

**REGULAR MEETING
DECEMBER 2, 2025
BOROUGH COUNCIL**

Council President Dr. Dobrin called the Regular Meeting to order at 7:00 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 (Executive Meeting)

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

ABSENT: Mr. Alessi, Mr. Parikh

EXECUTIVE SESSION

Council President Dr. Dobrin asked Mr. Starkey to read the following Executive Session Resolution:

**BOROUGH OF TINTON FALLS
COUNTY OF MONMOUTH**

R-25-206

RESOLUTION TO ENTER EXECUTIVE SESSION

WHEREAS, the Open Public Meetings Act provides that the Borough Council may go into executive session to discuss matters that may be confidential or listed pursuant to N.J.S.A. 10:4-12; and

WHEREAS, it is recommended by the Director of Law that the Borough Council go into executive session to discuss matters set forth hereinafter which are permissible for discussion in executive session.

NOW, THEREFORE, BE IT RESOLVED by the Borough Council of the Borough of Tinton Falls that the Council shall go into executive session to discuss the following items:

1) Potential Property Acquisitions or Sales – N.J.S.A. 10:4-12(b)(5)

None

2) Personnel Matters – N.J.S.A. 10:4-12(b)(8)

None

3) Contract Negotiations – N.J.S.A. 10:4-12(b)(4) or (b)(7)

Bell Works Pilot Program

4) Litigation/Potential Litigation – N.J.S.A. 10:4-12(b)(7)

None

Ms. Buckley offered a motion to approve Resolution R-25-206, seconded by Mr. Nesci.

ROLL CALL

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

ABSTAIN: None

NAYS: None

ABSENT: Mr. Alessi, Mr. Parikh

Council President Dr. Dobrin advised that at this time Council would move into Executive Session.

Council President Dr. Dobrin advised that Council was back on the record at 7:30 PM for the start of the Regular Meeting.

ROLL CALL (Regular Meeting)

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

ABSENT: Mr. Parikh

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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

Council President Dr. Dobrin asked the Director of Law, Kevin Starkey to summarize the executive session discussion.

Mr. Starkey stated that there is one item discussed in the Executive Session, the Council discussed the Bell Works Pilot Program.

All present stood for a salute to the Flag.

APPROVAL OF MINUTES

Mr. Nesci offered a motion to approve October 21, 2025, Regular and Executive Meeting Minutes seconded by Ms. Buckley.

ROLL CALL

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

REPORT OF MAYOR/COUNCIL/ADMINISTRATION

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



Certificates of Recognition were read, and presented by Mayor Clay to: Anthony Fresca, DPW and Matthews Brown, DPW

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Certificates of Recognition were read, and presented by Mayor Clay to: Titans Baseball Team Coaches and Players

Gregory Andrade

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Greyson Baum



Brody Coleman

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Chris Coleman, Coach



Jack Colvell

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Aidan Gillespie



Liam Hansen

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James Heline



Peyton Kaeser

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Phil Kaeser, Coach



Joe Keselica, Coach

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Joey Keselica



Eddie Kraemer

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Jack O'Connor



Tyler Tetro

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TJ Tomae



Tom Tomae, Coach

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Borough Engineer – Thomas Neff

Mr. Neff reported receiving a NJDOT grant for Rutgers Drive Phase 2 for \$253,000.00 which will be included in the 2026 Road Improvement Program.

Director of Finance- Thomas Fallon

Mr. Fallon had no report.

Business Administrator – Charles Terefenko

Mr. Terefenko reported that the Recreation Department is hosting the Holiday Tree Lighting event on December 7th followed by the Festival of Lights Celebration on December 14th at Liberty Park II. Thankful acknowledgement to the Police Department for their food drive efforts on Thanksgiving Eve delivering food to those in need throughout the community. On December 15th the *Shop with a Cop* event is scheduled. Congratulations to all the award recipients.

Mayor's Report- Risa Clay

Mayor Clay report on attending the ribbon cuttings for Arch Angel Center which is a treatment center on Apple Street and the Wine Outlet on the 14th. Mayor Clay attended the monument relocation ceremony at Netflix and on the 22nd attended the one-year anniversary of the library opening. On the 24th the Hearts to Hands food pantry from the St. Thomas Church distributed meals and staples to the community. Thanked Recreation Direction, Sherri Eisele, for suggesting the collection bins be stationed at the tree lighting event on Sunday. The weekly office hours are going very well.

Director of Law – Kevin Starkey

Mr. Starkey had no report.

Borough Clerk – Michelle Hutchinson

-Ms. Hutchinson had no report.

-Mr. Alessi reported the Zoning Board of Adjustment meeting was cancelled and next meeting is December 4th. The application being heard is a residential property with variances. The next Shade Tree Commission meeting is tomorrow evening. He congratulated Ms. Buckley on her recognition, which is well deserved and hard work of advocacy. Also, he congratulated all the other recipients.

-Ms. Buckley congratulated the baseball team and library. Thanked DPW for her nomination award and everyone who supported the efforts. Noted the 25th Anniversary for the NJ Prevention Network, a non-profit, which relocated to Tinton Falls

-Mr. Nesci congratulated all the award recipients.

-Dr. Dobrin congratulated Ms. Buckley on her service to the community. Also, he congratulated the baseball team and the library on their growing membership due to Mary Lou Clayton, Chair of the membership committee, who is doing a

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great job. He listed the number of daily library visitors and attendance at their anniversary event. On December 4th is the final board meeting of 2025 for the library trustees and Dr. Dobrin as liaison.

ORDINANCES FOR INTRODUCTION

Ms. Hutchinson read the title of the Ordinance: **ORDINANCE NO. 2025-1536 ORDINANCE TO AMEND SECTION 16-3.8, SANITARY SEWER SYSTEM FEES, TO REVISE THE SEWER CONNECTION FEE**

Ms. Hutchinson stated that the public hearing would be scheduled for Tuesday December 16, 2025.

Mr. Nesci offered a motion to introduce Ordinance No. 2025-1536 seconded by Ms. Buckley.

ROLL CALL

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

ABSTAIN: None

NAYS: None

ABSENT: Mr. Parikh

ORDINANCE NO. 2025-1536

**BOROUGH OF TINTON FALLS
COUNTY OF MONMOUTH**

**ORDINANCE TO AMEND SECTION 16-3.8, SANITARY SEWER
SYSTEM FEES, TO REVISE THE SEWER CONNECTION FEE**

BE IT ORDAINED by the Mayor and Borough Council of the Borough of Tinton Falls in the County of Monmouth, State of New Jersey that:

SECTION 1. Chapter 16 of the Borough Code of Tinton Falls, entitled “Sewers,” shall be amended in Section 16-3.8, Sanitary Sewer System Fees, in the manner indicated below (~~strike throughs~~ to be deleted; underlined portion to be added):

§ 16-3.8. Sanitary Sewer System Fees.

The sanitary sewer system fees below shall be effective as of January 1, ~~2023~~ 2026.

- a. User Fee: \$400 per residential unit, and \$8.62 per 1,000 gallons for nonresidential users.
- b. Connection Fee: ~~\$4,400~~ \$4,500 per residential unit shall be paid in full prior to the issuance of a certificate of occupancy.

SECTION 2. All ordinances or parts of ordinances which are inconsistent with the provisions of this Ordinance are, to the extent of such inconsistency, hereby repealed.

SECTION 3. 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 4. This Ordinance shall take effect upon final passage, adoption and publication in the manner prescribed by law.

Ms. Hutchinson read the title of the Ordinance: **2025-1537 ORDINANCE AUTHORIZING AMENDED AND RESTATED FINANCIAL AGREEMENT FOR OFFICE AND RETAIL SPACE UPON BLOCK 101.02, LOTS 1 AND 1X WITHIN THE FORT MONMOUTH REUSE AND REDEVELOPMENT PLAN AREA BY BELL WORKS TINTON FALLS URBAN RENEWAL LLC, AN URBAN RENEWAL ENTITY, AUTHORIZED PURSUANT TO THE LONG TERM TAX EXEMPTION LAW, N.J.S.A. 40A:20-1 ET SEQ.**

Ms. Hutchinson stated that the public hearing would be scheduled for Tuesday December 16, 2025.

Mr. Nesci offered a motion to introduce Ordinance No. 2025-1537 seconded by Ms. Buckley.

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ROLL CALL

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

ABSTAIN: Mr. Alessi

NAYS: None

ABSENT: Mr. Parikh

ORDINANCE NO. 2025-1537

**BOROUGH OF TINTON FALLS
COUNTY OF MONMOUTH**

**ORDINANCE AUTHORIZING AMENDED AND RESTATED FINANCIAL AGREEMENT FOR OFFICE
AND RETAIL SPACE UPON BLOCK 101.02, LOTS 1 AND 1X WITHIN THE FORT MONMOUTH REUSE
AND REDEVELOPMENT PLAN AREA BY BELL WORKS TINTON FALLS URBAN RENEWAL LLC, AN
URBAN RENEWAL ENTITY, AUTHORIZED PURSUANT TO THE LONG TERM TAX EXEMPTION
LAW, N.J.S.A. 40A:20-1 ET SEQ.**

WHEREAS, Bell Works Tinton Falls Urban Renewal LLC (the “**Entity**”) is an urban renewal entity formed and qualified to do business under the provisions of the Long Term Tax Exemption Law (N.J.S.A. 40A:20-1 et seq.) (the “**LTTEL**”); and

WHEREAS, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq., as amended and supplemented (the “**Redevelopment Law**”) provides a process for municipalities to participate in the redevelopment and improvement of areas in need of redevelopment; and

WHEREAS, pursuant to N.J.S.A. 40A:12A-4, the governing body of the Borough serves as an instrumentality and agency pursuant to the Redevelopment Law for the purpose of implementing redevelopment plans and carrying out redevelopment projects within the Borough (the “**Redevelopment Entity**”); and

WHEREAS, N.J.S.A. 40A:12A-8 authorizes the Borough, acting as the Redevelopment Entity, to enter into contracts or agreements for the planning, construction or undertaking of any development project or redevelopment work in an area in need of redevelopment; and

WHEREAS, on March 6, 2012, the Borough adopted Resolution No. R-12-089 determining and designating that the entirety of the former Fort Monmouth property in the Borough is an area in need of redevelopment under the Redevelopment Law; and

WHEREAS, on May 15, 2012, the Borough adopted Ordinance No. 12-1344 accepting the Fort Monmouth Reuse and Redevelopment Plan (the “**Redevelopment Plan**”), as amended, under the Redevelopment Law, which established the land use regulations governing the former Fort Monmouth property in the Borough in conjunction with the land use regulations set forth at N.J.A.C. 19:31C-3.1 et seq.; and

WHEREAS, Commvault Systems, Inc. and the Borough and the Fort Monmouth Economic Revitalization Authority (“**FMERA**”) entered into a Redevelopment Agreement dated January 29, 2013 (the “**Redevelopment Agreement**”) under which Commvault Systems, Inc. agreed to redevelop the property commonly known as One Commvault Way and designated as Block 101.02, Lots 1 and 1X (the “**Property**”) within the Charles Wood Redevelopment Area of the former Fort Monmouth within the Borough; and

WHEREAS, the Borough also entered into a Financial Agreement for the Property dated January 29, 2013, amended on February 19, 2019, with Commvault Tinton Falls Urban Renewal, LLC (together with Commvault Systems, Inc. “**Commvault**”) under the LTTEL (the “**Original Financial Agreement**”); and

WHEREAS, consistent with the Redevelopment Plan, Commvault completed Phase 1 of the redevelopment project by redeveloping approximately 275,000 square feet of Class A office/retail space and associated improvements and received a Certificate of Completion from FMERA on June 27, 2023; and

WHEREAS, in accordance with Article VIII of the Original Financial Agreement, Commvault requested the approval and consent of the Borough in connection with the sale and conveyance of the Property to Bell Works Tinton Falls LLC (t/k/a Bell Works Tinton Falls Urban Renewal LLC) (the “**Entity**”) for purposes of transferring the Original Financial Agreement to the Entity; and

WHEREAS, as required by the terms of the Original Financial Agreement, the Borough consented to the sale and conveyance of the Property from Commvault to the Entity, based upon the information and materials provided and the representations and warranties made by Commvault and the Entity to the Borough and its professional advisors; and

WHEREAS, on October 2, 2024, Commvault and the Entity entered into an agreement for the sale and conveyance of the Property; and

WHEREAS, on May 6, 2025, as authorized by the Borough pursuant to Resolution No. 25-057 adopted on April 1, 2025, the Borough, Commvault, and the Entity entered into an Assignment and Assumption of Redevelopment Agreement to assign the Redevelopment Agreement from Commvault to the Entity; and

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WHEREAS, pursuant to Resolution No. 25-058 adopted on April 1, 2025, the Borough, Commvault, and the Entity entered into an Assignment and Assumption of Financial Agreement to assign the Original Financial Agreement governing the Property to the Entity; and

WHEREAS, the Original Financial Agreement was premised on a related party transaction, whereby Commvault Systems, Inc. leased its own property back from Commvault at below market rates; and

WHEREAS, following the sale of the Property from Commvault to the Entity, Payments in Lieu of Taxes (“**PILOT**”) under the Original Financial Agreement would result in **PILOT** payments that exceed regular taxation when the Property is leased at market rates; and

WHEREAS, the Entity seeks to make capital investments into the Property to upgrade the existing approximately 275,000 square foot Class A office/retail space into a publicly accessible venue and facilitate lease of the space to a variety of tenants (the “**Project**”); and

WHEREAS, in light of the sale of the Property from Commvault to the Entity, to avoid premature termination of the Original Financial Agreement, and to improve the financial feasibility of the Entity’s proposed new capital expenditures, the Entity and the Borough seek to amend the Original Financial Agreement and extend its term to accommodate these changed circumstances; and

WHEREAS, the Property subject to this Agreement is Block 101.02, Lot 1 and 1X; and

WHEREAS, the Borough hereby determines that the relative benefits of the Project outweigh the costs of the tax exemption, for the following reasons:

The Project will upgrade the existing approximately 275,000 square foot Class A office/retail space into a publicly accessible venue and facilitate lease of the space to a variety of tenants at a site where the current **PILOT** under the Original Financial Agreement generates an annual service charge of \$666,188; and

The Project, costing approximately \$10,000,000, will provide additional construction and permanent jobs, and generally add to the economic vitality of the Borough; and

The Project should stabilize and contribute to the economic growth of existing local business and to the creation of new businesses; and

The Project will further the redevelopment objectives of the Redevelopment Plan; and

The benefits of the Project outweigh the costs to the Borough; and

WHEREAS, the Borough hereby determines that the tax exemption is important in obtaining development of the Project and influencing the locational decisions of probable occupants:

1. the relative stability and predictability of the annual service charges will make the Project more attractive to investors and lenders needed to finance the Project; and
2. the relative stability and predictability of the service charges will allow the owner to stabilize its operating budget, allowing a high level of maintenance to the building over the life of the Project, which will ensure the likelihood of the success of the Project and ensure that it will have a positive impact on the surrounding area; and

WHEREAS, the Borough and the Entity have reached agreement with respect to, among other things, the terms and conditions relating to the Annual Service Charges and desire to execute an Amended and Restated Financial Agreement reflecting the same.

NOW, THEREFORE, BE IT ORDAINED by the governing body of the Borough of Tinton Falls in the County of Monmouth, State of New Jersey that:

1. The request of Bell Works Tinton Falls Urban Renewal LLC, an urban renewal entity, formed and qualified to do business under the provisions of the Long Term Tax Exemption Law (N.J.S.A. 40A:20-1 et seq.), to amend the Original Financial Agreement to facilitate capital investments into the Property to upgrade the existing approximately 275,000 square foot Class A office/retail space into a publicly accessible venue and facilitate leasing is hereby accepted and approved.
2. The Mayor is hereby authorized and directed to execute the Amended and Restated Financial Agreement for a total exemption term of 30 years pursuant to the Annual Service Charges, plus an administrative fee equaling 2% of the prior year’s Annual Service Charge.
3. All ordinances, or parts of ordinances inconsistent herewith, are hereby repealed to the extent of such inconsistencies.
4. This Ordinance shall take effect immediately upon final passage and publication pursuant to law.

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ORDINANCES FOR FINAL CONSIDERATION - None

PUBLIC DISCUSSION

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

ROLL CALL

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

Dr. Dobrin asked the Clerk if there were any submitted comments and there was one. Yes, there was one comment submitted.

Jessica Foley, Sycamore Avenue Resident – Stated thanks for reducing the speed limit on Sycamore Avenue. She asked what plans are in place for enforcing the new speed limits and if there are digital speed signs being considered for installation. Ms. Foley thanked DPW for all their efforts in keeping Sycamore Avenue clean but asked for further review of how to resolve the miscellaneous refuse that is consistently found on her property from passersby due to this heavily trafficked road.

Mr. Neff stated he can review with the Police Department the need for signage to address the safety concerns. Mr. Terefenko stated if any refuse is a safety issue, please call the Borough so it can be immediately removed regardless of it being a Monmouth County roadway. He added a public awareness campaign maybe helpful to elevate the refuse problem.

Brendan Tobin, Tinton Falls – Mr. Tobin was pleased to see employee given awards. He acknowledged the Recreation Department stating what a great job they do at all events they host for the Borough.

Anthony Cicalese, Tinton Falls – Mr. Cicalese had approached the Council several years ago on firearms discharging a couple hundred feet from his property. He cited the firearms section of the Borough's ordinance. He stated the issue had been dropped from the agenda with no reason given and no resolution. At present he states the problem is getting worse. He wanted to know what the Police Department is doing to enforce the ordinance and asked Council to review what was originally requested. He made suggestions for how to amend the ordinance for the safety of all residents. Mr. Terefenko asked Director of Law, Mr. Sharkey, to do a review.

Mike Vanuga, Tinton Falls – Mr. Vanuga explained how he came to many meetings in the past regarding firearms discharging near his property and the ordinance was not enforced. He has several types of documentation he can provide for review by Borough officials to aid in discussions. He stated it is not safe to be hunting in Tinton Falls and would like to meet with Mayor Clay to continue discussions.

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

ROLL CALL

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

PUBLIC DISCUSSION CLOSED

MISCELLANEOUS BUSINESS FOR THE GOOD OF THE ORDER - None

RESOLUTIONS - None

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CONSENT AGENDA

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

ROLL CALL

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

NAYS: None

ABSTAIN: None

ABSENT: Mr. Parikh

**BOROUGH OF TINTON FALLS
COUNTY OF MONMOUTH**

R-25-207

**RESOLUTION AUTHORIZING CONTINUATION OF A SHARED SERVICES AGREEMENT FOR THE
MAINTENANCE, USE AND STORAGE OF A STREET SWEEPER WITH THE BOROUGH OF
EATONTOWN**

WHEREAS, the Uniform Shared Services and Consolidation Act, N.J.S.A. 40A:65-1, et seq., (the “Act”) permits units of local government to share services for particular purposes and to effectuate agreements for any services or circumstance that will aid and encourage a reduction of local expenses; and

WHEREAS, Tinton Falls has negotiated a Shared Services Agreement with the Borough of Eatontown for the shared purchase and use of a 2013 or new 6 Wheel Single Engine Broon Street Sweeper with Cleated Belt Type Conveyor for a period of three (3) years, at which the time the parties will reconsider continuation of the Agreement; and

WHEREA, each of the municipalities agrees to share in the responsibility of the continued use, maintenance, and storage of said vehicle, as well as the shared use of the vehicle in the future.

NOW THEREFORE BE IT RESOLVED by the Borough Council of the Borough of Tinton Falls that the Mayor and Borough Clerk are hereby authorized and directed to execute the Shared Services Agreement attached hereto and made part hereof with the Borough of Eatontown pursuant to the terms and conditions contained therein for a period of three (3) years.

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R-25-208

**RESOLUTION REVIEWING AND APPROVING THE ANNUAL COMPENSATION FOR THE BOARD
COMMISSIONERS OF FIRE DISTRICT NO. 1**

WHEREAS, the Tinton Falls Fire District No. 1 authorized and approved annual compensation for 2026 for the Board of Fire Commissioners via the adoption of Resolution No. 15-25; and

WHEREAS, N.J.S.A. 40A:14-88 requires the salaries of members of the Board Commissioners of Fire Districts to be reviewed and approved annually by the governing body; and

WHEREAS, the Mayor and Borough Council have reviewed the proposed annual compensation for the members of the Board of Fire Commissioners as follows: four thousand dollars (\$4,000.00) per commissioner;

NOW THEREFORE BE IT RESOLVED, by the Borough Council of Tinton Falls:

1. The proposed 2026 annual compensation of the Board of Fire Commissioners of Tinton Falls Fire District No. 1 is approved.
2. A certified copy of this Resolution shall be provided to the Board of Fire Commissioners of Tinton Falls Fire District No. 1.

**BOROUGH OF TINTON FALLS
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R-25-209

**RESOLUTION ADOPTING THE PROVISIONS OF
CHAPTER 48 (N.J.S.A. 52:14, 17.38)**

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WHEREAS, the Borough of Tinton Falls desires to adopt the provisions of Chapter 48 (N.J.S.A. 52:14.17.38) under which a public employer may agree to pay for the State Health Benefits Program (SHBP) coverage of certain retirees; and

NOW, THEREFORE, BE IT RESOLVED, by the Borough Council of the Borough of Tinton Falls, County of Monmouth, State of New Jersey, they being its Governing Body thereof, as follows:

1. The Borough of Tinton Falls hereby elects to adopt the provisions of N.J.S.A. 52:14-17.38 and adhere to the rules and regulations promulgated by the State Health Benefits Commission to implement the provisions of that law.
2. This resolution affects employees as shown on the attached Chapter 48 Resolution Addendum. It is effective on the 2nd day of December 2025.
3. We are aware that adoption of this resolution does not free us of the obligation to pay for post-retirement medical benefits of retirees or employees who qualified for those payments under any Chapter 88 Resolution or Chapter 48 Resolution adopted previously by this governing body.
4. We agree that this Resolution will remain in effect until properly amended or revoked with the SHBP. We recognize that, while we remain in the SHBP, we are responsible for providing the payment for post-retirement medical coverage as listed in the attached Chapter 48 Resolution Addendum for all employees who qualify for this coverage while this Resolution is in force.
5. We understand that we are required to provide the Division of Pensions and Benefits complete copies of all contracts, ordinances, and resolutions that detail post-retirement medical payment obligations we undertake. We also recognize that we may be required to provide the Division with information needed to carry out the terms of this Resolution.

If any section, subsection, sentence, clause or phrase in this resolution is for any reason held to be unconstitutional or invalid, such decision shall not affect the remaining portions of this resolution.

**BOROUGH OF TINTON FALLS
COUNTY OF MONMOUTH**

R-25-210

**RESOLUTION AUTHORIZING EXECUTION OF A SMALL WIRELESS FACILITY RIGHT-OF-WAY USE
AGREEMENT WITH NEW YORK SMSA LIMITED PARTNERSHIP D/B/A VERIZON WIRELESS**

WHEREAS, the Borough of Tinton Falls exercises control over various rights-of-way that are or intended for streets, roads and highways, as depicted on the Borough's tax maps; and

WHEREAS, New York SMSA Limited Partnership d/b/a Verizon Wireless ("Verizon") does not have the right to maintain utility poles in any municipal right-of-way in Tinton Falls, unlike various public utilities; and

WHEREAS, Verizon has requested the Borough to grant consent to located, attach and install its Small Wireless Facilities in municipal rights-of-way as well as on existing utility poles owned by third parties; and

WHEREAS, the Borough has established the order of preference for Small Wireless Facility attachments as: (1) existing or approved concealment or smart pole; (2) wood pole when option 1 is not available; or (3) new standalone pole with options 1 and 2 are not available; and

WHEREAS, the Borough desires to memorialize an agreement with Verizon in the form attached hereto as Exhibit A, the Small Wireless Facility Right-of-Way Use Agreement.

NOW, THEREFORE, BE IT RESOLVED by the Borough Council of the Borough of Tinton Falls that the Mayor is authorized to execute and the Borough Clerk to attest to the attached Small Wireless Facility Right-of-Way Use Agreement with New York SMSA Limited Partnership d/b/a Verizon Wireless.

**BOROUGH OF TINTON FALLS
COUNTY OF MONMOUTH**

R-25-211

**RESOLUTION AUTHORIZING THE BOROUGH OF TINTON FALLS THROUGH THE TINTON FALLS
POLICE DEPARTMENT TO PARTICIPATE IN THE DEFENSE LOGISTICS AGENCY, LAW
ENFORCEMENT SUPPORT OFFICE, 1033 PROGRAM TO ENABLE THE TINTON FALLS POLICE
DEPARTMENT TO REQUEST AND ACQUIRE EXCESS DEPARTMENT OF DEFENSE EQUIPMENT**

WHEREAS, the United States Congress authorized the Defense Logistics Agency (DLA) Law Enforcement Support Office (LESO) 1033 Program to make use of excess Department of Defense personal property by making that personal property available to municipal, county and State law enforcement agencies (LEAs); and

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WHEREAS, DLA rules mandate that all equipment acquired through the 1033 Program remain under the control of the requesting LEA; and

WHEREAS, participation in the 1033 program allows municipal and county LEA's to obtain property they might not otherwise be able to afford in order to enhance community preparedness, response, and resiliency; and

WHEREAS, although the property is provided through the 1033 Program at no cost to the municipal and county LEAs, these entities are responsible for the cost associated with delivery, maintenance, fueling, and upkeep of the property, and for specialized training on the operation of any acquired property; and

WHEREAS, N.J.S.A. 40A:5-30.2 requires that the governing body of the municipality or county approve, by a majority of the full membership, both enrollment in, and the acquisition of any property through the 1033 Program; and

NOW THEREFORE BE IT RESOLVED by the Tinton Falls Police Department is hereby authorized to enroll in the 1033 Program for no more than a one-year period, with authorization to participate terminating on December 31 of the current calendar year from January 1, 2026 to December 31, 2026; and

NOW THEREFORE BE IT FURTHER RESOLVED that the Tinton Falls Police Department is hereby authorized to acquire items of non-controlled property designated "DEMIL A," which may include office supplies, office furniture, computers, electronic equipment, generators, field packs, non-military vehicles, clothing, traffic and transit signal systems, exercise equipment, farming and moving equipment, storage devices and containers, tools, medical and first aid equipment and supplies, personal protection equipment and supplies, construction materials, lighting supplies, beds and sleeping mats, wet and cold weather equipment and supplies, respirators, binoculars, and any other supplies or equipment of a non-military nature identified by the LEA, if it shall become available in the period of time for which the resolution authorizes, based on the needs of the Tinton Falls Police Department, without restriction; and

NOW THEREFORE BE IT FURTHER RESOLVED that Tinton Falls Police Department is hereby authorized to acquire the following "DEMIL B through Q" property, if it shall become available in the period of time for which this resolution authorizes: See attached list labeled Borough of Tinton Falls "Demil B through Q" Property List for all approved and authorized "Demil B through Q" property.

BE IT FURTHER RESOLVED that the Monmouth County/ Tinton Falls Police Department shall develop and implement a full training plan and policy for the maintenance and use of the acquired property; and

BE IT FURTHER RESOLVED that the Monmouth County/Tinton Falls Police Department shall provide a quarterly accounting of all property obtained through the 1033 Program which shall be available to the public upon request; and

BE IT FURTHER RESOLVED that this resolution shall take effect immediately and shall be valid to authorize requests to acquire "DEMIL A" property and "DEMIL B through Q" property that may be made available through the 1033 Program During the period of time for which the resolution authorizes; with Program participation and all property request authorization terminating on December 31st of the current calendar year from January 1, 2026 to December 31, 2026.

**BOROUGH OF TINTON FALLS
COUNTY OF MONMOUTH**

R-25-212

**RESOLUTION – RELEASING MAINTENANCE GUARANTEES
FOR CAPELLI SPORTS COMPLEX – PHASES 1 & 6
BOROUGH OF TINTON FALLS BLOCK 113.01, LOTS 16.01, 17-29 & 31 (NEW LOT 16.02)**

WHEREAS, a request has been made for the release of Maintenance Guarantees for Capelli Sports Complex – Phases 1 & 6 Borough Of Tinton Falls Block 113.01, Lots 16.01, 17-29 & 31 (New Lot 16.02) (a/k/a The "A" NJ Sports Complex) and

WHEREAS, by letter dated November 5, 2025 (said letter attached and hereby made part of this Resolution), the Borough Engineer (Thomas P. Neff) has certified that the bonded improvements have been satisfactorily completed in accordance with the approved site plan and remain in good condition and recommends the release of the guarantees.

NOW, THEREFORE, BE IT RESOLVED, by the Borough Council of the Borough of Tinton Falls that Maintenance Guarantees and remaining engineering escrow fees associated with this project be released subject to the payment of any and all outstanding engineering and inspection fees.

**BOROUGH OF TINTON FALLS
COUNTY OF MONMOUTH**

R-25-213

**RESOLUTION – RELEASING REFORESTATION PERFORMANCE GUARANTEES
FOR CAPELLI SPORTS COMPLEX – (A/K/A THE "A" NJ SPORTS COMPLEX)
BOROUGH OF TINTON FALLS BLOCK 111 LOT 10.02 AND BLOCK 113.01, LOTS 16.02**

**REGULAR MEETING
DECEMBER 2, 2025
BOROUGH COUNCIL**

WHEREAS, a request has been made for the release of Maintenance Guarantees for Capelli Sports Complex – (A/K/A The “A” NJ Sports Complex) Borough Of Tinton Falls Block 111 Lot 10.02 And Block 113.01, Lots 16.02and

WHEREAS, by letter dated November 5, 2025 (said letter attached and hereby made part of this Resolution), the Borough Engineer (Thomas P. Neff) has certified that the bonded improvements have been satisfactorily completed in accordance with the approved site plan and remain in good condition and recommends the release of the guarantees.

NOW, THEREFORE, BE IT RESOLVED, by the Borough Council of the Borough of Tinton Falls that Reforestation Performance Guarantees and remaining engineering escrow fees associated with this project be released subject to the payment of any and all outstanding engineering and inspection fees.

BOROUGH OF TINTON FALLS **R-25-214**
COUNTY OF MONMOUTH

RESOLUTION - REFUNDING TAX OVERPAYMENT

WHEREAS, an overpayment of 2025 taxes on the following property has been made as a result of a Veteran’s deduction for the year 2025 to property known as:

<u>Name</u>	<u>Block</u>	<u>Lot</u>	<u>Amount</u>
Siano, Matteo & Linda 1138 Sycamore Avenue Tinton Falls, NJ 07724	69.01	17	\$250.00

and,

WHEREAS, said deduction has resulted in an overpayment of 2025 taxes in the amount of \$250.00, as certified by the Borough Tax Collector.

NOW, THEREFORE BE IT RESOLVED, by the Borough Council of the Borough of Tinton Falls that a refund in the amount of \$250.00 is hereby approved for the aforementioned property.

I, Carol Hussey, Tax Collector of the Borough of Tinton Falls, hereby certify the amount of overpayment to be \$250.00.

BOROUGH OF TINTON FALLS **R-25-215**
COUNTY OF MONMOUTH

RESOLUTION - REFUNDING TAX OVERPAYMENT

WHEREAS, overpayments of 2025 4th quarter Taxes have been made as a result of Veteran’s or Widow of a Veteran’s deductions for the year 2025 to properties known as:

<u>Name</u>	<u>Block</u>	<u>Lot</u>	<u>Amount</u>
TF Campus LLC 3000 Essex Road Tinton Falls, NJ 07753	128.03	19.05	\$500.00

(ADDITIONAL ELIGABLE SEABROOK RESIDENTS FOR THE YEAR 2024
ARE HEREBY ATTACHED AND MADE PART OF THIS RESOLUTION)

and,

WHEREAS, said deductions have resulted in overpayments of the 2025 4th quarter taxes by the property owners in the total amount of \$500.00 as certified by the Borough Tax Collector.

NOW, THEREFORE BE IT RESOLVED, by the Borough Council of the Borough of Tinton Falls that refunds totaling \$500.00 are approved for the attached properties.

I, Carol Hussey, Tax Collector of the Borough of Tinton Falls, hereby certify the total amount of overpayments to be \$500.00.

BOROUGH OF TINTON FALLS **R-25-216**
COUNTY OF MONMOUTH

**RESOLUTION - CANCELLING & REFUNDING TAXES DUE TO A
100% TOTALLY DISABLED VETERAN EXEMPTION**

WHEREAS, overbillings and overpayments of 2025 Taxes have been made as a result of 100% Totally Disabled

REGULAR MEETING
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Veteran Exemptions for the year 2025.

<u>Name</u>	<u>BLOCK</u>	<u>LOT</u>	<u>CANCEL</u>	<u>REFUND</u>	<u>TOTAL</u>
(HEREBY ATTACEHD AND MADE PART OF THIS RESOLUTION)	VARIOUS		\$966.74	\$1,931.52	\$2,898.26

and,

WHEREAS, said exemptions resulted in overbillings and overpayments of the 2025 taxes in the amount of \$2,898.26 as certified by the Borough Tax Collector.

NOW, THEREFORE BE IT RESOLVED, by the Borough Council of the Borough of Tinton Falls that the taxes amounting to \$966.74 be cancelled for the year 2025 and that refunds in the amount of \$1,931.52 are hereby approved for the attached properties.

I, Carol Hussey, Tax Collector of the Borough of Tinton Falls, hereby certify the amount of overbilling to be \$966.74 and the amount of overpayment to be \$1,931.52.

BOROUGH OF TINTON FALLS **R-25-217**
COUNTY OF MONMOUTH

RESOLUTION - REFUNDING TAX OVERPAYMENT

WHEREAS, overpayments of 2025 4th quarter Taxes have been made as a result of duplicate payments made in error for the year 2025.

<u>Name</u>	<u>Block</u>	<u>Lot</u>	<u>Amount</u>
(HEREBY ATTACHED AND MADE PART OF THIS RESOLUTION)			\$27,646.33

and,

WHEREAS, said duplicate payments have resulted in overpayments of the 2025 4th quarter taxes by Title Companies, Mortgage Companies, and Homeowners in the total amount of \$27,646.33, as certified by the Borough Tax Collector.

NOW, THEREFORE BE IT RESOLVED, by the Borough Council of the Borough of Tinton Falls that refunds totaling \$27,646.33 are approved for the attached properties.

I, Carol Hussey, Tax Collector of the Borough of Tinton Falls, hereby certify the total amount of overpayments to be \$27,646.33.

BOROUGH OF TINTON FALLS **R-25-218**
COUNTY OF MONMOUTH

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 was informed that the following registered individuals will be withdrawing from the 2025 Wrestling and Basketball Programs- Family, Hoffman. A refund in the amount listed shall be issued to the participant.

Program	Deposit Date	Payee	Amount Paid	Processing/ Cancellation Fee Applied/	Refund Amount
Wrestling/Basketball	10/29/2025	Lenny Hoffman	\$460.00	\$20	\$440.00

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.

**REGULAR MEETING
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BOROUGH COUNCIL**

**BOROUGH OF TINTON FALLS
COUNTY OF MONMOUTH**

R-25-219

RESOLUTION – APPROVAL OF BILLS – December 2, 2025

WHEREAS, the Borough of Tinton Falls received certain claims against it by way of vouchers received during the period ending December 2, 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

GENERAL	4,017,255.15
SEWER UTILITY	43,456.69
GENERAL CAPITAL	26,908.70
GRANT FUND	4,722.79
TRUST FUNDS	45,798.84
DOG TRUST FUND	6,495.26
ESCROW	83,042.43
TOTAL	4,227,729.86

CERTIFICATION OF FUNDS:

ADJOURNMENT

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

ROLL CALL

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

TIME: 8:28pm

Respectfully Submitted,

Michelle Hutchinson, Borough Clerk

Dr. Lawrence A. Dobrin, Council President

APPROVED AT A MEETING HELD ON: