjoins the properties; and

WHEREAS, the Governing Body, based on recommendations of the Borough Attorney and Borough Engineer, has determined that the properties at issue are no longer useful to the Borough and desire to authorize the sale thereof in accordance with applicable law as set forth herein.

NOW THEREFORE, BE IT ORDAINED by the Mayor and Borough Council of the Borough of Tinton Falls, County of Monmouth, State of New Jersey, as follows:

SECTION 1. The vacant property designated as Block 9.02, Lot 5 shall be sold, via private sale, to Henry Richardson, for the sale price of \$16,000.00, subject to the conditions set forth herein. The property is being sold by the Borough "as is." No representations of any kind are made by the Borough as to the conditions of the property.

SECTION 2. The vacant property known as Block 10.02, Lot 18, shall be sold via private sale to Christopher Rue and Daniel McGurk, for the sale price of \$13,400.00, subject to the conditions set forth herein. The property is being sold by the Borough "as is." No representations of any kind are made by the Borough as to the conditions of the property.

SECTION 3. The sales are expressly conditioned on the following:

- a. The sale is made subject to all applicable laws, statutes, regulations and ordinances of the United States, State of New Jersey and the Borough of Tinton Falls;
- b. No employee, agent or officer of the Borough of Tinton Falls has the authority to waive, modify, or amend any conditions of the sale;
- c. The property will be conveyed by a Quitclaim Deed and any such conveyance shall be subject to all covenants, restrictions, reservations and easements established by record or by prescription and without representation as to character of title being conveyed.

SECTION 4. All ordinances or parts of ordinances which are inconsistent with the provisions of this Ordinance are, to the extent of such inconsistency, hereby repealed.

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SECTION 5. Should any section, clause, sentence, phrase or provision of this Ordinance be declared unconstitutional or invalid by a court of competent jurisdiction, such decision shall not affect the remaining portions of this Ordinance.

SECTION 6. This Ordinance shall take effect upon final passage, adoption and publication in the manner prescribed by law.

ORDINANCES FOR FINAL CONSIDERATION - None

PUBLIC DISCUSSION

Mr. Alessi offered a motion to open the Public Discussion, seconded by Ms. Buckley.

ROLL CALL

AYES: All in Favor
NAYS: None
ABSENT: Mr. Parikh
ABSTAIN: None

Dr. Dobrin asked the Clerk if there were any submitted comments and there were none.

There being no comments, Mr. Nesci offered a motion to close the Public Discussion, seconded by Mr. Alessi.

ROLL CALL

AYES: All in Favor
NAYS: None
ABSENT: Mr. Parikh
ABSTAIN: None

PUBLIC DISCUSSION CLOSED

MISCELLANEOUS BUSINESS FOR THE GOOD OF THE ORDER

Mr. Alessi stated September 18, 2025, is the next Zoning Board of Adjustment meeting with a residential application. Mr. Dobrin asked about the last meeting's approvals of which Mr. Alessi stated the Jet Red LLC application was approved.

RESOLUTIONS - None

CONSENT AGENDA

Ms. Buckley offered a motion to approve the Consent Agenda, seconded by Mr. Nesci.

ROLL CALL

AYES: Mr. Alessi, Ms. Buckley, Mr. Nesci, Dr. Dobrin
ABSTAIN: None
NAYS: None
ABSENT: Mr. Parikh

**BOROUGH OF TINTON FALLS
COUNTY OF MONMOUTH**

R-25-174

**RESOLUTION AUTHORIZING RENEWAL OF MEMBERSHIP IN
THE MONMOUTH MUNICIPAL JOINT INSURANCE FUND**

WHEREAS, the Monmouth Municipal Joint Insurance Fund (hereinafter the "Fund") is a duly chartered Municipal Insurance Fund as authorized by N.J.S.A. 40A:10-36 et seq.; and

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WHEREAS, the Borough of Tinton Falls is currently a member of the Fund; and

WHEREAS, said membership will expire as of December 31, 2025 unless earlier renewed; and

WHEREAS, the Fund has agreed, in consideration of the continuing membership of the Borough in the Fund, and subject to the continuing approval of the Commissioner of Insurance, to accept the renewal of membership of the Borough; and

WHEREAS, the Mayor and Council have resolved to renew the Borough’s membership in the Fund;

NOW, THEREFORE, BE IT RESOLVED that:

1. The Borough hereby renews its membership in the Monmouth Municipal Joint Insurance Fund for a three (3) year period, beginning January 1, 2026 and ending December 31, 2028.
2. The Borough hereby ratifies and reaffirms the Indemnity and Trust Agreement, Bylaws and other organizational and operational documents of the Monmouth Municipal Joint Insurance Fund as amended and altered from time to time by the Department of Insurance in accordance with applicable statutes and administrative regulations as if each and every one of said documents were re-executed contemporaneously herewith.
3. The Borough agrees to be a participating member of the Fund for the term set forth herein and to comply with all of the rules and regulations and obligations associated with said membership.
4. The Mayor is authorized to execute, and the Municipal Clerk to attest, any document or agreement needed to implement the provisions of this Resolution.

**BOROUGH OF TINTON FALLS
COUNTY OF MONMOUTH**

R-25-175

RESOLUTION-REFUNDING RECREATION FEES

WHEREAS, fees were collected for our recreational program(s).

WHEREAS, said money was deposited by the Borough of Tinton Falls.

WHEREAS, the Recreation Superintendent informed the following registered individuals that the program will not take place due to lack of participation, Fall Soccer, third and fourth grade girls, 2025. A refund in the amount listed shall be issued to the participants. The processing fee does not apply.

Program	Deposit Date	Payee	Amount Paid	Processing/ Cancellation Fee Applied/	Refund Amount
Fall Soccer 3 rd /4 th Grade Girls	8/21/25	Carolyn Candrea	\$92	0	\$92
Fall Soccer 3 rd /4 th Grade Girls	8/14/25	Ashley Hackenberg	\$42	0	\$42
Fall Soccer 3 rd /4 th Grade Girls	8/20/25	Christopher Casson	\$92	0	\$92
Fall Soccer 3 rd /4 th Grade Girls	8/20/25	Tim Minafo	\$92	0	\$92
Fall Soccer 3 rd /4 th Grade Girls	8/15/25	Erin Fuko	\$42	0	\$42

NOW THEREFORE, BE IT RESOLVED, by the Borough Council of the Borough of Tinton Falls that the multiple refunds in the amount listed in the “Refund Amount” column be issued.

**BOROUGH OF TINTON FALLS
COUNTY OF MONMOUTH**

R-25-176

RESOLUTION – APPROVAL OF BILLS – September 16, 2025

WHEREAS, the Borough of Tinton Falls received certain claims against it by way of vouchers received during the period ending September 16, 2025; and

WHEREAS, the Borough Council has reviewed said claims.

NOW, THEREFORE BE IT RESOLVED, by the Borough Council of the Borough of Tinton Falls, County of Monmouth, that the following claims be certified by the Chief Financial Officer for approval and payment.

SUMMARY

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GENERAL	779,3
SEWER UTILITY	210,6
GRANT FUND	7,0
TRUST FUNDS	54,6
DOG TRUST FUND	.
ESCROW	11,6
ADDITIONS	2,035,9
TOTAL	3,099,4

CERTIFICATION OF FUNDS:

BOROUGH OF TINTON FALLS R-25-177
COUNTY OF MONMOUTH

RESOLUTION AUTHORIZING A LETTER OF SUPPORT FOR THE AWARD OF TAX CREDITS BY THE
NEW JERSEY ECONOMIC DEVELOPMENT AUTHORITY FOR THE NEW MONMOUTH MEDICAL
CENTER IN TINTON FALLS

WHEREAS, Monmouth Medical Center has asked the Borough for a letter of support for the proposed 777,720 sq. ft., 252-bed, in-patient acute care facility being constructed in the Borough; and

WHEREAS, the letter of support will be part of an application by Monmouth Medical to the New Jersey Economic Development Authority for the issuance of Aspire tax credits; and

WHEREAS, the project will create hundreds of temporary jobs in construction and related trades, along with over 300 new medical and non-medical staff positions; and

WHEREAS, the Borough fully supports the construction of the Monmouth Medical Center project and the award of Aspire tax credits.

NOW, THEREFORE, BE IT RESOLVED by the Borough Council of the Borough of Tinton Falls that the Council President is authorized to sign and submit a letter of support on behalf of the Borough for the Monmouth Medical Center project and its application for Aspire tax credits.

ADJOURNMENT

Ms. Buckley offered a motion to adjourn, seconded by Mr. Nesci.

ROLL CALL

AYES: All in Favor
NAYS: None
ABSENT: Mr. Parikh
ABSTAIN: None

TIME: 8:16pm

Respectfully Submitted,

Michelle Hutchinson, Borough Clerk

Dr. Lawrence A. Dobrin, Council President

APPROVED AT A MEETING HELD ON: October 21, 2025.